

PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

An ALM Product

ESTATE NOTICES

NOTICE TO COUNSEL
Your attention is directed to Section 3162 of the Probate, Estates and Fiduciaries Code of June 30, 1972 (Act No. 164) which requires advertisement of grant of letters to contain the name and address of the personal representatives.
ORPHANS' COURT OF PHILADELPHIA COUNTY

Letters have been granted on the Estate of each of the following decedents to the representatives named, who request all persons having claims against the Estate to present them in writing and all persons indebted to the Estate to make payment to them (unless otherwise noted all addresses being in Philadelphia)

CAREY, WILLIAM B. (a/k/a WILLIAM BACON CAREY) -- Jonathan D. Sokoloff, Executor, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Jonathan D. Sokoloff, Atty., Diamond, Polsky & Bauer, P.C., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.
10-5-3

CHANG, ANNIE -- Linda Tague, Executrix, c/o William C. Hussey, Esq., Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103; William C. Hussey, Atty., Kleinbard, LLC, Three Logan Square, 1717 Arch St., 5th Fl., Philadelphia, PA 19103.
10-5-3

CLARK, CURTIS -- Larhonda Hanton, Administratrix, c/o Marc Vogin, Esq., 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103; Marc Vogin, Atty., Klein, Vogin & Gold, 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103
10-5-3

FLOWERS, EDNA ELIZABETH (a/k/a EDNA E. FLOWERS) -- Raymond Flowers, Executor, c/o Clair M. Stewart, Esq., 100 S. Broad St. #1523, Philadelphia, PA 19102; Clair M. Stewart, Atty., 100 S. Broad St. #1523, Philadelphia, PA 19102.
10-5-3*

KLIGERMAN, BERNICE F. -- Don Kligerman, Executor, c/o Bradley Newman, Esq., 123 S. Broad St., Ste. 1030, Philadelphia, PA 19109; Bradley Newman, Atty., Estate & Elder Law Office of Bradley Newman, 123 S. Broad St., Ste. 1030, Philadelphia, PA 19109
10-5-3

KOLODCHAK, PAUL -- Leonard Patcella, Jr., Executor, c/o E. Garrett Gummer, III, Esq., 1260 Bustleton Pike, Feasterville, PA 19053; E. Garrett Gummer, III, Atty., Gummer Elder Law, 1260 Bustleton Pike, Feasterville, PA 19053.
10-5-3

LEWIS, BARBARA L. -- Wanda L. Lewis, Executrix, 417 N. Salford St., P.O. Box 34853, Philadelphia, PA 19151; Elizabeth B. Place, Atty., Skarlatos Zonarich, 320 Market St., Ste. 600 West, Harrisburg, PA 17101.
10-5-3

LIPKEN, MARILYN -- Tracy Gable, Executrix, c/o Jeanna L. Lam, Esq., Ten Penn Center, 1801 Market St., Ste. 2300, Philadelphia, PA 19103; Jeanna L. Lam, Atty., Offit Kurman, PA, Ten Penn Center, 1801 Market St., Ste. 2300, Philadelphia, PA 19103.
10-5-3

McNULTY, CECILIA JOAN (a/k/a CECILIA McNULTY) -- John L. Cardelli, Executor, 1848 Gladstone St., Philadelphia, PA 19145; Rachel Schaffer Gersie, Atty., Fendrick Morgan, 1950 Route 70 E, Ste. 200, Cherry Hill, NJ 08003.
10-5-3

MILLIGAN, HERBERT A., SR. (a/k/a HERBERT ALLEN MILLIGAN, SR.) -- Linda E. Royal, Executrix, 5424 Baltimore Ave., Philadelphia, PA 19143; Bruce M. Dolfman, Atty., 901 N. Penn St., F-2102, Philadelphia, PA 19123
10-5-3

MOLINA, ANTHONY -- Shanna Molina, Administratrix, c/o F. Scott Donahue, Esq., 1515 Market St., Ste. 1540, Philadelphia, PA 19102; F. Scott Donahue, Atty., Donahue, Battle & Donahue, 1515 Market St., Ste. 1540, Philadelphia, PA 19102.
10-5-3

MONTALVO, GENIVER, JR. -- Naomi Wesley, Administratrix, c/o Katherine B. Commons, Esq., 6377 Germantown Ave., Philadelphia, PA 19144-1947; Katherine B. Commons, Atty., Commons & Commons, LLP, 6377 Germantown Ave., Philadelphia, PA 19144-1947.
10-5-3

NOCE, ANTHONY -- Roe Froio-Osowski, Executrix, c/o Jonathan D. Sokoloff, Esq., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Jonathan D. Sokoloff, Atty., Diamond, Polsky & Bauer, P.C., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.
10-5-3

PASSARO, MICHAEL V., SR. -- Michael Passaro, Jr., Administrator, c/o Marc Vogin, Esq., 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103; Marc Vogin, Atty., Klein, Vogin & Gold, 1700 Sansom St., 3rd Fl., Philadelphia, PA 19103
10-5-3

ROSEGLICK, ANNE -- Bennett Broad, Executor, c/o Daniel Levine, Esq., 1650 Market St., Ste. 2800, Philadelphia, PA 19103; Daniel Levine, Atty., Cozen O'Connor, 1650 Market St., Ste. 2800, Philadelphia, PA 19103.
10-5-3

SCOTT, ROBERT D. -- Robert Scott and Regina Miller, Co-Administrators, c/o Law Office of Scott G. Hoh, 606 North Fifth Street, Reading, PA 19601; Scott G. Hoh, Atty., 606 North Fifth Street, Reading, PA 19601.
10-5-3*

SLOTNICK, HAROLD -- Bernard Slotnick, Jeffrey Slotnick & Aaron Slotnick, Executors, c/o Andrew J. Barron, Esq., 1701 Walnut St., 6th Fl., Philadelphia, PA 19103; Andrew J. Barron, Atty., The Law Offices of Peter L. Klenk & Associates, 1701 Walnut St., 6th Fl., Philadelphia, PA 19103
10-5-3

VOCI, JAMES B. -- Dominic Avato, Executor, 6064 Ridge Ave., Philadelphia, PA 19128; Nancy LaNoce, Atty., 6064 Ridge Ave., Philadelphia, PA 19128
9-28-3*

WALKER, OLA MAE -- Karen Emmons, Administratrix, c/o Hilary Fuelleborn, Esq., 745 Yorkway Place, Jenkintown, PA 19046; Hilary Fuelleborn, Atty., Luskus Fuelleborn, P.C., 745 Yorkway Place, Jenkintown, PA 19046.
10-5-3

NAME CHANGE

Court of Common Pleas for the County of Philadelphia, August Term, 2020, No. 002420. NOTICE IS HEREBY GIVEN that on August 31, 2020, the petition of **Vernessa Elaine Bachus** was filed, praying for a decree to change her name to **Vernessa Elaine Carter**. The Court has fixed October 30, 2020, at 10 a.m. in Courtroom 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
10-5-1*

Court of Common Pleas for the County of Philadelphia, August Term, 2020, No. 002440. NOTICE IS HEREBY GIVEN that on August 31, 2020, the petition of **Demetrius Jamar Gilbert** was filed, praying for a decree to change his name to **Demetrius Jamar Carter**. The Court has fixed October 30, 2020, at 10 a.m. in Courtroom 691, City Hall, Philadelphia, Pa., for a hearing. All persons interested may appear and show cause, if any they have, why the prayer of the said petitioner should not be granted.
10-5-1*



Find us

on

facebook

www.facebook.com/legalintelligencer

To publish your Corporate Notices,

call **Jennifer McCullough**

at **215-557-2321**

Email: **jmccullough@alm.com**

L E G A L L I S T I N G S

C O U R T N O T I C E S

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA MUNICIPAL COURT
President Judge Administrative Order

No. 61 of 2020

In re: Motions to Lift Bench WarrantsORDER

AND NOW, this 1st day of October, 2020, in furtherance of the Judicial Emergency declared by the First Judicial District, and to reduce in-person proceedings in order to safeguard the health and safety of court personnel, court users and members of the public and at the same time facilitate the withdrawal of bench warrants issued pursuant to Pa.R.Crim.P. 150, it is hereby ORDERED and DECREED that effective immediately motions to lift or vacate bench warrants shall be filed through the Court's Criminal Electronic Filing System at <http://fjdefile.phila.gov> as follows:

- (1) The movant must select "*Motion to Lift Surrender Bench Warrant.*"
- (2) A separate motion must be filed for each case.
- (3) The motion shall provide all necessary factual and legal information establishing entitlement to lift or vacate the warrant, shall include any documentation to justify the reason for the failure to appear, and the relief requested must be specifically stated.
- (4) The movant must notify the District Attorney's Office, c/o Mike.Lee@phila.gov prior to

filing the motion, and must attach to the motion, when it is filed, a letter from the District Attorney's Office setting forth the Commonwealth's position on the matter.

- (5) Upon filing, motions to lift or vacate warrants issued by a Court of Common Pleas Judge will be assigned to the Issuing Judge, and motions seeking to lift or vacate bench warrants issued by Municipal Court Judges shall be assigned to the Honorable Patrick F. Dugan, President Judge of the Municipal Court, or his designee.
- (6) The assigned Judge will review the legal papers filed and will issue an appropriate order which will be served on the parties by the Office of Judicial Records either through the Electronic Filing System or otherwise.

BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge

Philadelphia Municipal Court

/s/ Leon W. Tucker

Leon W. Tucker, Supervising Judge
Trial Division – Criminal
Court of Common Pleas, Philadelphia County*Court Notices continues on 18*

C O M I N G E V E N T S

OCTOBER 5

Hot Topics in Capital Cases 2020

12:00 PM to 4:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

3 substantive/1 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.orgCLE - Philadelphia Emergency Housing Protection Act and
Eviction Diversion Program

PRESENTERS LIVE via WEBCAST

9:00 a.m. – 11:15 a.m.; Login link and materials will be provided
electronically prior to the program.

2.0 SUBSTANTIVE

For more information or to register,
visit: www.philadelphiabar.org

OCTOBER 6

International Business - Risks and Rewards

9:00 AM to 4:20 PM

Cost: \$279 Standard; \$140 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

5 substantive/1 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.orgCLE – Fundamentals of Fiduciary Income Tax: Understanding
Income Taxation of Trusts and Estates

SPEAKERS LIVE via WEBCAST

12:30 p.m. – 2:30 p.m.; Login link and materials will be provided
electronically the morning of the program.

2.0 SUBSTANTIVE

For more information or to register,
visit: www.philadelphiabar.org

CLE – Election 2020: How to be a Poll Worker and Help

Ensure a Secure Election

PRESENTERS LIVE via WEBCAST

4:30 p.m. – 6:45 p.m.; Login link and course materials will be
provided electronically the morning of the program.

2.0 SUBSTANTIVE

For more information or to register,
visit: www.philadelphiabar.org

OCTOBER 8 - 9

Medical Marijuana and Hemp Law Symposium 2020

9:00 AM to 4:30 PM

Cost: \$499 Standard; \$250 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

10 substantive/2 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

OCTOBER 9

CLE – Pennsylvania Creditors Bar Association 2020 Seminar
and Annual Meeting

PRESENTERS LIVE via WEBCAST

9:00 a.m. – 3:30 p.m.; Login link and course materials will be
provided electronically prior to the program.

4.0 SUBSTANTIVE/1.0 ETHICS

For more information or to register,
visit: www.philadelphiabar.org

OCTOBER 12

The Impact of COVID-19 on Custody Matters 2020

3:00 PM to 5:00 PM

Cost: \$149 Standard; \$75 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

2 substantive

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

OCTOBER 14

Oil & Gas Law Conference 2020

9:00 AM to 4:45 PM

Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

5 substantive/1 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

OCTOBER 15

Business Owners Disputes 2020

9:00 AM to 12:15 PM

Cost: \$249 Standard; \$125 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

2 substantive/1 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

OCTOBER 16

Exceptional Children Conference 2020

8:50 AM to 4:30 PM

Cost: \$299 Standard; \$150 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

6 substantive/2 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

OCTOBER 19

To Civility and Beyond: Elevating Civility and Professionalism
within the Bench and Bar 2020

1:00 PM to 3:15 PM

Cost: \$149 Standard; \$75 Attorneys licensed 5 years or less,
judicial law clerks & paralegals

2 ethics

For more information contact PBI Customer Service
at 800-247-4PBI or go to: www.pbi.org

Department Of Records

As of September 21, 2020 all instruments left for
record are ready for delivery

I N S I D E

| | | | |
|----|---------------------|----|-----------------------|
| xx | Coming Events | xx | U.S. Bankruptcy Court |
| xx | Common Pleas Court | xx | Hearings |
| | xx Civil Trial List | | |
| xx | Federal Court | xx | Court of Appeals |
| xx | Orphan's Court | xx | District Court |

Court Notices

continued from 17

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA PHILADELPHIA MUNICIPAL COURT

October 1, 2020

NOTICE TO THE BAR

HONORABLE JOFFIE PITIMAN APPOINTED SUPERVISING JUDGE
OF MC CRIMINAL DIVISION

HONORABLE MATTHEW S. WOLF APPOINTED SUPERVISING JUDGE
OF MC CIVIL DIVISION

Please take notice that the Honorable Joffie Pittman is duly appointed Supervising Judge of the Criminal Division of Municipal Court effective today, October 1st, 2020; and the Honorable Matthew S. Wolf is duly appointed Supervising Judge of the Civil Division of Municipal Court effective today, October 1st, 2020.

Honorable Patrick F. Dugan
President Judge, Municipal Court

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

No. 60 of 2020

President Judge General Court Regulation

*In re: Adoption of Philadelphia Court of Common Pleas Criminal Rule *700*

ORDER

AND NOW, this 25th day of September, 2020, the Board of Judges of Philadelphia County having voted at the Board of Judges' meeting held on September 17, 2020, to adopt Philadelphia Court of Common Pleas Criminal Rule *700, as attached to this Order, and, as required by Pa.R.J.A. 103, the Supreme Court Criminal Procedural Rules Committee has reviewed the attached local rule, has determined that Rule *700 is not inconsistent with applicable statewide rules, and has authorized its promulgation.

NOW, therefore, it is hereby ORDERED and DECREED that Philadelphia Court of Common Pleas Criminal Rule *700 is adopted, as attached, effective thirty days after publication in the *Pennsylvania Bulletin*.

As required by Pa.R.J.A. 103(d), the local rule which follows this Order was submitted to the Supreme Court of Pennsylvania Criminal Procedural Rules Committee for review, and written notification has been received from the Rules Committee certifying that the local rule is not inconsistent with any general rule of the Supreme Court. This Order and the attached local rule shall be filed with the Office of Judicial Records (formerly the *Prothonotary, Clerk of Courts and Clerk of Quarter Sessions*) in a docket maintained for Administrative Orders issued by the First Judicial District of Pennsylvania. As required by Pa.R.J.A. 103(d)(5)(ii), two certified copies of this Administrative Order and the attached local rule, as well as one copy of the Administrative Order and local rule shall be distributed to the Legislative Reference Bureau on a computer diskette for publication in the *Pennsylvania Bulletin*. As required by Pa.R.J.A. 103(d)(6) one certified copy of this Administrative Order and local rule shall be filed with the Administrative Office of Pennsylvania Courts, shall be published on the website of the First Judicial District at <http://courts.phila.gov>, and shall be incorporated in the compiled set of local rules no later than 30 days following publication in the *Pennsylvania Bulletin*. Copies of the Administrative Order and local rules shall also be published in *The Legal Intelligencer* and will be submitted to *American Lawyer Media*, *Jenkins Memorial Law Library*, and the Law Library for the First Judicial District.

BY THE COURT:

/s/ Idee C. Fox

HONORABLE IDEE C. FOX
President Judge, Court of Common Pleas
Philadelphia County

Philadelphia Criminal Rule *700

Rule *700

(A) The judge who presided at the trial or who received the plea of guilty or nolo contendere shall impose sentence unless there are extraordinary circumstances which preclude the judge's presence. In such event, another judge shall be assigned to impose sentence.

(B) The supervision of a defendant serving a sentence may be transferred to a judge other than the original sentencing judge in any of the following situations:

- (1) The original sentencing judge has been transferred out of the Criminal Division and consents in writing to the transfer of the supervision;
- (2) The case has been accepted into a First Judicial District reentry program and, after a hearing or in writing, the defendant and the original sentencing judge consent to supervision being transferred to a judge presiding over the reentry program;

(3) The defendant is facing a new sentencing in front of a different judge on a separate case and, after a hearing or in writing, the defendant and the original sentencing judge consent to supervision being transferred to the other judge; or

(4) There exist extraordinary circumstances, including death, incapacitation or retirement, which preclude the presence of the original sentencing judge.

Comment:

Local Rule 700(A) tracks Pa.R.Crim.P. 700(A).

Pa.R.Crim.P. 700 also governs sentencing that result from a violation of probation or parole. See *Comm. v. McNeal*, 120 A.3d 313 (Pa. Super. 2015). Accordingly, Local Rule 700(B) flows from Pa.R.Crim.P. 700(B), which invites promulgation of local rules to expand the circumstances under which transfers from one judge to another may be made. Local Rule 700(B) reflects the recognition that transfers are appropriate under a variety of circumstances, including where a defendant has the opportunity to enter one of the First Judicial District's reentry programs or in order to consolidate a violation hearing in front of the "back judge" with the sentencing for a new case in front of a different judge.

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY PHILADELPHIA MUNICIPAL COURT

President Judge Administrative Order
No. 57 of 2020

In re: Postponement of October and November Mortgage Foreclosure Sales

ORDER

AND NOW, this 23rd day of September, 2020, pursuant to Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and Pa.R.C.P. 3129.3, it is hereby **ORDERED and DECREED** that the Philadelphia County Sheriff's Mortgage Foreclosure Sales scheduled on October 6, 2020 and November 10, 2020 are postponed and rescheduled as follows:

- (1) The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for Tuesday October 6, 2020 is postponed and rescheduled for Tuesday, December 1, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- (2) The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for Tuesday November 10, 2020 is postponed and rescheduled for Tuesday, January 5, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA President Judge Administrative Order No 58 of 2020

In re: Postponement of Certain October Tax Sales

ORDER

AND NOW, this 23rd day of September, 2020 under Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and Pa.R.C.P. 3129.3, it is hereby **ORDERED AND DECREED** that the Philadelphia County Sheriff's Tax Sales scheduled October 8, 2020, October 20, 2020, and October 22, 2020 are postponed and rescheduled as follows:

- 1) The Tax Sale scheduled for Thursday, October 8, 2020 is postponed and rescheduled for Wednesday, November 4, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- 2) The Tax Sale scheduled for Tuesday, October 20, 2020 is postponed and rescheduled for Tuesday, November 17, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- 3) The Tax Sale scheduled for Thursday, October 22, 2020 is postponed and rescheduled for Thursday, November 19, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

President Judge Administrative Order
No 59 of 2020

In re: Postponement of October 21th 2020 City Tax Sale

ORDER

AND NOW, this 23rd day of September, 2020 under Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and Pa.R.C.P. 3129.3, it is **ORDERED AND DECREED** that the Philadelphia County Sheriff's Tax Sale scheduled for October 21, 2020 is postponed and rescheduled as follows:

Court Notices continues on 19

Court Notices

continued from 18

- 1) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between November 15, 2017 and August 21, 2019 are postponed until Tuesday, November 18, 2020. Petitioner shall provide notice of the new date to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing
- 2) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between September 18, 2019 and March 18, 2020, are postponed until December 16, 2020. Petitioner shall provide notice of the new date to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing
- 3) Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between for April, 15, 2020 and October 21, 2020 are postponed until Tuesday, January 20, 2021. Petitioner shall provide notice of the new date shall be directed to all parties of interest, including defendants and claimants, by posting the Notice of Sale at the Property at issue, and mailing a copy to all parties of interest, no less than fifteen (15) days prior to the Sale date. Petitioner shall maintain a record of said posting and mailing

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County
First Judicial District of Pennsylvania

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY
TRIAL DIVISION

Administrative Docket

No. 56 of 2020

In re: Residential Eviction Moratorium

ORDER

AND NOW, this 17th day of September, 2020, pursuant to Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, and upon consideration of the Order from Centers for Disease Control and Prevention ("CDC") dated September 1, 2020 regarding temporarily halting certain residential evictions beginning September 4, 2020 through December 31, 2020 to prevent further spread of COVID-19, it is hereby **ORDERED and DECREED** that as to cases filed in the Trial Division of the Court of Common Pleas:

- (1) The CDC Order¹ halts evictions of tenants, lessees, and residents of a residential property (collectively "tenants") who complete a Declaration for the Temporary Halt in Evictions to Prevent Further Spread of Covid-19 ("Declaration") and give the completed Declaration to their landlord². Tenants who complete and provide an executed Declaration are still generally required to pay rent and must follow all of the other terms of their lease. Tenants may still be evicted for reasons other than not paying rent or making a housing payment. Landlord's obligations under the lease continue as well.
- (2) The CDC Declaration form is available at: <https://www.cdc.gov/coronavirus/2019-ncov/downloads/declaration-form.pdf>, and is attached to this Order. The Declaration contains the following general statements: that tenants (1) have made best efforts to obtain government assistance for rent, (2) meet certain income requirements, (3) are unable to pay the full rent due to loss of household income or work, (4) have made best efforts to make timely partial payments that are as close to full payment as circumstances permit, and (5) would likely be homeless or forced to move into close-quarters housing if evicted.
- (3) After the Declaration is completed and signed, tenants must give or send the Declaration to their landlord by email, regular mail, fax or in person. An Affidavit of Service may be required from the tenant establishing how service of the Declaration on the landlord was accomplished.
- (4) Ejectment actions (which include landlord-tenant actions) will be accepted for filing by the Office of Judicial Records pursuant to the applicable statutes and rules governing those actions subject to the restrictions in the CDC Order and this Order. However, the Plaintiff must include a "Plaintiff's Affidavit in Connection with The CDC Order and Temporary Halt in Evictions to Prevent further Spread of Covid-19" ("Affidavit"), as attached, stating whether or not they have received a Declaration from the tenant as required by the CDC Order and whether the action is subject to the CDC stay or not. If the landlord acknowledges receipt of the Declaration but disputes tenant's compliance with the CDC Order or entitlement to the CDC stay, the action will be accepted for filing, and will nonetheless be stayed unless the landlord files a motion to determine the tenant's eligibility for the stay based on the CDC requirements and obtains an order of Court lifting the stay. The Office of Judicial Records shall reject the filing if the Affidavit is not attached.
- (5) In pending Landlord-Tenant appeals and Ejectment actions, no judgments of possession will be entered, or writs of possession will be issued, or supersedeas terminated unless the landlord files a motion representing that the landlord did not receive the Declaration from the tenant or that the tenant is not entitled to the CDC stay and obtains an order from the Court for the relief requested.
- (6) Any person violating the CDC Order is subject to criminal prosecution, which may result in incarceration and the imposition of fines.

BY THE COURT:

/s/ Jacqueline F. Allen

JACQUELINE F. ALLEN
Administrative Judge
Trial Division

/s/ Lisette Shirdan-Harris

LISETTE SHIRDAN-HARRIS
Supervising Judge
Trial Division - Civil Section

¹ <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>

² The "Landlord" definition includes the owner of the residential property where they live, or other person who has a right to have them evicted or removed from where they live.

DECLARATION UNDER PENALTY OF PERJURY FOR

**THE CENTERS FOR DISEASE CONTROL AND PREVENTION'S
TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER
SPREAD OF COVID-19**

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID-19. Under the CDC's order you must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live. Each adult listed on the lease, rental agreement, or housing contract should complete this declaration. Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through December 31, 2020. You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live. You may also still be evicted for reasons other than not paying rent or making a housing payment. This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information.

I certify under penalty of perjury, pursuant to 28 U.S.C. § 1746, that the foregoing are true and correct:

- I have used best efforts to obtain all available government assistance for rent or housing;³
- I either expect to earn no more than \$99,000 in annual income for Calendar Year 2020 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2019 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check) pursuant to Section 2201 of the CARES Act;
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary⁴ out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as the individual's circumstances may permit, taking into account other nondiscretionary expenses;
- If evicted I would likely become homeless, need to move into a homeless shelter, or need to move into a new residence shared by other people who live in close quarters because I have no other available housing options.⁵
- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.
- I further understand that at the end of this temporary halt on evictions on December 31, 2020, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws.

I understand that any false or misleading statements or omissions may result in criminal and civil actions for fines, penalties, damages, or imprisonment.

Signature of Declarant

Date

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
Court of Common Pleas of Philadelphia County
Trial Division

TERM, 20

vs.

No.

PLAINTIFF'S AFFIDAVIT IN CONNECTION WITH THE CDC ORDER AND TEMPORARY HALT IN EVICTIONS TO PREVENT FURTHER SPREAD OF COVID-19

This Affidavit is being filed in connection with the Centers for Disease Control and Prevention ("CDC") Order issued on September 1, 2020, and will be used by the Court to determine whether this action will be stayed until December 31, 2020 pursuant to the CDC Order, or will proceed as provided by rules of Court.

I represent as follows:

(Check One)

- This action is solely for failure to pay rent. I have received the CDC Declaration from the Tenant/ Defendant. I understand that further proceedings will be stayed until 12/31/20.
- This action is solely for failure to pay rent. I have not received a Declaration from the Tenant/ Defendant. I understand that the CDC stay will not be issued and that the case will proceed as provided by rules of Court.
- This action is solely for failure to pay rent. I have received the CDC Declaration from the Tenant/ Defendant, but I dispute the Tenant's entitlement to the stay because the Tenant does not meet the CDC requirements. However, I understand that this action will be stayed unless I file a motion setting forth why the Tenant does not meet the CDC requirements and obtain an order of Court lifting the stay.
- This action is for failure to pay rent and for breach(es) of condition(s) of the lease or other reasons. I understand that this case is not stayed and that it proceeds to breach(es) of the lease or other reasons.
- This action is not subject to the stay required by the September 1, 2020 CDC Order due to the following reason(s): _____

I understand that this case will proceed as provided by rules of court.

I, being duly sworn according to law, depose and say that I am the Plaintiff/Plaintiff's Attorney in this action and that the facts and statements I have are true and correct to the best of my knowledge, informa-

³ "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

⁴ An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

⁵ "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to you.

Court Notices

continued from 19

tion and belief.

I verify that the statements made are true and correct. I understand that any false statements I have made in this *Motion* are subject to the penalties of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

NAME OF PLAINTIFF/PLAINTIFF'S ATTORNEY

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA MUNICIPAL COURT**

President Judge Amended Administrative Order

No. 55 of 2020

**In re: Service of Writs and Alias Writs of Possession
by the Philadelphia Municipal Court's Landlord-Tenant Officer**

AMENDED ORDER

AND NOW, this 22nd day of September, 2020, pursuant to Pa.R.J.A. No. 1952(B)(2), it is hereby ORDERED AND DECREED THAT paragraph 1 of President Judge Administrative Order No. 55 of 2020 is amended as set forth below. Paragraphs 2, 3 and 4 of the Administrative Order remain in full force and effect.

- (1) The Philadelphia Municipal Court's Landlord-Tenant Officer is directed to not serve any alias writs of possession in residential cases until October 7, 2020. An alias writ of possession is served at the time of the eviction/lockout.

BY THE COURT:

/s/ Patrick F. Dugan

**Patrick F. Dugan, President Judge
Philadelphia Municipal Court**

**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS**

Thursday, September 24, 2020

TRIAL DIVISION – CIVIL

NOTICE TO THE BAR

Protocol for Non-Jury Trials During the COVID-19 Judicial Emergency

Please take notice that subsequent to **October 5, 2020**, the Court will be scheduling non-jury trials for matters in the Arbitration Appeal, Major Non-Jury and Equity programs, including those matters scheduled for trial in **October 2020**, as well as those matters which were previously scheduled for trial in **March, April, May and June 2020**, but were postponed as a result of the coronavirus (COVID-19) judicial emergency. A list of the matters to be scheduled for trial is attached.

These non-jury trials will be conducted via remote technology. Counsel shall review the published protocols in preparation for trial, including the Policies and Protocols for Use of Advanced Communication Technology for Court Proceedings in Civil Matters issued on July 16, 2020.

All parties must **immediately** notify the Court in writing of any matters that have settled and file an Order to Settle, Discontinue and End. All parties must **immediately** notify the Court of any scheduling conflicts, including trial attachments and prepaid vacations. Conflict letters must be electronically filed under the "existing case" section of the Electronic Filing System under the conference submission category. Any requests for continuance must be **immediately** submitted in writing and made under exigent circumstances.

Counsel will be served with a Scheduling Order, attaching counsel for trial for a date-certain. Matters which were scheduled for trial in July and August 2020 will be rescheduled for trial at a later date. Any questions about this notice may be addressed to the **Complex Litigation Center, 622 City Hall, Philadelphia, PA 19107; telephone (215) 686-5100; fax (215) 686-5137.**

Honorable Jacqueline F. Allen
Administrative Judge
Trial Division

Honorable Lisette Shirdan-Harris
Supervising Judge
Trial Division - Civil Section

**First Judicial District of PA - Civil Trial Division - Non-Jury Trial Pool Lists
[Major Non-Jury (MN), Arbitration Appeal (AA) and Equity (RL) Programs]**

| <u>CASE NUMBER AND CAPTION</u> | <u>POOL</u> |
|--|-------------|
| 180800916 CITY OF PHILA VS FRIENDS OF CHAMOUNIX (MN) | MAY |
| 180802658 69-71 N 2ND ST LLC VS CHANCERY LANE (MN) | MAY |
| 181001607 GILLOT VS 3300 HENRY LP (MN) | MAY |
| 181003124 CM GOAT LLC VS VALDEZ (MN) | MAY |
| 190201423 BRODIE VS BAKER (MN) | MAY |
| 190201499 WASHINGTON VS JONES (MN) | MAY |
| 190400050 ATANDA VS SN SERVICING (MN) | MAY |
| 190400318 KEY BANK VS TIER ENVIRONMENTAL (MN) | MAY |
| 190401505 TUCKER VS CARLSON (MN) | MAY |
| 190403646 STRONG K LLC VS PARKER (MN) | MAY |
| 190404422 OSTI VS WEIMER (MN) | MAY |
| 190404617 CASTRO VS CLUB ONYX (MN) | MAY |
| 180701356 KUCH VS BELOSHAPKA (AA) | MAY |
| 181201408 CITIBANK VS CAMARA (AA) | MAY |

CASE NUMBER AND CAPTION POOL

| | |
|--|------|
| 181202584 MENDEZ VS MARTINEZ (AA) | MAY |
| 180400496 KRAMER VS COLDING (MN) | JUNE |
| 181002547 IN RE: APPEAL OF KENNEDY BLVD (MN) | JUNE |
| 181100610 MILLS VS JILH ASSOC. (MN) | JUNE |
| 181101470 BROWN VS SPEEDWAY LLC (MN) | JUNE |
| 181101775 IN RE: APPEAL OF CEDAR QUARTERMASTER (MN) | JUNE |
| 181102745 RINEY-LACEY VS MANTON PLACE LP (MN) | JUNE |
| 181103243 IN RE: APPEAL OF AMERICAN SUPPLY CO (MN) | JUNE |
| 181203126 ABU GHOSH VS HOME DEPOT (MN) | JUNE |
| 180302788 ROLYN CO VS WILLIAMS (CONSOL) (MN) | JUNE |
| 190101981 WILLIAMS VS ROLYN CO (LEAD) (MN) | JUNE |
| 190200475 BINNS VS GIBBS (MN) | JUNE |
| 190302876 PECO VS GENERAL ASPHALT (MN) | JUNE |
| 180801043 TRANTIS VS FULBERT FOTSO MOLAK (CONSOL) (MN) | JUNE |
| 190500594 TRANTIS VS AMAZON.COM INC (LEAD) (MN) | JUNE |
| 190500839 TAYLOR VS CARUTHERS (MN) | JUNE |
| 190501049 TAVARES VS DUBIN (MN) | JUNE |
| 190501072 AWAD VS MANGUAL EXCAVATIONS (MN) | JUNE |
| 190501182 RICE VS BEST (MN) | JUNE |
| 190501183 BRICK BY BRICK VS AFUWAPE (MN) | JUNE |
| 190501523 PHILLY 83 PROPERTIES VS ABC CAPITAL (MN) | JUNE |
| 180200084 CPR RESTORATION VS WESCOT (AA) | JUNE |
| 180600728 BELL VS HUSSAIN (AA) | JUNE |
| 180602204 WOWAH VS COOK (AA) | JUNE |
| 181002491 HARPER VS THOMAS LACORTE (AA) | JUNE |
| 181102442 SHAW VS CINTO HERNANDEZ (AA) | JUNE |
| 181200042 TORRALVO VS JULIANO (AA) | JUNE |
| 181203921 AMERICAN HERITAGE VS FORD (AA) | JUNE |
| 190101387 KOVAL VS TOVI (AA) | JUNE |

| <u>CASE NUMBER AND CAPTION</u> | <u>POOL</u> |
|--|-------------|
| 180702211 IN RE: APPEAL OF CARLYLE REVOLUTION (MN) | OCT |
| 181203147 AJAJ VS OLD REPUBLIC INS CO (MN) | OCT |
| 190303005 DENNERY VS ALSTON (MN) | OCT |
| 190303864 CARTAGENA VS PHA (MN) | OCT |
| 1903M0026 HAMBURGER ROOFING VS 631 N BROAD (MN) | OCT |
| 190607239 RICE VS ALLSTATE (MN) | OCT |
| 190700610 BLAKE VS BAKER (MN) | OCT |
| 190700723 BROWN VS MORRISSEY (MN) | OCT |
| 190701736 GAFFNEY VS LATTANZIO (MN) | OCT |
| 190702509 SOLAR VS DELGADO (MN) | OCT |
| 190703064 CHAKHALIN VS BOYD (MN) | OCT |
| 190900178 EBRAHIMI VS MASSIR | OCT |
| 190900652 CITY OF PHILA VS WASHINGTON (MN) | OCT |
| 190901502 STATE FARM VS MTGLQ INVESTORS (MN) | OCT |
| 190901841 LUNDY VS NAZARETH MUTUAL INS CO (MN) | OCT |
| 190902811 TRAN VS LE (MN) | OCT |
| 190903613 CITY OF PHILA VS TWO LIBERTY RESIDENCES (MN) | OCT |
| 190402391 ELHARAR VS PAFRACP (AA) | OCT |
| 190502081 REZRO INC VS JIMENEZ (AA) | OCT |
| 190606855 CHIDI VS HEAVEY REMODELING LLC (AA) | OCT |

| <u>CASE NUMBER AND CAPTION</u> | <u>POOL</u> |
|---|-------------|
| 171200173 SUMMIT REAL ESTATE VS SOUDI (AA) | MARCH |
| 190901442 FRANK VS SPIEGEL (RL) | MARCH |
| 190903756 J&J REAL ESTATE VS BROWN (RL) | MARCH |
| 180600694 AMERICAN EXPRESS VS TUONO (AA) | APRIL |
| 180801806 OSBORNE VS CHAN (AA) | APRIL |
| 181101174 ROMAN VS BURGOS (AA) | APRIL |
| 181103050 LANCER INS CO VS MILLENIUM CAR SERVICE CAR SERVICE (AA) | APRIL |
| 190302982 DJELYALOV VS MATA (AA) | APRIL |
| 190404023 CLIVEDEN NURSING VS SPEARMAN (AA) | APRIL |
| 181102758 FISHER VS CORBITT (MN) | APRIL |
| 181103294 NELSON VS M&T BANK (MN) | APRIL |
| 181201833 WILLIAMS VS DIAMOND DOLLS INC (MN) | APRIL |
| 181202442 CONWAY VS WELLS FARGO (MN) | APRIL |
| 190102354 BAC HOME LOANS VS RODRIGUEZ (MN) | APRIL |
| 190200830 SANTANDER BANK VS PHILA BUILDERS (MN) | APRIL |
| 190202344 HACKETT VS HOME SOLUTIONS (MN) | APRIL |
| 190300733 FUENTES VS DIAZ (MN) | APRIL |
| 190301032 US BANK VS REYNOLDS (MN) | APRIL |
| 190301198 LANCASTER AVE AUTONOMOUS ZONE VS GOLDEN (MN) | APRIL |
| 190301823 MCFARLANE VS BOWERS (MN) | APRIL |
| 190301823 JOHNSON VS NEWTON (MN) | APRIL |
| 190302102 LAVKO VS BOYTS-KLEVENZ (MN) | APRIL |
| 190303016 HOLLOWAY VS BUTCHER (MN) | APRIL |
| 190303197 JACKSON VS JONES (RL) | APRIL |
| 190303204 PIREDA VS HERNDON (MN) | APRIL |
| 190303232 PURNELL VS HILL (MN) | APRIL |

| <u>CASE NUMBER AND CAPTION</u> | <u>POOL</u> |
|---|-------------|
| 190605211 STATEGIC EQUITY VS KELLY (RL) | APRIL |
| 190800047 LSF8 MASTER TRUST VS REDMOND (RL) | APRIL |
| 190800769 FREEMAN VS THOMPSON (RL) | APRIL |
| 190900466 FORGE CREDIT UNION VS ELEY (RL) | APRIL |
| 190903495 MORRIS VS MCLEASH (RL) | APRIL |
| 190904621 JOHNSON VS SEALY (RL) | APRIL |
| 191000277 TEDESCO VS TEDESCO (RL) | APRIL |
| 191000288 PARRISH VS BENNETT (RL) | APRIL |
| 191000344 COATES-WALLOE VS CHEESEBORO (RL) | APRIL |
| 191000348 GETHERS VS HARPER (RL) | APRIL |
| 191000695 JONES VS JONES (RL) | APRIL |
| 191000841 WELLS FARGO VS OLIVER (RL) | APRIL |
| 191001197 WINDSOR PARK VS CARMENATTY-NIEVES (RL) | APRIL |
| 191001565 REYES VS OCCUPANTS (RL) | APRIL |
| 191001778 LAKEVIEW LOAN SERVICING VS OCCUPANTS (RL) | APRIL |
| 191002102 WILMORE VS MUHFOOTH (RL) | APRIL |
| 191002854 FOOTMAN-CAMPBELL VS SMALLS (RL) | APRIL |
| 191002891 TURNING POINT DELIVERANCE VS WIMES (RL) | APRIL |
| 191003559 BELGRAVE VS OCCUPANTS (RL) | APRIL |
| 191003926 CC13 CORP VS SOSA (RL) | APRIL |