

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@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)

**AICHROTH, JOAN** -- William Aichroth, 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.

11-2-3

**ALESSANDRINE, DENIS MICHAEL SR. (a/k/a DENIS M. ALESSANDRINE, DENIS ALESSANDRINE, DENIS ALESSANDRINE, SR.)** -- Denis Alessandrine, Jr., Administrator, c/o Michael J. Mattson, Esq., 1 N. Ormond Ave. -Office, Havertown, PA 19083; Michael J. Mattson, Atty., Mattson Law Associates, P. C., 1 N. Ormond Ave. - Office, Havertown, PA 19083.

10-19-3

**ALLEGRETTI, JEFFREY JOHN** -- Theresa Allegretti, Executrix, c/o Joseph M. Hayes, Esq., 1810 Chapel Ave. West, Cherry Hill, NJ 08002; Joseph M. Hayes, Atty., Flaster Greenberg PC, 1810 Chapel Ave. West, Cherry Hill, NJ 08002.

10-19-3

**BIERKAMP, BOYD A. (a/k/a BOYD BIERKAMP)** -- Thomas L. Bierkamp and Dennis W. Bierkamp, Executors, c/o Jonathan H. Ellis, Esq., One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428; Jonathan H. Ellis, Atty., Flaster Greenberg, PC, One Tower Bridge, 100 Front St., Ste. 100, Conshohocken, PA 19428.

11-2-3

**BLOCK, EUGENE** -- Charles X. Block, Executor, c/o Lawrence S. Chane, Esq., One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998; Lawrence S. Chane, Atty., Blank Rome LLP, One Logan Square, 130 N. 18th St., Philadelphia, PA 19103-6998.

10-19-3

**BOLGER, BRIAN G. (a/k/a BRIAN BOLGER)** -- Mary P. Hennigar, Administratrix CTA, 932 Pennsylvania Ave., Southampton, PA 18966; Robert C. Gerhard, III, Atty., Gerhard & Gerhard, P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

10-19-3

**BRADY, OLGA** -- Stacey Miller, Executrix, c/o Keith Levinson, Esq., Boulevard Law Center, 1730 Welsh Road, Philadelphia, PA 19115; Keith Levinson, Attorney, Boulevard Law Center, 1730 Welsh Road, Philadelphia, PA 19115.

11-2-3\*

**BRANDHORST, EDMUND C.** -- Mary Lou Brandhorst, Executrix, 817 N. Lawrence St., Unit 102, Philadelphia, PA 19123; Jack Hubbert, Atty., Law Offices of Jack Hubbert, 1601 Market St., 19th Fl., P.O. Box 2193, Philadelphia, PA 19103.

11-2-3

**CANUSO, CARRIE (a/k/a CARRIE R. CANUSO)** -- Regina Canuso and Joseph A. Canuso, Executors, c/o Neal G. Wiley, Esq., 1608 Walnut St., Ste. 900, Philadelphia, PA 19103; Neal G. Wiley, Atty., Alexander & Pelli, LLC, 1608 Walnut St., Ste. 900, Philadelphia, PA 19103.

10-26-3

**COLE, CHRISTINA LESLIE** -- Tao Danielle Davis, Administratrix, c/o Adam S. Bernick, Esq., 2047 Locust St., Philadelphia, PA 19103; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 2047 Locust St., Philadelphia, PA 19103.

10-19-3

**COSTELLO, GARY JOSEPH** -- Alexis M. Costello, Administratrix, c/o Arthur S. Cavaliere, Esq., 6808 Ridge Ave., Philadelphia, PA 19128; Arthur S. Cavaliere, Atty., 6808 Ridge Ave., Philadelphia, PA 19128.

10-26-3

**DeLORENZO, WILLIAM G., JR.** -- Kathleen DeLorenzo, Administratrix, 7202 Mallard Place, Philadelphia, PA 19153; Marybeth O. Lauria, Atty., The Law Office of Michael S. Connor, LLC, 644 Germantown Pike, Ste. 2-C, Lafayette Hill, PA 19444.

10-26-3

**DiCARLO, EDMEA M.** -- Stephen P. Muscella, Executor, c/o Anthony J. Caiazzo, Jr., Esq., 1445 Snyder Ave., Philadelphia, PA 19145; Anthony J. Caiazzo, Jr., Atty., Anthony J. Caiazzo, Jr., P.C., 1445 Snyder Ave., Philadelphia, PA 19145.

11-2-3

**DINIS, ANTONIO FERREIRA** -- Diane Botson, Administratrix, 12725 Minden Rd., Philadelphia, PA 19154; Kenneth C. Russell, Atty., Baratta, Russell & Baratta, 3500 Reading Way, Huntingdon Valley, PA 19006.

10-19-3

**DiSAMMARTINO, VINCENT J.** -- Dina Oleksiak, 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.

10-19-3

**DONALD, JOAN** -- Jeffrey Hoffmann, Esq., Administrator, 636 Old York Rd., Second Fl., Jenkintown, PA 19046; Jeffrey Hoffmann, Atty., Law Offices of Jeffrey R. Hoffmann, LLC, 636 Old York Rd., Second Fl., Jenkintown, PA 19046.

10-19-3

**DORIS, GENEVIEVE R. (Late of Concord Township, Delaware County, PA)** -- Martha C. Doris, Executrix, c/o The O'Meara Law Firm, PC, P. O. Box 209, Doe Run Road, Unionville, PA 19375; The O'Meara Law Firm, PC, Attorney, P. O. Box 209, Doe Run Road, Unionville, PA 19375.

11-2-3\*

**FAIN, CLAUDE W. JR.** -- Brenda McNair Fain, Administratrix, c/o Denise A. Kuestner, Esq., 1818 Market St., Ste. 2430, Philadelphia, PA 19103; Denise A. Kuestner, Atty., Langsam, Stevens, Silver & Hollaender, LLP, 1818 Market St., Ste. 2430, Philadelphia, PA 19103.

10-19-3

**FARACCHIO, BARBARA I.** -- Barbara Faracchio, Executrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

10-26-3

**FEREBEE, CAROL DIANE (a/k/a CAROL FEREBEE)** -- Unique Ferebee Leonard and Warren Ferebee, III, Executors, 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.

11-2-3

**FERRIER, RONALD J. (a/k/a RONALD FERRIER)** -- Mildred Ferrier, Administratrix, 3007 Chestnut St., Lafayette Hill, PA 19444; Robert C. Gerhard, III, Atty., Gerhard & Gerhard, P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

10-26-3

**FESNAK, MICHAEL** -- Edward A. Zetick, Executor, 415 Johnson St., Ste. 101, Jenkintown, PA 19046-2705; Edward A. Zetick, Atty., 415 Johnson St., Ste. 101, Jenkintown, PA 19046-2705.

10-19-3

**GAITHER, LA'TOYA Y.** -- Janel Smith, Administratrix, 245 W. Tioga St., Philadelphia, PA 19140; Jennifer M. Merx, Atty., Skarlatos Zonarich, 320 Market St., Ste. 600W, Harrisburg, PA 17101.

10-26-3

**GARY, SAMUEL JR.** -- Shirley A. Williams, Executrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19126; Ruth Ann DiDonato, Atty., Willig, Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19126.

10-19-3

**GLATSTEIN, ELI** -- Adam S. Bernick, Administrator CTA, c/o S. Stacy Mogul, Esq., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907; S. Stacy Mogul, Atty., Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907.

11-2-3

**GOSIN, SOPHIA S. (a/k/a SOPHIA GOSIN)** -- Ezra Par Smith, Executor, 2315 Washington St., Wilmington, DE 19802; Mannion Prior, LLP, Attys., 840 First Ave., Ste. 100, King of Prussia, PA 19406-1459.

10-19-3

**GROGAN, SUZANNE M.** -- John J. Grogan, Executor, 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.

10-19-3

**HAYES, WILBERT THIRKIEL (a/k/a WILBERT HAYES)** -- Cynthia K. Hayes, Administratrix, 484 Browning Ln., Cherry Hill, NJ 08003; Jordan R. Shapiro Atty., Shubert Gallagher Tyler Mulcahey, 121 S. Broad St., 20th Fl., Philadelphia, PA 19107.

10-19-3

**HERBERT, JOHN DAVID** -- William Herbert, Administrator CTA, c/o Paul H. Masciantonio, Esq., 1806 Callowhill St., Philadelphia, PA 19130; Paul H. Masciantonio, Atty., 1806 Callowhill St., Philadelphia, PA 19130.

10-26-3

**HERSCH, ELEANOR** -- Henry Hersch, Executor, c/o Renata T. Pabisz, Esq., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020; Renata T. Pabisz, Atty., Dorian, Goldstein, Wisniewski & Orchinik P.C., Neshaminy Valley Commons, 2410 Bristol Rd., Bensalem, PA 19020.

11-2-3

**JOHNS, VERONICA J.** -- Linda Bohleman, Executrix, c/o Paul J. Bartolomeo, Jr., Esq., The Philadelphia, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010; Paul J. Bartolomeo, Jr., Atty., Paul J. Bartolomeo, Jr., P.C., The Philadelphia, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010.

10-19-3

**KRONBERGER, KARLHEINZ (a/k/a HEINZ KRONBERGER)** -- Steve D. Stelovich, Administrator, c/o Benjamin L. Jerner, Esq., 5401 Wissahickon Ave., Philadelphia, PA 19144; Benjamin L. Jerner, Atty., Jerner Law Group, P.C., 5401 Wissahickon Ave., Philadelphia, PA 19144.

11-2-3

**LEWIS, WILLIAM H.** -- Donna Lewis, Executrix, 555 Alcott St., Philadelphia, PA 19120; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA.

10-26-3

**LICHTMAN, BARBARA** -- Craig Lichtman, Administrator, 1601 Gerson Dr., Penn Valley, PA 19072; Thomas E. Wiener, Atty., One Belmont Ave., Ste. 315, Bala Cynwyd, PA, 19004.

11-2-3

**LILES, BESSIE FRANCES (a/k/a BESSIE LILES)** -- Shawn Liles, Executor, c/o John S. Di Giorgio, Esq., 1706 Race St., Ste. 404, Philadelphia, PA 19103; John S. Di Giorgio, Atty., 1706 Race St., Ste. 404, Philadelphia, PA 19103.

11-2-3

**LINDERMAN, DOROTHY L. (a/k/a DOROTHY GAIL LINDERMAN, DOROTHY LINDERMAN)** -- Michael C. Linderman, Executor, 27 Indian Valley Rd., Ramsay, NJ 07446; Chari M. Alson, Atty., Anderson Elder Law, 206 State Rd., Media, PA 19063.

10-26-3

**MANOLA, JOHN E.** -- Moira B. Rosenberger, Executrix, One Summit St., Philadelphia, PA 19118; Moira B. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA.

11-2-3

**MARCHETTI, ALFRED** -- Denise M. Storace, Administratrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

10-26-3

**MARSHALL, WILLIAM J.** -- Louise Bucciarelli Ragan, Administratrix, c/o Jessica L. Wilson, Esq., 30 Cassatt Ave., Berwyn, PA 19312; Jessica L. Wilson, Atty., McAndrews, Mehalick, Connolly, Hulse, Ryan and Marone P.C., 30 Cassatt Ave., Berwyn, PA 19312.

11-2-3

**McHUGH, CLAIRE H.** -- Patrice Willmunder, Executrix, 812 Borbeck Ave., Philadelphia, PA 19111; Vincent N. Melchiorre, Atty., DeFino Law Associates, P. C., 2541 S. Broad St., Philadelphia, PA 19148.

10-26-3

**McMULLIN, MICHAEL J.** -- Joseph R. McMullin, Executor, c/o Paul H. Masciantonio, Esq., 1806 Callowhill St., Philadelphia, PA 19130; Paul H. Masciantonio, Atty., 1806 Callowhill St., Philadelphia, PA 19130.

10-26-3

**MUSKELLEY-TURNER, GWENDOLYN D.** -- Matthew Turner, Administrator, 6616 N. 4th St., Philadelphia, PA 19126; E. Nego Pile, Atty., Pile Law Firm, 1777 Sentry Parkway West, Ste. 404, Veva 14, Blue Bell, PA 19422.

10-26-3

**NOWAK, GLORIA (a/k/a GLORIA J. NOWACK)** -- Anthony J. DiGiulio, Executor, c/o Edward J. Gilson, Jr., Esq., Four Neshaminy Interplex Dr., Ste. 105, Trevose, PA 19053; Edward J. Gilson, Jr., Atty., Law Offices of Edward J. Gilson, Jr., Four Neshaminy Interplex Dr., Ste. 105, Trevose, PA 19053.

10-19-3

**ORR, MARJORIE L.** -- Rodman M. Rosenberger, Executor, One Summit St., Philadelphia, PA 19118; Rodman M. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

11-2-3

**PILI, RENEE B.** -- Robert Pili, Administrator, 1526 Helleman St., Philadelphia, PA 19149; Janna M. Pelletier, 535 N. Church St., Ste. 309, West Chester, PA 19380.

10-19-3

**POLISH, RHODA** -- Philip J. Polish, Executor, 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.

10-19-3

**QUIGLEY, ELEANOR MARGARET** -- Suzanne Schlupp, Executrix, c/o Joseph C. Honer, Jr., Esq., 631 Waterside Way, Siesta Key, Sarasota, FL 34242; Joseph C. Honer, Jr., Atty., 631 Waterside Way, Siesta Key, Sarasota, FL 34242.

11-2-3

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

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## ESTATE NOTICES

**ROZDZIELSKI, VERONICA** -- Geraldine Unger, Executrix, c/o Andrew Gavrin, Esq., 306 Clairemont Rd., Villanova, PA 19085; Andrew Gavrin, Atty., The Law Office of Andrew Gavrin, 306 Clairemont Rd., Villanova, PA 19085.

10-19-3

**SCHEPIS, PHILOMENA** -- Mary Jean Huether, Executrix, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.

11-2-3

**SCHMITT, ERNEST GEORGE (a/k/a ERNEST G. SCHMITT)** -- Russell F. Schmitt, Administrator DBN, c/o Adam S. Bernick, Esq., 2047 Locust St., Philadelphia, PA 19103; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 2047 Locust St., Philadelphia, PA 19103.

11-2-3

**SCHNELL, FRAUKE (a/k/a FRAUKE I. SCHNELL, Ph.D., FRAUKE SCHNELL)** -- Fabio Fernandez, Executor, 100 N. 22nd St., Apt. 123, Philadelphia, PA 19103; Janice M. Sulman, Atty., 1500 Walnut St., Ste. 2000, Philadelphia, PA 19102.

10-26-3

**SCHWARTZ, RUTH WOLLOD** -- Jane Shull, Administratrix, c/o Michael L. Golden, Jr., Esq., One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103-7042; Michael L. Golden, Jr., Atty., Gould Yaffe and Golden, One Commerce Sq., 2005 Market St., 16th Fl., Philadelphia, PA 19103-7042.

10-26-3

**SHANE, JACK** -- Andrea Frankel, Administratrix, 2901 S. Palm Aire Dr., Apt. 501, Pompano Beach, FL 33069; Joseph D. Rutala, Atty., 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102.

11-2-3

**SHORE, SCOTT HAMILTON** -- Neal Shore, Administrator, c/o Michael P. Fenerty, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Michael P. Fenerty, Atty., Willig, Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103.

11-2-3

**SICINSKI, KATHRYN M.** -- Matthew J. Sicinski, Jr., Administrator, 3852 Linden Ave., Philadelphia, PA 19114.

10-19-3

**SIMMINS, PATRICIA A.** -- Les Simmins, Administrator, 307 Hobar Dr., Clementon, NJ 08021; Mark Feinman, Atty. 8171 Castor Ave., Philadelphia, PA 19152.

10-26-3

**SIMONE, JEAN A. (a/k/a JEAN SIMONE)** -- Stephen Ralph Simone, Executor, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.

11-2-3

**SIPPIO, FRIZELL A., SR. (a/k/a BUTCH SIPPIO)** -- Frizell A. Sippio, Jr., Administrator, c/o Adam S. Bernick, Esq., 2047 Locust St., Philadelphia, PA 19103; Adam S. Bernick, Atty., Law Office of Adam S. Bernick, 2047 Locust St., Philadelphia, PA 19103.

10-19-3

**STEWART, GEORGE SCOTT, III (a/k/a GEORGE SCOTT STEWART, 3RD, SCOTT STEWART, GEORGE S. STEWART, III)** -- Wells Fargo Bank, N. A., (c/o Keith Malcarney) and Mary H. Stewart, Executors, c/o Lewis L. Neilson, Jr., Esq., 7926 Queen St., Ste. 207, Wyndmoor, PA 19038; Lewis L. Neilson, Jr., Atty., Stewart & Neilson, 7926 Queen St., Ste. 207, Wyndmoor, PA 19038.

11-2-3

**SWEENEY, THOMAS P.** -- Thomas P. Sweeney, Jr., and Shawn Sweeney, Executors, c/o Dennis R. Meakim, Esq., 2444 Huntingdon Pike, Bethayres, PA 19006; Dennis R. Meakim, Atty., Howland, Hess, Guinan, Torpey, Cassidy, O'Connell & Birnbaum, LLP, 2444 Huntingdon Pike, Bethayres, PA 19006.

10-26-3

**THOMPSON, ALY ARMANI** -- Brooke Holmes, Administratrix, c/o Kristen L. Behrens, Esq., 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002; Kristen L. Behrens, Atty., Dilworth Paxson LLP, 457 Haddonfield Rd., Ste. 700, Cherry Hill, NJ 08002.

11-2-3

**TOBIN, DANA W.** -- Rodman M. Rosenberger, Executor, One Summit St., Philadelphia, PA 19118; Rodman M. Rosenberger, Atty., Barber, Sharpe & Rosenberger, One Summit St., Philadelphia, PA 19118.

11-2-3

**U'PRICHARD, DAVID CHARLES** -- Alissa F. U'Prichard, Executrix, c/o Garth G. Hoyt, Esq., 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333; Garth G. Hoyt, Atty., McCausland, Keen & Buckman, 80 W. Lancaster Ave., 4th Fl., Devon, PA 19333.

11-2-3

**VILSMEIER, EDITH M.** -- Edward A. Vilsmeier, Jr., Executor, c/o Alice Hart Hughes, Esq., 4 Terry Dr., Ste. 3, Newtown, PA 18940; Alice Hart Hughes, Atty., 4 Terry Dr., Ste. 3, Newtown, PA 18940.

11-2-3

**WHALEN, JOHN J. (a/k/a JOHN J. WHALEN, JR., JOHN J. WHALEN, II, JOHN J. WHALEN, MD)** -- John J. Whalen, III, Executor, c/o Michael W. Mills, Esq., 131 W. State St., Doylestown, PA 18901; Michael W. Mills, Atty., Antheil Maslow & MacMinn, LLP, 131 W. State St., Doylestown, PA 18901.

11-2-3

## CORPORATE NOTICES

**Citywide North PC** has been incorporated under the provisions of Chapter 29 of the Business Corporation Law of 1988 as a Professional Corporation.

11-2-1\*

Notice is hereby given that Articles of Incorporation were filed with the Dept. of State for **GMG Arts, Inc.**, a corp. organized under the PA Business Corp. Law of 1988. **COZEN O'CONNOR**, Solicitors, One Liberty Place, 1650 Market St., Ste. 2800, Phila., PA 19103.

11-2-1

**REMODELING ZAMORA, INC.** has been incorporated under the provisions of the Pennsylvania Business Corporation Law of 1988.

11-2-1\*

## DISSOLUTION NOTICE

NOTICE IS HEREBY GIVEN to all creditors and claimants of **ARAMINGO CHEX, INC.**, a PA corp., that the corp. is voluntarily dissolving, and that its shareholders are now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended pursuant to the provisions of the PA Business Corp. Law of 1988. **D. KEITH BROWN**, Solicitor, **STUCKERT AND YATES**, P.O. Box 70, Newtown, PA 18940.

11-2-1

NOTICE is hereby given to all interested persons or to any party who may be affected by **Genesis II, Inc.**, a PA Nonprofit Corporation, with its registered address at 1239 Spring Garden St., Phila., PA 19123, that the corporation and its Board of Directors is now engaged in winding up and settling the affairs of the corporation so that its corporate existence shall be ended by the issuance of Articles of Dissolution by the Dept. of State of the Commonwealth of PA, under the provisions of PA Business Nonprofit Corp. Law of 1988. Any written claim against the corporation is barred unless an action to enforce the claim is commenced within 2 years after this publication notice. **Genesis II, Inc.**, c/o Michael Gold, Pres., 1239 Spring Garden St., Phila., PA 19123.

11-2-1

## NON-PROFIT CHARTER

**AtrCity Planning Dept.** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Neil T. Rubin, Esq.  
Zarwin Baum DeVito Kaplan Schaer & Toddy, PC  
One Commerce Square  
2005 Market St., 16th Fl.  
Philadelphia, PA 19103

11-2-1\*

**Center for Basketball and Youth Development** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Cheshire Law Group  
Clarkson-Watson House  
5275 Germantown Ave.  
First Floor  
Philadelphia, PA 19144

11-2-1\*

**FRIEDA COMMUNITY** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Cheshire Law Group  
Clarkson-Watson House  
5275 Germantown Ave.  
First Floor  
Philadelphia, PA 19144

11-2-1\*

NOTICE IS HEREBY GIVEN that an application will be made to the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, Pa., on or after October 22, 2020 for the purpose of obtaining a charter of a proposed nonprofit corporation to be organized under the 1988 Nonprofit Corporation Law of the Commonwealth of Pennsylvania, effective October 1, 1989, as amended. The name of the corporation is **Inglis Community Services, Inc.** The purposes for which it is to be organized are to provide services to individuals who are disabled. **James R. Malone, Jr.**  
Post & Schell, P.C.

11-2-1\*

**The Accountability Project** has been incorporated under the provisions of the PA Nonprofit Corporation Law of 1988.

Cheshire Law Group  
Clarkson-Watson House  
5275 Germantown Ave.  
First Floor  
Philadelphia, PA 19144

11-2-1\*

## RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on October 21, 2020 **ZONING BOARD OF ADJUSTMENT EMERGENCY REGULATION AMENDING PREVIOUS REGULATION REGARDING PUBLIC MEETING NOTICE REQUIREMENTS FOR ZONING HEARINGS AND OTHER RELATED MATTERS** was promulgated and approved by the Zoning Board of Adjustment and on October 28, 2020 was filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>, and temporarily effective on October 28, 2020, in accordance with the Mayor's "Declaration of Extraordinary Circumstance: Suspending the Formal Regulatory Process for Regulations Concerning a Novel Coronavirus" dated March 11, 2020. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days from October 28, 2020, including by sending an email to [regulations@phila.gov](mailto:regulations@phila.gov). The regulation will become effective permanently at the conclusion of this notice period if no hearing is requested.

**James P. Leonard, Esq.**  
Commissioner of Records  
11-2-1\*

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on October 28, 2020 **JOINT EMERGENCY REGULATIONS CONCERNING RULES AND GUIDELINES FOR COVID-19 PUBLIC SAFETY AT POLLING SITES ON ELECTION DAY NOVEMBER 3, 2020**, were promulgated and approved by the Philadelphia City Commissioners, sitting as the Board of Elections, and the Department of Public Health, acting through the Board of Health, and on October 28, 2020 were filed with the Department of Records, Room 158, City Hall, available to view at <http://regulations.phila-records.com/>, and temporarily effective on October 28, 2020 in accordance with the Mayor's "Declaration of Extraordinary Circumstance: Suspending the Formal Regulatory Process for Regulations Concerning a Novel Coronavirus" dated March 11, 2020. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days from October 28, 2020, including by sending an email to [regulations@phila.gov](mailto:regulations@phila.gov). The regulation will become effective permanently at the conclusion of this notice period if no hearing is requested.

**James P. Leonard, Esq.**  
Commissioner of Records  
11-2-1\*

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## 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

## IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 202  
:  
ADOPTION OF RULE 404 AND : DISCIPLINARY RULES  
AMENDMENT OF RULES 102, :  
201(a)(3), 204(c), 217(d)(3) AND 219(b) : DOCKET  
(2) OF THE  
PENNSYLVANIA RULES OF  
DISCIPLINARY ENFORCEMENT

## ORDER

PER CURIAM

AND NOW, this 29th day of October, 2020, upon the recommendation of the Disciplinary Board of the Supreme Court of Pennsylvania, the proposal having been published for comment in the Pennsylvania Bulletin, 50 Pa.B. 2631 (May 23, 2020):

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania, that Rule 404 of the Pennsylvania Rules of Disciplinary Enforcement is adopted, and Rules 102, 201(a)(3), 204(c), 217(d)(3) and 219(b)(2) are amended, as set forth in the attached form.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in thirty (30) days.

Material to be added is bolded and underlined.  
Material to be deleted is bolded and in brackets.

## IN THE SUPREME COURT OF PENNSYLVANIA

IN RE: : NO. 854  
:  
AMENDMENT OF RULE 201 OF : SUPREME COURT RULES  
THE :  
PENNSYLVANIA BAR ADMISSION : DOCKET  
RULES

## ORDER

PER CURIAM

AND NOW, this 29th day of October, 2020, upon the recommendation of the Board of Law Examiners of the Supreme Court of Pennsylvania, the proposal having been published for comment in the Pennsylvania Bulletin, 50 Pa.B. 2631 (May 23, 2020), in the context of the corresponding amendments to the Pennsylvania Rules of Disciplinary Enforcement:

IT IS ORDERED pursuant to Article V, Section 10 of the Constitution of Pennsylvania, that Rule 201 of the Pennsylvania Bar Admission Rules is amended as set forth in the attached form.

This ORDER shall be processed in accordance with Pa.R.J.A. No. 103(b), and shall be effective in thirty (30) days.

Material to be added is bolded and underlined.  
Material to be deleted is bolded and in brackets.

## FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

## President Judge Administrative Order

## No 63 of 2020

In re: **Postponement of November and December Tax Sales**

**ORDER**

AND NOW, this 19<sup>th</sup> day of October, 2020 under Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, Pa.R.C.P. 3129.3, and the request of the Sheriff, it is **ORDERED AND DECREED** that Philadelphia County Sheriff's Tax Sales are postponed and rescheduled as follows:

- The November Philadelphia County Sheriff's Tax Sales are rescheduled as follows:
  - The Tax Sale scheduled for November 4, 2020 is postponed and rescheduled for January 7, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
  - The Tax Sale scheduled for November 17, 2020 is postponed and rescheduled for January 19, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
  - The Tax Sale scheduled for November 18, 2020 is postponed and rescheduled for January 20, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
  - The Tax Sale scheduled for November 19, 2020 is postponed and rescheduled for January 21, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- The December Philadelphia County Sheriff's Tax Sales are rescheduled as follows:
  - The Tax Sale scheduled for December 3, 2020 is postponed and rescheduled for February 4, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.

*Court Notices continues on 20*

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

## NOVEMBER 2

**Creating Collaborative Cases and Collaborative Community**

10:00 AM to 1:15 PM

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

3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://www.pbi.org)**Small Businesses During COVID**

2:00 PM to 5:15 PM

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

3 substantive

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://www.pbi.org)**CLE - Be the Judge, Be the Jury, Become An Arbitrator**

LIVE via WEBCAST

2:00 p.m. – 5:15 p.m.; Login link and materials will be provided electronically prior to the program.

2.0 SUBSTANTIVE/1.0 ETHICS

For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## NOVEMBER 4

**Employment Law Institute West 2020**

9:00 AM to 4:00 PM

Cost: \$350 Standard; \$175 Attorneys licensed 5 years or less, judicial law clerks &amp; paralegals

5 substantive/1 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://www.pbi.org)

## NOVEMBER 5

**Estate Law Institute**

8:30 AM to 4:30 PM Both Days

Cost: \$595 Standard; \$295 Attorneys licensed 5 years or less, judicial law clerks &amp; paralegals

10 substantive/2 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://www.pbi.org)**CLE – Current Environmental Issues Facing In-House Counsel**

PANELISTS LIVE via WEBCAST

12:00 p.m. – 1:00 p.m.; Login link and materials will be provided electronically the morning of the program.

1.0 SUBSTANTIVE

For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## NOVEMBER 6

**CLE – BRIDGE THE GAP**

PRESENTED LIVE via WEBCAST

9:00 a.m. – 1:30 p.m.; Login link and course materials will be provided electronically the morning of the program.

4.0 ETHICS

For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## NOVEMBER 9

**PBA Workers' Compensation Fall Section Meeting**

8:10 AM to 4:30 PM

Cost: \$329 Standard; \$165 Attorneys licensed 5 years or less, judicial law clerks &amp; paralegals

4.5 substantive/2 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://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			
15	Coming Events	19	U.S. Bankruptcy Court
18	Common Pleas Court	19	Hearings
	19 Civil Trial List	19	Court of Appeals
16	Federal Court	19	District Court
19	Orphans' Court		

# Court Notices

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- The Tax Sale scheduled for December 15, 2020 is postponed and rescheduled for February 16, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- The Tax Sale scheduled for December 16, 2020 is postponed and rescheduled for February 17, 2021. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
- The Tax Sale scheduled for December 17, 2020 is postponed and rescheduled for February 18, 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**  
**COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**  
**PHILADELPHIA MUNICIPAL COURT**

**President Judge Administrative Order**

No. 64 of 2020

**In re: Postponement of December Mortgage Foreclosure Sales**

**ORDER**

AND NOW, this 19<sup>th</sup> day of October, 2020, pursuant to Pa.R.J.A. No 1952 (B)(2), the Judicial Emergency declared by the First Judicial District, Pa.R.C.P. 3129.3, and at the request of the Sheriff, it is **ORDERED and DECREED** that Philadelphia County Sheriff's Mortgage Foreclosure Sales are postponed and rescheduled as follows:

- (1) The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for December 1, 2020 is postponed and rescheduled for February 2, 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**

**IN THE SUPREME COURT OF PENNSYLVANIA**

IN RE: APPOINTMENT OF ADMINISTRATIVE JUDGES OF THE TRIAL AND ORPHANS' COURT DIVISIONS OF THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA : No. 365 Common Pleas Judicial Classification Docket

**ORDER**

**PER CURIAM**

AND NOW, this 16th day of October, 2020, in accordance with the general supervisory powers vested in this Court by Article V, Section 10 of the Pennsylvania Constitution, the Honorable Lisette Shirdan-Harris is hereby appointed as Administrative Judge of the Trial Division and the Honorable Sheila Woods-Skipper is hereby appointed as Administrative Judge of the Orphans' Court Division of the First Judicial District of Pennsylvania for a period of three years or at the pleasure of the Court.

This **ORDER** shall be effective November 2, 2020.

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

No. 62 of 2020

**President Judge Administrative Order**

**In re: ELECTION DAY JUDICIAL ASSIGNMENTS**

**2020 General Election - Tuesday, November 3, 2020**

**ORDER**

AND NOW, this 9<sup>th</sup> day October, 2020, the following Election Court assignments are made, which shall supersede other assignments during the scheduled Election Court hours only.

**I. CENTRAL ELECTION COURT ASSIGNMENTS, JURISDICTION.— November 3, 2020**

The Justice Juanita Kidd Stout Center for Criminal Justice -

The Justice Juanita Kidd Stout Center for Criminal Justice, Courtrooms 304 and 305, will be the central location for the November 3, 2020 General Election.

Central Election Court will convene at 7:00 AM and will remain open continuously until 10:00 PM. All election matters will be heard in Courtrooms 304 and 305.

Judges assigned to the Central Election Court will have jurisdiction over all election matters, and shall, as provided in 25 P.S. § 3046:

- **act as a committing magistrate for any violation of the election laws;**
- **settle summarily controversies that may arise with respect to the conduct of the election;**
- **issue process, if necessary, to enforce and secure compliance with the election laws;**
- **decide such other matters pertaining to the election as may be necessary to carry out the intent of the Election Code; and**
- **when an individual is seeking a judicial order to vote, inform the individual of the provisional ballot process set forth in 25 P.S. § 3050. Section 3050 provides, *inter alia*:**
- **an individual who claims to be properly registered and eligible to vote at the election district but whose name does not appear on the district register and whose registration cannot be determined by the inspectors of election or the county election board shall be permitted to cast a provisional ballot.**
- **Prior to voting the provisional ballot, the elector shall be required to execute an affidavit which must be signed by the voter, the Judge of Election and minority inspector.**
- **After the provisional ballot has been cast, the individual shall place it in a secrecy envelope. The individual shall place the secrecy envelope in the provisional ballot envelope and shall place his signature on the front of the provisional ballot envelope.**

No judge who is not assigned to Central Election Court shall take any action with respect to any election matter, unless prior approval is obtained from the President Judge.

The following Judges are assigned:

	<u>Judge</u>	<u>Courtroom</u>	<u>Court Reporter</u>
7 AM to 2:30 PM	To Be Announced	304 or 305 Stout Center	Sharon Ricci
	To Be Announced	304 or 305 Stout Center	Kim Wilson
2:30 PM to 10 PM	To Be Announced	304 or 305 Stout Center	John Kurz
	To Be Announced	304 or 305 Stout Center	Sherri Benson

**II. STANDBY ASSIGNMENTS**

Judges with standby assignments may only be called upon by the President Judge to preside in Central Election Court in the event of unforeseen events. All of the standby judges must be available between the hours of 7 AM and 10 PM either in their chambers or at home.

Honorable Idee C. Fox  
 Additional Judges will be assigned as necessary

**III. SCHEDULING AND HEARING PROTOCOL**

The following Protocol shall be followed when a hearing is requested:

- 1) The assigned Judges and other necessary personnel (Court Clerk, Court Crier, Court Reporter, Sheriff) will be present in-person in the assigned Courtrooms between 7:00 AM and 10:00 PM.
- 2) Unless the assigned Judge directs otherwise, counsel must appear in-person. Witnesses are encouraged to testify through Zoom.
- 3) No cameras or recording devices are permitted in the Courtrooms.
- 4) All requests for hearings must be communicated to the Office of Judicial Records ("OJR") by phone at: **267-582-0763**. OJR personnel will be stationed in the lobby of the Stout Center from 7:00 AM until 10:00 PM, and will direct the parties to the appropriate Courtroom upon confirming the availability of all parties in interest. Parties who are to participate through Zoom will be provided the Zoom link by the Court.
- 5) All persons attending election hearings in-person must wear an appropriate face mask or facial covering, must follow social distancing guidelines, and must comply with other directives from the Court or Court staff.
- 6) The assigned Judge may proceed with the hearing by taking testimony and may require the filing of written pleadings, as necessary.
- 7) The public will be permitted to attend election hearings in the courtroom where hearings are being held, subject to social distancing guidelines and other Court directives.
- 8) Judicial proceedings cannot be recorded, transmitted or broadcast by anyone. The parties are specifically informed that:

*It is unlawful and a criminal offense to record, transmit or broadcast video, audio or photograph of any judicial proceeding and violators may be found to be in contempt of court and may be criminally charged with a misdemeanor punishable by imprisonment of up to two years for a first offense. See Pa.R.J.A. 1910, Pa.R.Crim.P. 112 and 18 Pa.C.S. § 5103.1.*

**IV. ELECTION BOARD PETITIONS**

*Petitions to Fill Vacancies in Election Boards* (judge of election, majority inspector, minority inspector) must be electronically filed no later than 3:00 p.m. on Wednesday, October 14, 2020 through the Court's electronic filing website at: [www.courts.phila.gov](http://www.courts.phila.gov) pursuant to Pa.R.C.P. No. 205.4 and Philadelphia Civil Rule \*205.4. Assistance with electronic filing shall be provided through the Office of Judicial Records (formerly "Prothonotary") by Appointment, which may be scheduled by calling (215) 686-4251, or by emailing OJR\_Civil@courts.phila.gov.

The Petitioner shall serve the City Commissioners and the Democratic/Republican City Committees, as applicable, as provided in the Order to Show Cause.

*Court Notices continues on 21*

# Court Notices

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Hearings on the *Petitions to Fill Vacancies in Election Boards* will be held through Zoom on Wednesday, October 21, 2020, at 10:00 a.m., President Judge Idee C. Fox or her designee presiding. Unless terminated earlier as provided by law, the term of office of any person appointed to fill a vacancy in the Election Board shall continue for the remainder of the vacancy.

## V. IMPORTANT DEADLINES

The Court notes following deadlines involving challenges to absentee and mail-in ballots:

- o October 30, 2020: Deadline for challenges to absentee and mail-in ballots and applications. See 25 P.S. §§ 3146.2b(c), 3150.12b(a)(3), 3146.8(g)(4).
- o November 6, 2020: Deadline for county board of elections to hold hearing on challenges. See 25 P.S. § 3146.8(g)(5).
- o Deadline for appeal to Court of Common Pleas: Two days after decision of county board on ballot challenges, and other issues, "... whether then reduced to writing or not..." See 25 P.S. §§ 3146.8(g)(6), 3157(a).
- o Deadline for Court of Common Pleas to Schedule Hearing: Three days after payment of the appeal fee. See 25 P.S. § 3157(a).

## VI. APPEALS FROM BOARD OF ELECTION DECISIONS ON CHALLENGES TO ABSENTEE AND MAIL-IN BALLOTS. POST-ELECTION MATTERS

Decisions of the Board of Elections on challenges to absentee and mail-in ballots and post-election matters will be heard by Court of Common Pleas Judges specifically assigned by the President Judge, as may be necessary.

The following Protocol shall be followed in connection with a scheduled hearing:

- 1) All appeals from the decisions of the Board of Elections on challenges to absentee and mail-in ballots, and other matters shall be scheduled and heard as soon as practicable in-person at the Philadelphia Municipal Court Traffic Division, located at Eighth and Spring Garden Streets, Philadelphia, PA.
- 2) All required pleadings must be filed by the applicable deadline through the Court's electronic filing website at: [www.courts.phila.gov](http://www.courts.phila.gov) pursuant to Pa.R.C.P. No. 205.4 and Philadelphia Civil Rule \*205.4. Assistance with electronic filing shall be provided through the Office of Judicial Records (formerly the "Prothonotary") by Appointment, which may be scheduled by calling (215) 686-4251, or by emailing OJR\_Civil@courts.phila.gov.
- 3) Unless otherwise provided, appeals from Board of Election decisions on absentee and mail-in ballot challenges will be scheduled and heard during normal business hours, during work-days, as follows:
  - (a) Appeals filed from 12:01 AM to 9:00 AM, will be heard the same day at 10:00 AM;
  - (b) Appeals filed from 9:01 AM to Noon, will be heard the same day at 1:00 PM;
  - (c) Appeals filed from 12:01 PM to 2:00 PM, will be heard the same day at 3:00 PM;
  - (d) Appeals filed from 2:01 PM to 5:00 PM, will be heard the same day at 6:00 PM;
  - (e) Appeals filed after 5:01 PM to Midnight, will be heard the following business day, at 10:00 AM.
- 4) All persons attending election hearings in-person must wear an appropriate mask or facial covering, must follow social distancing guidelines, and must comply other directives from Court staff.
- 5) The public will be permitted to attend election hearings in the courtroom where hearings are being held, subject to social distancing guidelines and other court directives.
- 6) No cameras or recording devices are permitted in the Courtroom(s).
- 7) Judicial proceedings cannot be recorded, transmitted or broadcast by anyone. The parties are specifically informed that:

*It is unlawful and a criminal offense to record, transmit or broadcast video, audio or photograph of any judicial proceeding and violators may be found to be in contempt of court and may be criminally charged with a misdemeanor punishable by imprisonment of up to two years for a first offense. See Pa.R.J.A. 1910, Pa.R.Crim.P. 112 and 18 Pa.C.S. § 5103.1.*

## VII. OFFICIAL ELECTION COUNT

The official election count will commence immediately upon the close of the polls on November 3, 2020, at the Philadelphia Convention Center.

\*This Election Schedule is available on the First Judicial District website at: [www.courts.phila.gov](http://www.courts.phila.gov).

BY THE COURT:

/s/ Idee C. Fox

Honorable Idee C. Fox, President Judge  
Court of Common Pleas

## 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 5<sup>th</sup> day of October, 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 through November 8, 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 MUNICIPAL COURT

President Judge 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

ORDER

AND NOW, this 9<sup>th</sup> day of September, 2020, pursuant to Pa.R.J.A. No. 1952(B)(2) and in light of the September 1, 2020 Order of the Centers for Disease Control and Prevention, it is hereby ORDERED AND DECREED THAT:

- (1) The Philadelphia Municipal Court's Landlord-Tenant Officer is directed to not serve any alias writs of possession in residential cases until September 23, 2020. An alias writ of possession is served at the time of the eviction/lockout.
- (2) The Philadelphia Municipal Court's Landlord-Tenant Officer is permitted to serve sixty writs of possession in residential cases between September 8 and 12, 2020, and ninety writs of possession in residential cases between September 14 and 19, 2020. Beginning on September 21, 2020, there shall be no limit as to the number of writs of possession in residential cases that the Landlord-Tenant Officer may serve. Along with a writ of possession, the Landlord-Tenant Officer, shall serve a notice describing the Centers for Disease Control and Prevention's September 1, 2020 Order and a blank Declaration. A writ of possession is served prior to an eviction/lockout and provides notice that an eviction/lockout may follow. In residential cases in which a writ of possession is served, no eviction/lockout will occur any earlier than September 23, 2020.
- (3) In calculating the six-month period set forth in Rule 126(e) ("[a]n alias writ of possession may not be issued after six months from the date of the judgment for possession without leave of court") and the 180-day period for serving alias writs of possession (the practice of the Philadelphia Municipal Court is to serve the alias writ of possession within 180 days from the entry of a judgment for possession), the time from March 16, 2020 through and including November 2, 2020 shall be excluded from the computation of those time periods.
- (4) This Order supersedes conflicting provisions contained in any prior Administrative Order.

BY THE COURT:

/s/ Patrick F. Dugan

Patrick F. Dugan, President Judge  
Philadelphia 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 25<sup>th</sup> 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.

# Court Notices

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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  
PHILADELPHIA MUNICIPAL COURT  
President Judge Administrative Order**

No. 61 of 2020

In re: Motions to Lift Bench Warrants

**ORDER**

AND NOW, this 1<sup>st</sup> 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](mailto: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

## FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

**Public Access to Judicial Proceedings During the Covid-19 Pandemic-Livestream Policy**  
On April 28, 2020 the Pennsylvania Supreme Court issued an order<sup>1</sup> directing that during the Covid-19 pandemic:

In proceedings as to which a right to public and press access would otherwise exist, provision must be made to ensure some reasonable means of access. For example, with respect to a proceeding conducted using audio-visual means, such public access may be effectuated during the proceeding by providing live-stream access, or by making a recording available as soon as possible after the proceeding has been concluded.

In accordance with the above direction, the First Judicial District of Pennsylvania adopts the below process to ensure that the public<sup>2</sup>, will have reasonable means of access to judicial proceedings.

- (1) **Judicial Proceedings to Which the Right to Public Access Attaches.**  
Public access will be provided as set forth below to all proceedings which before the Covid-19 pandemic were open to the public. Those proceedings that were closed to the public before the Covid-19 pandemic will remain closed to the public regardless of whether they are conducted in-person or by using advanced communication technologies<sup>3</sup>.
- (2) **In-Person Proceedings Conducted at a Judicial Facility.**  
The public will be permitted to attend certain proceedings conducted in some judicial facilities when access to the judicial facility itself is authorized by federal, state and local authorities, and safeguards designed to insure the health and safety of court personnel, court users, and members of the public in light of the risks posed by the COVID-19 virus are in place. The number of people who may be reasonably admitted to a judicial facility or specific courtroom may be limited due to the reduced occupancy necessary to insure safe- distancing consistent with CDC and other federal, state and local health guidelines. As long as the public, albeit at a reasonably reduced number, is able to attend a judicial proceeding at a judicial facility, livestream or other remote access to that proceeding, as described below, will not be required even when the proceeding is conducted using advanced communication technologies.
- (3) **Access to Judicial Proceedings Conducted Using Advanced Communication Technologies or Proceedings Conducted In-Person where Health Safeguards, Necessitated by Covid-19 risks, Prevent the Public to Attend.** The public shall be provided access, as provided below, to judicial proceedings which are fully conducted utilizing advanced communication technologies, as well as in-person proceedings that are conducted in a facility where COVID-19 restrictions on occupancy do not allow for attendance by the public.
- (4) **Access to Judicial Proceedings to the Parties and to the Public.**  
In-person attendance of judicial proceedings is available in certain facilities and case types.

Zoom is the primary advanced communication technology used by the First Judicial District to conduct remote proceedings although other advanced communication technologies are utilized in some facilities or in connection with certain proceedings. Only the participants to the proceedings will be sent a digital invite or will be able to participate remotely utilizing advanced communication technologies pursuant to protocols established from time to time.

The public will be provided access to judicial proceedings as follows:

- (a) **Criminal Trials and other Criminal Judicial Proceedings.**
  - (i) **Court of Common Pleas Judicial Proceedings.**
    - (1) **Jury Trials.** Due to current social distancing restrictions, the public will not be permitted to attend in-person jury trials in the courtroom in which they will be held. Rather, the public will be provided in-person access to the Justice Stout Center for Criminal Justice and will be provided livestream access to jury trials in alternate courtrooms or court facilities. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the CDC and federal, state and local authorities.
    - (2) **Non-Jury Trials and other Judicial Proceedings.** The public will be permitted to attend the judicial proceedings in-person, in the courtroom in which the nonjury trials or other judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

<sup>1</sup> See Supreme Court Order captioned *Emergency Order of Statewide Judicial Administration*, at Nos. 531 and 532 Judicial Administration Docket. Article I, Section 11 of the Pennsylvania Constitution mandates that "All courts shall be open..."

<sup>2</sup> The term "public" in connection with this protocol includes the press and the media in general.

<sup>3</sup> Generally, the public has access to all "judicial proceedings" unless certain case-types or proceedings are statutorily closed to the public such as certain proceedings involving juveniles (see 42 Pa.C.S. § 6336) and incapacity proceedings. See 20 Pa. C.S. § 5511(a). Judges may also close certain hearings or proceedings as allowed by legal authority.

# Court Notices

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ii. **Philadelphia Municipal Court. Non-Jury Trials and other Judicial Proceedings.** The public will be permitted to attend the judicial proceedings in-person, in the courtroom in which the non-jury trials or other judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

iii. **Philadelphia Municipal Court Traffic Division.**

The public will be permitted to attend the judicial proceedings in-person, in the courtroom in which the judicial proceedings are held. The number of people permitted in any courtroom or court facility will depend on space available after necessary modifications are made designed to insure the health and safety of court personnel, court users, and members of the public which comply with social distancing requirements and guidance provided by the Centers for Disease Control and other federal, state and local authorities.

(b) **Civil Trials and Other Civil Proceedings.**

(i) **Court of Common Pleas: Trial Division - Civil and Orphans' Court Division.** Until in-person access is available, the public will be able to access judicial proceedings remotely, on dedicated court YouTube channels. Public access may include video, audio or both. The links to the judicial proceedings will be posted by the First Judicial District at: [www.courts.phila.gov/livestreams](http://www.courts.phila.gov/livestreams). The judicial proceedings will be streamed live and will not be available for viewing after the livestream concludes.

(ii) **Philadelphia Municipal Court-Civil Division.**

Until in-person access is available, the public may access judicial proceedings by requesting to listen to a recording of those proceedings. Recordings shall be made available to the public for listening upon request as soon as possible after the proceeding has concluded. By calling 215-686-2910, the public may initiate a request to schedule a time for listening to a court proceeding at a reasonable time and location designated by the court. An official transcript shall continue to constitute the only official record of a court proceeding.

(5) **Judicial Proceedings cannot be recorded, transmitted or broadcast.**

Reasonable efforts, verbally or in writing, shall be made to remind the public that judicial proceedings cannot be recorded, transmitted or broadcast and of the consequences for doing so, essentially as follows:

*It is unlawful and a criminal offense to record, transmit or broadcast video, audio or photograph of any judicial proceeding and violators may be found to be in contempt of court and may be criminally charged with a misdemeanor punishable by imprisonment of up to two years for a first offense. See Pa.R.J.A. 1910, Pa.R.Crim.P. 112 and 18 Pa.C.S. § 5103.1.*

(6) **Protective Measures.**

When specific legally sufficient facts, supported by current case law on excluding or limiting the public from an open courtroom, are presented to enable the Court to conclude a witness may be subject to being intimidated or otherwise threatened should the testimony, identity or images of the witness be disclosed, the Court may take reasonable steps to safeguard the identity and privacy of the witness by limiting public access via livestream by:

- affording the victim or witness an opportunity to proceed via a pseudonym in any technology-assisted hearing, and upon such election direct by court order all parties and witnesses to refer to the victim or witness via the pseudonym;
- interrupting the video stream and temporarily permitting only audio streaming;
- temporarily interrupting the livestream during the testimony of a witness; or
- taking other appropriate measures designed to safeguard the privacy, identity and safety of the witness.

This provision does not limit the Court's ability to exclude or limit the public from judicial proceedings for other reasons as established under applicable case law when necessary.

(7) **Proceedings Not Subject to this Policy.** Judicial proceedings conducted utilizing the Ring Central platform will be made available to the public as specifically provided in a separate protocol or policy.

(8) **Effective Date.** Judicial proceedings scheduled on or after September 8, 2020 shall be accessible by the public as provided in this Policy. Judicial proceedings scheduled before September 8, 2020 shall be accessible to the public consistent with the protocol in effect when scheduled.

## 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:

- 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.

- 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:

- 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.
- 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.
- 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 21st 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:

- 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
- 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
- Properties scheduled for the October 21, 2020 Tax Sale that were originally listed between 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

# Court Notices

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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 17<sup>th</sup> 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 Order<sup>4</sup> 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 landlord<sup>5</sup>. 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

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.

<sup>4</sup> <https://www.cdc.gov/coronavirus/2019-ncov/covid-eviction-declaration.html>

<sup>5</sup> 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.

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;<sup>6</sup>
- 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 extraordinary<sup>7</sup> 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.<sup>8</sup>
- 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

vs.

TERM, 20

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, information 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

<sup>6</sup> “Available government assistance” means any governmental rental or housing payment benefits available to the individual or any household member.

<sup>7</sup> An “extraordinary” medical expense is any unreimbursed medical expense likely to exceed 7.5% of one’s adjusted gross income for the year.

<sup>8</sup> “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.