

Sheriff's Sale Notices for January 5, 2021

SHERIFF'S SALE

SPECIAL NOTE: All Sheriff's Sales are conducted pursuant to the orders of the Courts and Judges of the First Judicial District. Only properties that are subject to judgments issued by the First Judicial District are listed for sale. By law, the Sheriff's Office cannot decide if a property can be listed for sale; only the District Courts can order a property to be sold at auction.

THIRD PUBLICATION

Properties to be sold by the Office of the Sheriff, City and County of Philadelphia, on Tuesday, January 5, 2021, at the:

FIRST DISTRICT PLAZA
3801 MARKET STREET, 3RD FLOOR
9:00 A.M. (EST)
Rochelle Bilal, Sheriff

JUDICIAL/FORECLOSURE SALE
CONDITIONS OF SHERIFF SALE

Ten percent of the highest bid for each property auctioned off shall be deposited in certified check, attorney's check or money order with the Sheriff by each bidder when their bid is registered, provided that in no case shall less than Five Hundred Dollars (\$500.00) be deposited, otherwise upon failure or refusal to make such deposit, the bidder shall lose all benefit of their bid and the property may be immediately offered again and sold unless a second bid has been registered, then, the second highest bidder will take the property at the highest bid price.

Additionally, where there is active bidding, the highest bidder, and the second highest bidder, if any, must post the entire amount of the cost of the distribution policy for the property at the time of sale by certified check, attorney's check or money order with the Sheriff.

The balance of the purchase money must be deposited in certified check, attorney's check or money order together with a Deed poll for execution by the highest bidder to the Sheriff at his office within 30 days from the time of the sale. An extension of time for an additional 30 days may be granted at the discretion of the Sheriff upon receipt of written request from the buyer requesting the same, except when a second bidder has been duly registered. Also, if the first bidder does not complete settlement with the Sheriff within the thirty (30) day time limit and a second bid was registered at the sale, the second bidder shall be granted the same thirty (30) day time limit to make settlement with the Sheriff on their second bid. Thereafter, the Sheriff shall be at liberty to return the writ to court.

A second bid must be registered on any property immediately after it is sold. The second bidder must present the same amount of deposit that the highest bidder delivers to the Sheriff at the sale. An extension of time under no circumstances will be granted or honored by the Sheriff whenever a second bid is registered on a property at the sale.

The first bid or opening bid on each property shall be a sum sufficient to pay all Sheriff's costs including advertising, all taxes, water rents and municipal claims due to the City of Philadelphia. If there is no other bid price above the opening bid price, the property shall be sold by the auctioneer to the attorney on the writ at that price.

The deposit by any bidder who fails to comply with the above conditions of sale shall be forfeited and the funds will be applied to the Sheriff's cost, then to any municipal claims that the City of Philadelphia has on the property. Finally, if a balance still remains, a

SHERIFF'S SALE

Sheriff's Distribution Policy will be ordered and the money will be distributed accordingly.

No personal checks, drafts or promises to pay will be accepted in lieu of certified checks, attorney's checks or money orders made payable to the Sheriff of Philadelphia County.

The Sheriff reserves the right to grant further extensions of time to settle and further reserves the right to refuse bids from bidders who have failed to enter deposits on their bids, failed to make settlement, or make fraudulent bids, or any other behavior which causes disruption of the Sheriff Sale. Said bidders shall be so refused for the sale in which said behavior occurred and for said further period of time as the Sheriff in her discretion shall determine.

The Sheriff will not acknowledge a deed poll to any individual or entity using an unregistered fictitious name and may, at her discretion, require proof of identity of the purchaser or the registration of fictitious names. The bid of an unregistered fictitious name shall be forfeited as if the bidder failed to meet the terms of sale.

All bidders are advised to remain at the sale until after the last property is sold. The Sheriff reserves the right to re-sell any property at any time before the end of the sale, upon the successful bidders' failure to tender the required deposit. The Sheriff reserves the right to postpone or stay the sale of any property in which the attorney on the writ has not appeared and is not present at the sale.

Prospective purchasers are directed to the Web site of the Philadelphia Bureau of Revision of Taxes, (BRT) "brtweb.phila.gov" for a fuller description of the properties listed. Properties can be looked up by the BRT number - which should be cross checked with the address. Prospective purchasers are also directed to the Philadelphia Department of Records, at Room 154 City Hall, 215-686-1483, and to its website at <http://philadox.phila.gov> where they can view the deed to each individual property and find the boundaries of the property. PROSPECTIVE PURCHASERS ARE RESPONSIBLE FOR DETERMINING THE NATURE, LOCATION, CONDITION AND BOUNDARIES OF THE PROPERTIES THEY SEEK TO PURCHASE.

The "BRT #" refers to a unique number assigned by the City Bureau of Revision of Taxes to each property in the City for the purpose of assessing it for taxes. This number can be used to obtain descriptive information about the property from the BRT website. Effective Date: July 7, 2006.

NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in her office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 5, 2021.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941. 223. means September Term, 1941.

SHERIFF'S SALE

223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by her.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, JANUARY 5, 2021

2011-301

9228-38 Blue Grass Rd, 8 19114 57th wd. 1136 sq. ft. BRT# 888570914 Improvements: Residential Property
RAMEZAN GHASSEMI NIA C.P. March Term, 2019, No. 01934 \$119,031.58 Kaplin, Stewart, Meloff, Reiter & Stein, P.C.

2011-302

2021 Stenton Ave 19138 10th wd. 1955 sq. ft. BRT# 882016710 Improvements: Residential Property
ROBERT MERRITT AND CECELIA PATTERSON MERRITT C.P. November Term 2018, No. 01992 \$334,688.09 McGrath McCall, P.C.

2011-303

1642 N 28th St 19121 32nd wd. 1256 sq. ft. BRT# 324146400 Improvements : Residential Property
AARON S. ISELEY AND LINDA A. GRAVES C.P. September Term 2019, No. 03592 \$78,940.05 Romano, Garubo & Argentieri

2011-304

1923 Ashley Rd 19138 10th wd. 1368 sq. ft. BRT# 101366800 Improvements: Residential Property
ROY A. BOND AND DELOIS M. BOND C.P. September Term 2018, No. 01569 \$120,288.00 Romano, Garubo & Argentieri

2011-305

408 N 64th St 19151 34th wd. 3125 sq. ft. BRT# 343082100 Improvements: Residential Property
A. H. MINOR, KNOWN HEIR OF ANTHONY HUSSEY; CIERA HUSSEY, KNOWN HEIR OF ANTHONY HUSSEY;

SHERIFF'S SALE

DEMARCO HUSSEY, KNOWN HEIR OF ANTHONY HUSSEY; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER ANTHONY HUSSEY. C.P. April Term 2018, No. 05033 \$92,433.25 Ras Citron, LLC

NOTE OF CORRECTION: The following 12 properties with the writ numbers beginning in 2012 will only be listed for the December 01, 2020 Mortgage Foreclosure Sale.

2012-301

1102 Rosalie St 19149 35th wd. 1160 sq. ft. BRT# 352032600 Improvements: Residential Property
NAGENA EDMOND AKA NAGENA PIERRE-LOUIS; C.P. January Term 2017, No. 11893 \$42,971.35 Manley Deas Kochalski LLC

2012-302

1501 S Stanley St 19146 36th wd. 969 sq. ft. BRT# 871550460 Improvements: Residential Property
LEWIS REAL ESTATE DEVELOPMENT, LLC; C.P. October Term 2018, No. 02919 \$124,197.74 Hladik Onorato and Federman, LLP

2012-303

1513 S Bailey St 19146 36th wd. 708 sq. ft. BRT# 364269100 Improvements: Residential Property
LINDA HEINTZ C.P. December Term 2019, No. 03147 \$82,834.15 Ras Citron, LLC

2012-304

2419 N Carlisle St 19132 16th wd. 868 sq. ft. BRT# 161013500 Improvements: Residential Property
JAMES RICHARD YOUNG AKA JAMES YOUNG C.P. December 2019, No. 01448 \$121,455.72 Ras Citron, LLC

2012-305

4130 W Girard Ave 19104 6th wd. 1890 sq. ft. BRT# 62168900 Improvements: Residential Property
SHIRLEY M. ROSS, AKA SHIRLEY ROSS (DECEASED); UNKNOWN HEIRS AND/OR ADMINISTRATORS OF THE ESTATE OF SHIRLEY M. ROSS AKA SHIRLEY ROSS; MILFORD WILLIAMS, AS POSSIBLE HEIR TO THE ESTATE OF SHIRLEY M. ROSS AKA SHIRLEY ROSS; RANDALL TERRY, AS POSSIBLE HEIR TO THE ESTATE OF SHIRLEY M. ROSS AKA SHIRLEY ROSS C.P. April Term 2018, No. 00649 \$167,898.94 Manley Deas Kochalski LLC

2012-306

931 N Fallon St 19131 44th wd. 825 sq. ft.

SHERIFF'S SALE

BRT# 442203500 Improvements: Residential Property
SHAWNNETTE L. JOHNSON AKA SHAWNNETTE D. L. JOHNSON C.P. September Term 2019, No. 02371 \$27,379.81 KML Law Group

2012-307

1828 W Venango St 19140. 11th wd. 2080 sq. ft. BRT# 112128300 Improvements: Residential Property
BRUCE GORDON HOFFMAN AKA BRUCE G. HOFFMAN C.P. July Term 2017, No. 03007 \$53,452.13 KML Law Group

2012-308

1722 N Newkirk St 19121 32nd wd. 689 sq. ft. BRT# 324159700 Improvements: Residential Property
TC DIAMOND PROPERTIES LLC; C.P. February 2020, No. 02041 \$198,519.77 KML Law Group

2012-309

6039 W Oxford St 19151 34th wd. 2382 sq. ft. BRT# 342098100 Improvements: Residential Property
CALVIN JONES C.P. December Term 2018, No. 00513 \$132,866.43 Hladik Onorato and Federman, LLP

2012-310

5144 Hoopes St 19139 44th wd. 1180 sq. ft. BRT# 442037600 Improvements: Residential Property
VERONIQUE ELDRIDGE A/K/A VERONIQUE M. THOMAS, INDIVIDUALLY IN HER CAPACITY AS HEIR OF WILLIAM ELDRIDGE A/K/A/ WILLIAM RICHARD ELDRIDGE, DECEASED; UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS, OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER WILLIAM ELDRIDGE A/K/A WILLIAM RICHARD ELDRIDGE, DECEASED C.P. March Term 2020, No. 02708 \$53,903.77 Phelan Hallinan, LLP

2012-311

2234 Manton St 19146 36th wd. 10560 sq. ft. BRT# 361270500 Improvements: Residential Property
2234 MANTON ST LLC C.P. April Term 2020, No. 01495 \$176,602.15 Weber Gallagher Simpson Stapleton Fires & Newby, LLP

2012-312

815 Piermont St 19116. 58th wd. 8211 sq. ft. BRT# 582217900 Subject to Mortgage Improvements: Residential Property
KELLY A. LONGACRE-SOWA AND DWAYNE SOWA C.P. July Term 2018, No. 02216 \$205,795.72 Gross McGinley, LLP

To publish your Corporate Notices,

Call: Jennifer McCullough at 215-557-2321

Email : jmccullough@alm.com

Sheriff's Sale Notices for January 5, 2021

SHERIFF'S SALE

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SHERIFF'S SALE

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NOTICE OF SCHEDULE OF DISTRIBUTION

The Sheriff will file in her office, The Land Title Building, 100 South Broad Street, 5th Floor, a Schedule of Distribution Thirty (30) Days from the date of Real Estate sold on January 5, 2021.

Distribution will be made in accordance with the Schedule unless exceptions are filed thereto within ten (10) days thereafter.

N.B. - For the benefit of our non-professional readers who do not understand the meaning of the letters and figures following the defendant's names, we make the following.

EXPLANATION

The name first appearing in each notice is that of the defendant in the writ whose property is being sold. All Writs are Writs of Executions.

The letters C.P., Court of Common Pleas; O.C., Orphans' Court; Q.S., Court of Quarter Sessions; C.C., County Court - indicate the Court out of which the writ of execution issues under which the sale is made: S. 1941, 223, means September Term, 1941, 223, the term and number of the docket entry; the figures following show the amount of debt; and the name following is that of the attorney issuing the writ.

Attention is called to the provisions of Act No.104, approved July 27, 1955, which requires owners of properties which are used, designed or intended to be used by three or more families, or of commercial establishments which contain one or more dwelling units, to deliver to the buyers of such properties a use registration permit at the time of settlement, under certain terms and conditions. Sheriff Sales are not subject to provisions of the said Act and the Sheriff will, therefore, not deliver use registration permits in connection with any sales conducted by her.

Very truly yours,
ROCHELLE BILAL, Sheriff
City and County of Philadelphia
www.OfficeofPhiladelphiaSheriff.com

SHERIFF'S SALE OF TUESDAY, JANUARY 5, 2021

2101-301
921 E Woodlawn St 19138 12th wd. 1941

SHERIFF'S SALE

Sq. Ft. BRT# 122104600 Improvements: Residential Property
DEBORAH A. POOLE C.P. January Term 2020 No. 00028 \$51,149.88 Hladik Onorato And Federman, LLP

2101-302

1527 W Erie Ave 19140 13th wd. 1511 Sq. Ft. BRT# 131056800 Improvements: Residential Property
TYLER B. GANDY C.P. May Term 2020 No. 01055 \$19,003.47 Hladik Onorato And Federman, LLP

2101-303

5343 Greenway Ave 19143 51st wd. 1280 Sq. Ft. BRT# 512046100 Improvements: Residential Property
VANEEDA DAYS, AS EXECUTRIX OF THE ESTATE OF MARGARET DAVIS, DECEASED C.P. February Term 2020 No. 00583 \$29,630.81 Hladik Onorato And Federman, LLP

2101-304

303 Crest Park Rd 19119 9th wd. 7600 Sq. Ft. BRT# 091058600 Improvements: Residential Property
TERESA MYERS-THOMPSON C.P. December Term 2017 No. 02095 \$360,150.79 KML Law Group

2101-305

6444 Woodcrest Ave 19151 34th wd. 1997.8 Sq. Ft. BRT# 344111100 Improvements: Residential Property
JEFFREY L. WALKER C.P. October Term 2018 No. 00221 \$145,587.77 KML Law Group

2101-306

3349 Elliston Cir 19114 66th wd. 2613 Sq. Ft. BRT# 661161100 Improvements: Residential Property
CATHERINE FLETCHER C.P. August Term 2019 No. 03458 \$162,569.52 Hladik Onorato And Federman, LLP

2101-307

7273 Valley Ave 19128 21st wd. 4144 Sq. Ft. BRT# 214171900 Improvements: Residential Property
GREGORY MORACE C.P. August Term 2019 No. 00008 \$175,628.93 KML Law Group

2101-308

7371 Rugby St 19138 10th wd. 1323 Sq. Ft. BRT# 102466500 Improvements: Residential Property
NADENE HUNTER C.P. November Term 2018 No. 00954 \$45,782.78 KML Law Group

2101-309

6136 Washington Ave 19143 3rd wd. 2310 Sq. Ft. BRT# 033122300 Improvements: Residential Property
DARCEL COPES C.P. October Term 2016 No. 03754 \$131,690.32 KML Law Group, P.C.

2101-310

9831 Hoff St 19115 58th wd. 3240 Sq. Ft. BRT# 581416400 Improvements: Residential Property
STEVEN ARGONDEZZI C.P. May Term 2019 No. 01539 \$69,631.49 KML Law Group, P.C.

2101-311

603 E Cheltenham Ave 19120 35th wd. 1088

SHERIFF'S SALE

Sq. Ft. BRT# 352010600 Improvements: Residential Property
VALLON SHOWELL C.P. July Term 2019 No. 03655 \$76,406.07 KML Law Group

2101-312

4458 Silverwood St 19127 21st wd. 1665 Sq. Ft. BRT# 211236900 Subject to Mortgage Improvements: Residential Property
TRACY S HARDY C.P. May Term 2020 No. 00366 \$182,514.81 Fox Rothschild LLP

2101-313

5905 Addison St 19143 3rd wd. 904 Sq. Ft. BRT# 032072300 Improvements: Residential Property
CLAUDE N TROUPE C.P. September Term 2018 No. 01394 \$71,642.89 Obermayer Rebmann Maxwell & Hippel, LLP

2101-314

5416 Race St 19139 4th wd. 1406 Sq. Ft. BRT# 041004900 Improvements: Residential Property
CLAUDE N TROUPE C.P. July Term 2018 No. 02214 \$55,662.67 Obermayer Rebmann Maxwell & Hippel, LLP

2101-315

4104 Germantown Ave 19140 13th wd. 1640 Sq. Ft. BRT# 871081850 Subject to Mortgage Improvements: Residential Property
HUNTINGPARK PARIS, LLC C/O UNITED STATES CORPORATION AGENTS, INC C.P. October Term 2019 No. 03203 \$95,672.31 Nancy J. Glidden, Esq

2101-316

2313 Turner St 19121 29th wd. 835 Sq. Ft. BRT# 291240100 Improvements: Residential Property
THE UNKNOWN HEIRS OF ADLENE HICKS DECEASED C.P. June Term 2019 No. 07362 \$49,619.81 KML Law Group, P.C.

2101-317

1407 S Taylor St 19146 36th wd. 769 Sq. Ft. BRT# 364173700 Improvements: Residential Property
DEMETRI G. BOTSARIS C.P. May Term 2019 No. 00183 \$268,043.51 KML Law Group, P.C.

2101-318

5819 Ellsworth St 19143 3rd wd. 952 Sq. Ft. BRT# 033131000 Improvements: Residential Property
JOHNNETTE LOGUIDICE C.P. October Term 2017 No. 01471 \$67,646.30 Obermayer Rebmann Maxwell & Hippel, LLP

2101-319

1313 Unruh Ave 19111 53rd wd. 1788 Sq. Ft. BRT# 532076200 Improvements: Residential Property
UNKNOWN HEIRS OF HERBERT DECEASED C.P. September Term 2019 No. 03070 \$140,594.79 Hill Wallack LLP

2101-320

1608 Mayland St 19138 10th wd. 1338 Sq. Ft. BRT# 102254500 Improvements: Residential Property
KRISTYE J. PARKER C.P. January Term 2019 No. 01874 \$159,167.68 KML Law Group, P.C.

2101-321

2323 Roma Dr 19145 26th wd. 3054 Sq. Ft.

SHERIFF'S SALE

BRT# 262401900 Improvements: Residential Property
DINA NORD C.P. December Term 2019 No. 01765 \$455,507.10 Hill Wallack LLP

2101-322

8821 Macon St 19152 57th wd. 3544 Sq. Ft. BRT# 571252300 Improvements: Residential Property
RAYMOND R. FISHER C.P. November Term 2018 No. 03217 \$206,212.59 Hill Wallack LLP

2101-323

537 Sanger St 19120 35th wd. 1109 Sq. Ft. BRT# 351212800 Improvements: Residential Property
SHERRI L. ASHFORD C.P. October Term 2018 No. 03961 \$109,148.23 KML Law Group, P.C.

2101-324

1411 E Moyamensing Ave 19147 1st wd. 1075 Sq. Ft. BRT# 011081600 Subject to Mortgage Improvements: Residential Property
AA INVEST PARTNERS, LLC C.P. September Term 2019 No. 90337 \$407,046.26 James T. Shoemaker, Esq.

2101-325

6014 Palmetto St 19111 35th wd. 5108 Sq. Ft. BRT# 352290000 Improvements: Residential Property
UNKNOWN HEIRS OF MARTHA PRZYBYSZEWSKI, DECEASED C.P. July Term 2019 No. 02492 \$245,565.53 Hill Wallack LLP

2101-326

2118 N Marston St 19121. 32nd wd. 700 Sq. Ft. BRT# 323198100 Improvements: Residential Property
LINH NGUYEN C.P. June Term 2019 No. 07213 \$44,188.22 KML Law Group, P.C.

2101-327

3617 Prince Cir 19114 66th wd. 2506 Sq. Ft. BRT# 661202800 Improvements: Residential Property
JENNIFER ISSEL C.P. September Term 2018 No. 00129 \$174,396.16 KML Law Group, P.C.

2101-328

638 E Wishart St 19134 33rd wd. 700 Sq. Ft. BRT# 331026000 Improvements: Residential Property
MIGUEL PEREZ OSORIO C.P. July Term 2019 No. 04168 \$48,884.38 KML Law Group, P.C.

2101-329

6179 Hegerman St 19135. 41st wd. 4266 Sq. Ft. BRT# 884380107 Improvements: Residential Property
WISSINOMING VOLUNTEER FIRST AID CORPS, INC C.P. May Term 2019 No. 02101 \$171,860.61 Duane Morris LLP

2101-330

1542 Haines St 19126 10th wd. 5707 Sq. Ft. BRT# 101262300 Subject to Mortgage Improvements: Residential Property
CONNECT A CARE NETWORK LLC AND BENNIE PETTWAY C.P. August Term 2020 No. 01727 \$118,316.03 Fein, Such, Kahn & Shepard, P.C.

To publish your Corporate Notices,
Call: Jennifer McCullough at 215-557-2321
Email : jmccullough@alm.com

LEGAL LISTINGS

COURT NOTICES

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

President Judge Administrative Order

No. 67 of 2020

In re: Postponement of January 5, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 23rd day of December, 2020, at the request of the Sheriff of Philadelphia County; and due to limitations on public gatherings; the Sheriff having advised the Court that effective April 6, 2021, Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol as issued by the Philadelphia Sheriff, it is hereby **ORDERED and DECREED** that the Mortgage Foreclosure Sheriff Sales scheduled for January 5, 2021 are postponed to April 6th 2021, with no further advertisement or costs, provided however as to each specific property at issue under the Writ that:

- On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on April 6, 2021 along with a "Notice to All Occupants" attached thereto. A timed stamped copy of the Praecipe and "Notice to All Occupants" shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praecipe and "Notice to All Occupants" are attached to this order.
- On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Writ be returned by the Sheriff to the Office of Judicial Records, in which case a new Writ of Execution must be filed and served as provided by rules of court. The Praecipe is attached to this order.
- If Plaintiff fails to comply with paragraphs (a) or (b) above before February 19, 2021, the Writ at issue will be considered abandoned and it will be returned to the Office of Judicial Records by the Sheriff. The Plaintiff must thereafter file a new Writ of Execution which must be noticed as provided in Pa.R.C.P. 3129.2.

This Order does not affect the right of either party to file a Motion for postponement consistent with local practice.

BY THE COURT:

/s/ Idee C. Fox

Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County

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

_____ : TERM, 202
Plaintiff :
vs. :
_____ :
Defendant : No.

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the December 23, 2020 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for January 5, 2020:

- proceed on April 6, 2021. No new notice shall be required as provided in Pa.R.C.P. No. 3129.3(a). A copy of the attached **Important Notice to All Occupants** was sent to occupants of the premises which are subject to Sheriff Sale;
- not proceed on April 6, 2021 and for the Writ to be returned by the Sheriff to the Office of Judicial Records. A new writ of execution must be filed by Plaintiff and Notice will be given as required by Pa.R.C.P. 2139.2.

Date: _____

Attorney for Plaintiff

First Judicial District of Pennsylvania
Court of Common Pleas of Philadelphia County

IMPORTANT NOTICE TO ALL OCCUPANTS

A SALE OF THIS PROPERTY, _____,
HAS BEEN SCHEDULED BY THE PHILADELPHIA SHERIFF!

Court Notices continues on 24

COMING EVENTS

DECEMBER 29

The Right to Know Law

Webcast Replay 9:00 AM to 12:00 PM

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

3 substantive

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

DECEMBER 30

ADA Update: Reasonable Accommodation in the Workplace

Webcast Replay 9:00 AM to 12:00 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

JANUARY 12

IRS Tax Update on 2020 Changes

Webcast 1:00 PM to 4:15 PM

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

3 substantive

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

JANUARY 13 - 15

PBA Family Law Section Winter Meeting 2021

Webcast 8:15 AM to 11:45 AM

Cost: \$399 Standard; \$200 Attorneys licensed 5 years or less, judicial law clerks & paralegals

7.5 substantive/1.5 ethics

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

JANUARY 20

Practical Medicaid Planning 2021

Webcast 9:00 AM to 12:15 PM

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

3 substantive

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

JANUARY 21

It's Not Just Academic: Law Schools, Diversity, and the Legal Profession

Webcast 4:00 PM to 5:00 PM

Cost: \$79 Standard; \$40 Attorneys licensed 5 years or less, judicial law clerks & paralegals

1 ethics

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

JANUARY 22

COVID-19 Employment Issues Roundup 2021

Webcast 9:00 AM to 12:15 PM

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

3 substantive

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

JANUARY 26

Charitable Trusts 2021

Webcast 9:00 AM to 12:15 PM

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

3 substantive

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			
18	Coming Events	22	U.S. Bankruptcy Court
21	Common Pleas Court	22	Hearings
	21 Civil Trial List	22	Court of Appeals
19	Federal Court	22	District Court

Court Notices

continued from 18

If you ignore this notice, **the Property May Be Sold** at a Sheriff's Sale.

For **free legal help**, or to discuss the scheduled sale of the property, call the
Save Your Home Philly Hotline:
215-334-HOME or 215-334-4663

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

President Judge Administrative Order

No 68 of 2020

In re: Postponement of January Tax Sales

ORDER

AND NOW, this 23 day of December, 2020, at the request of the Sheriff of Philadelphia County; and due to limitations on public gatherings; the Sheriff having advised the Court that effective April 6, 2021, Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol as issued by the Philadelphia Sheriff, it is hereby **ORDERED AND DECREED** that Philadelphia County Sheriff's Tax Sales are postponed and rescheduled as follows:

- The Tax Sales scheduled for January 7, 2021 are postponed and rescheduled for April 8, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 19, 2021 are postponed and rescheduled for April 20, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 20, 2021 are postponed and rescheduled for April 21, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for January 21, 2021 are postponed and rescheduled for April 22, 2021. Notice requirements to be determined by further order of Court.

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 COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA

IN RE: Delaware County Local Rule No. 507 : No. MD 1545-17

Approval of Police Complaints and Arrest Affidavits by the Attorney for the Commonwealth :

ADMINISTRATIVE ORDER

AND NOW, this 9th day of December, 2020, it is hereby **ORDERED** and **DECREED** that the attached local Rule 507 is **ADOPTED**.

This local Rule 507 **SHALL** become effective thirty (30) days after publication of the same in the *Pennsylvania Bulletin*.

Upon publication of the attached local Rule 507 and the same taking effect, the previous local Rule(s) 507A¹ **SHALL** be contemporaneously **RESCINDED**.

By the Court:

**KEVIN F. KELLY
 President Judge**

Proposed Local Rule 507

Rule 507. Approval of Police Complaints and Arrest Warrant Affidavits By Attorney For the Commonwealth.

(A) The District Attorney of Delaware County having past filed a certificate pursuant to Pennsylvania Rule of Criminal Procedure 507 – Approval of Police Complaints and Arrest Warrant Affidavits by Attorney for the Commonwealth, as defined in the Rules of Criminal Procedure, charging the following criminal offenses:

- Criminal Homicide in violation of 18 Pa.C.S.A. Section 2501;
- Murder in any degree in violation of 18 Pa.C.S.A. Section 2502;
- Voluntary Manslaughter in violation of 18 Pa.C.S.A. Section 2503;
- Involuntary Manslaughter in violation of 18 Pa.C.S.A. Section 2504;
- Causing or aiding suicide in violation of 18 Pa.C.S.A. Section 2505;
- Drug delivery resulting in death in violation of 18 Pa.C.S.A. Section 2506;

- Criminal Homicide of unborn child in violation of 18 Pa.C.S.A. Section 2603;
- Murder in any degree of unborn child in violation of 18 Pa.C.S.A. Section 2604;
- Voluntary Manslaughter of unborn child in violation of 18 Pa.C.S.A. Section 2605;
- Aggravated Assault of unborn child in violation of 18 Pa.C.S.A. Section 2606;
- Homicide by Vehicle in violation of 75 Pa.C.S.A. Section 3732;
- Homicide by Vehicle While Driving Under the Influence in violation of 75 Pa.C.S.A. Section 3735;
- Aggravated Assault by vehicle While Driving Under the Influence in violation of 75 Pa.C.S.A. Section 3735.1;
- Aggravated Assault by Vehicle in violation of 75 Pa.C.S.A. Section 3732.1;
- Rape in violation of 18 Pa.C.S.A. Section 3121;
- Statutory Sexual Assault in violation of 18 Pa.C.S.A. Section 3122.1;
- Involuntary Deviate Sexual Intercourse in violation of 18 Pa.C.S.A. Section 3123;
- Sexual Assault in violation of 18 Pa.C.S.A. Section 3124.1;
- Institutional Sexual Assault in violation of 18 Pa.C.S.A. Section 3142.2;
- Aggravated Indecent Assault in violation of 18 Pa.C.S.A. Section 3125; and
- Personal Use Marijuana, 35 Pa.C.S.A. Section 780-113(a)(31).

Such police complaints and/or arrest warrant affidavits shall not hereafter be accepted by any judicial officer unless the Complaint and/or Affidavit have the approval of a *Deputy District Attorney, Chief Assistant District Attorney* or the *First Assistant District Attorney* of the Delaware County District Attorney's Office prior to filing.

(B) Upon disapproval of a police complaint, arrest warrant affidavit and/or both by a reviewing Commonwealth's attorney, the lawyer for the Commonwealth shall furnish to the police officer who prepared the complaint, affidavit, or both a written notice of the disapproval, in substantially the following form, and the Commonwealth's attorney shall maintain a record of the written notice.

District Attorney File No. _____

**NOTICE AND RECORD OF DISAPPROVAL
 COMMONWEALTH OF PENNSYLVANIA**

VS.

Complaint/Affidavit/
 Application of: _____

Charge: _____

Police Number: _____

Police Department: _____

Time: _____

Occurrence Date: _____ Location: _____

SUMMARY OF FACTS AND PROBABLE CAUSE:

CLEAN/NCIC check reveals no outstanding warrants:

Date _____ Source of Information _____

REASON(S) FOR DISAPPROVAL (Please check appropriate reason)

- | | |
|--|--|
| <input type="checkbox"/> IC=Insufficient Corroboration | <input type="checkbox"/> UV=Unavailable or ncooperative Victim |
| <input type="checkbox"/> IE=Insufficient Evidence | <input type="checkbox"/> WC=Witness Credibility Contradicted |
| <input type="checkbox"/> II=Identification Inconclusive | <input type="checkbox"/> ID=Inadequate Description of Persons, |
| <input type="checkbox"/> IJ=Interest of Justice | <input type="checkbox"/> Premises Or Property |
| <input type="checkbox"/> IS=Inadmissible Evidence | <input type="checkbox"/> NS=Insufficient Cause for |
| <input type="checkbox"/> IP=Insufficient Probable Cause | <input type="checkbox"/> Nighttime Search |
| <input type="checkbox"/> LJ=Lacks Jurisdiction | |
| <input type="checkbox"/> LP=Lacks Prosecutorial Merit | |
| <input type="checkbox"/> UW=Unavailable or Uncooperative Witness | |

Other: _____

¹ See Orders dated March 4, 2014, No. MD 525-2014, and 44 Pa.B. 1878 (March 29, 2014); and Order dated February 10, 2020, No. MD 1545-17 and 50 Pa.B. 1504 (March 14, 2020).