

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)

D'ANNUNZIO, NICHOLAS R. (a/k/a **NICHOLAS D'ANNUNZIO**) -- Donna Schmidt, Administratrix, c/o Paul J. Perpiglia, Esq., Perpiglia & Assocs., 1332 Jackson St., Philadelphia, PA 19148; Paul J. Perpiglia, Attorney, Perpiglia & Assocs., 1332 Jackson St., Philadelphia, PA 19148.

2-18-3*

CORPORATE NOTICES

NOTICE IS HEREBY GIVEN that on February 6, 2021, Articles of Incorporation were filed with the Department of State for **Kiwanis of Glenside**, a corporation organized under the provisions of the Pennsylvania Business Corporation Law of 1988, effective October, 1, 1989, for the purpose of engaging in all lawful business for which corporations may be incorporated under said Act.

3-4-1*

RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on March 2, 2021 an **AMENDMENT TO SECTION 305 (CAMPING AND TENTS) OF THE REGULATIONS GOVERNING FAIRMOUNT PARK SYSTEM** was promulgated by the Department of Parks and Recreation and filed with the Department of Records, Room 156, City Hall, available to view at <http://regulations.phila-records.com/>. Anyone affected thereby may file a written request for hearing with the Department of Records within thirty (30) days from the above date, including by sending an email to regulations@phila.gov. The regulation will become effective at the conclusion of this notice period if no hearing is requested.

James P. Leonard, Esq.
Commissioner of Records
3-4-1*

WITHDRAWAL NOTICE

Notice is hereby given that pursuant to the applicable provisions of 15 Pa.C.S Section 415 or 417, **CEVA Trade Services, Inc.**, a corporation incorporated under the laws of the State of Delaware with its registered office in PA at c/o: CT Corporation System, Philadelphia County, intends to file a Statement of Withdrawal of Foreign Registration with the Dept. of State.

3-4-1*



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at **215-557-2321**

Email : **jmccullough@alm.com**

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

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS

Monday, March 1, 2021

TRIAL DIVISION – CIVIL

NOTICE TO THE BAR

PROTOCOL FOR DISCOVERY MOTIONS FILED ON/AFTER MARCH 15, 2021

Praecipes and Certifications Regarding Discovery Motions

For all Discovery Motions filed on/or after March 15, 2021, the Office of Judicial Records shall set a *Certification Due Date* of seven (7) days from the date of filing the motion. No later than the *Certification Due Date*, only the movant (not the respondent) shall file in the *Discovery Court Filings* section of the Civil Electronic Filing System (EFS) the appropriate praecipe and certification for the Court's review as follows.

- (1) **Withdrawn discovery motions:** For all Discovery motions that are withdrawn, only the movant (not the respondent) shall file a Praecipe to Withdraw, identifying the control number, and identifying the party or parties against whom the motion is pending, with the relief sought. See the attached form for the appropriate format to be used for this Praecipe to Withdraw.
- (2) **Discovery motions entered by agreement:** For all Discovery motions entered by agreement, only the movant (not the respondent) shall file a Praecipe to Enter Discovery Order By Agreement. The praecipe shall identify the control number, and identify the party or parties against whom the motion is pending, with the relief sought. This praecipe shall request that the Office of Judicial Records enter, upon Court review, the order marked BY AGREEMENT and prepared by counsel for the movant with an appropriate certification that the other party(s) agree to the terms of the order. Counsel for the movant shall retain written proof of the agreement/consent from all counsel in the matter to the stipulated order. See the attached form for the appropriate format to be used for the praecipe and certification of discovery motions entered by agreement.
- (3) **Uncontested discovery motions:** For all uncontested Discovery motions, only the movant (not the respondent) shall file a Praecipe to Enter Uncontested Discovery Order. The praecipe shall identify the control number, and identify the party or parties against whom the motion is pending, with the relief sought. This praecipe shall request that the Office of Judicial Records enter, subject to review, the order marked UNCONTESTED prepared by counsel for the movant with an appropriate certification that the motion is uncontested by the party or parties against whom the motion is pending. Counsel for the movant shall retain written proof of the consent from all counsel in the matter to the order and the fact that it is uncontested. See the attached form for the appropriate format to be used for the praecipe and certification of uncontested discovery motions.

Note: If the movant is unsuccessful in reaching the respondent to obtain the respondent's position, the motion is presumed Contested per paragraph 5.

- (4) **Discovery motions involving a third party:** For all Discovery motions concerning any person or entity which is not a party to the applicable action (collectively referred to as a "third party") which are by agreement or uncontested, only the movant (not the respondent) shall file a Praecipe to Enter Discovery Order Against a Third Party. The praecipe shall identify the control number, and identify the third party or parties against whom the motion is pending, with the relief sought. This praecipe shall request that the Office of Judicial Records, subject to review, enter the order by agreement or uncontested with an appropriate certification that the motion is by agreement or uncontested. The certification shall also set forth the means of service of the motion and include a valid electronic means of contacting the third party against whom the motion is pending. Counsel for the movant shall retain written proof of the consent from the third party to the order and the fact that it is by agreement or uncontested. See the attached form for the appropriate format of the requisite praecipe and certification to be used for submission to the Court hereunder. Movant shall provide the third party with a copy of the Order.
- (5) **Contested discovery motions:** For all contested Discovery motions (including third party motions), only the movant (not the respondent) shall file a Praecipe for Contested Discovery Motion. The praecipe shall identify the control file number, and identify the party or parties against whom the motion is pending, with the relief sought. This praecipe shall confirm that counsel for the movant has conferred or made reasonable efforts to confer with the opposing party or third party and/or its counsel to resolve the dispute and despite reasonable efforts, the parties are unable to resolve the dispute without court intervention. See the attached form for the appropriate format to be used for this praecipe and certification.

Note: If the movant is unsuccessful in reaching the respondent to obtain the respondent's position, the motion is presumed Contested.

Be Advised: If a movant must file a unique praecipe and certification that relates to less than all parties subject to the filed Discovery Motion, Discovery Court Program staff should be consulted before filing. For example, a movant may withdraw a Discovery Motion as it relates to defendant A, but may need to file a certification that marks the motion contested as it relates to defendant B. In this and similar circumstances, Discovery Court Program staff should be consulted for filing protocols.

Be Advised: If the movant fails to file any of the praecipes or certifications described above, the Discovery Motion will be marked "dismissed without prejudice" by the Office of Judicial Records after the expiration of the *Response Date*.

Discovery Motions Certified Contested

Court Notices continues on 17

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

MARCH 4

Civil Litigation Update 2021

Webcast 9:00 AM to 1:15 PM

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

3 substantive/1 ethics

For more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.orgCost: \$249 Standard; \$125 Attorneys licensed 5 years or less, judicial law clerks & paralegals
3 ethicsFor more information contact PBI Customer Service at 800-247-4PBI or go to: www.pbi.org

MARCH 5

PBA Labor and Employment Law Section Retreat

Webcast 9:00 AM to 2:00 PM

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

3 substantive/1 ethics

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

MARCH 11

Key Mistakes to Avoid with Residential Agreements of Sale 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

MARCH 12

Parenting Coordination in the Pandemic and Beyond – Part I

Webcast 9:00 AM to 12:15 PM

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

2 substantive/0.5 ethics

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

MARCH 9

Health Law Basics Bootcamp 2021

Webcast 9:00 AM to 4:00 PM

Cost: \$199 Standard; \$100 Attorneys licensed 5 years or less, judicial law clerks & paralegals

6 substantive

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

MARCH 10

Discipline, Sanctions and Public Perception: Attorney Regulation of High Profile Cases

Webcast 9:00 AM to 12:20 PM

Bankruptcy Fundamentals and Tips for Avoiding Common Pitfalls

Webcast 1:30 PM to 4:50 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

MARCH 15

Nursing Home Litigation in the Age of Covid

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

Court Notices

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The Office of Judicial Records shall set a *Response Date* of seven (7) days from the *Certification Due Date* for all Discovery Motions filed on/or after March 15, 2021. If the movant certifies a Discovery Motion as contested, all respondents shall file a response by the established *Response Date* in the *Discovery Court Filings* section of the Civil Electronic Filing System (EFS).

If a Discovery Motion is certified Contested, and no response is filed within seven (7) days, the motion will be assigned to a judge for review as unopposed.

If a response in opposition of the motion is filed, the Discovery Motion will be listed for a hearing with the appropriate Judicial Team Leader. The hearing will be listed approximately seven (7) to ten (10) days from the expiration of the *Response Date*. Notice of the date, time, and manner of the hearing will be sent by the Office of Judicial Records to all parties.

If a Discovery Motion is certified contested, but subsequently determined to be agreed upon, uncontested, or withdrawn, only the movant (not the respondent) shall file the appropriate praecipe and certification with the Office of Judicial Records as described above. Subsequently, the scheduled hearing will be canceled and closed on the docket and the order shall be entered by agreement, uncontested, or withdrawn as described above.

Be advised: All praecipes and certifications described above shall be made subject to the penalties of 18 Pa.C.S.A. § 4904 regarding unsworn falsifications to authorities.

Questions regarding these protocols and any related filing procedures should be directed to Peter Divon, Manager, Discovery Court Program, at Peter.Divon@courts.phila.gov.

Honorable Lisette Shirdan-Harris
Administrative Judge
Trial Division

Honorable Daniel J. Anders
Supervising Judge
Trial Division – Civil

Honorable Gary S. Glazer
Supervising Judge
Trial Division – Commerce

IN THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS
TRIAL DIVISION – CIVIL

_____	:	
	:	
	:	
	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY, PA
PLAINTIFFS	:	
	:	
v.	:	_____ TERM, 20__
	:	
	:	NO. _____
	:	
	:	
DEFENDANTS	:	
_____	:	

PRAECIPE TO WITHDRAW DISCOVERY MOTION

To the Office of Judicial Records:

[PARTY NAME] hereby withdraws the discovery motion filed [PARTY NAME] on [DATE] with Control number [CONTROL NUMBER] seeking [relief sought] against [specific party or parties] is withdrawn.

BY: _____, Esquire
Attorney for [PARTY NAME]

Date:

IN THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS
TRIAL DIVISION – CIVIL

	:	
	:	
	:	
	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY, PA
PLAINTIFFS	:	
	:	
v.	:	_____ TERM, 20__
	:	
	:	NO. _____
	:	
	:	
DEFENDANTS	:	
	:	
	:	
	:	

PRAECIPE TO ENTER DISCOVERY ORDER BY AGREEMENT

To the Office of Judicial Records:

Pursuant to the Court's Discovery protocol and subject to the below certification, and after Court review, kindly enter the Order By Agreement attached hereto as Exhibit A.

To resolve the discovery motion filed on [DATE] with Control number [CONTROL NUMBER], [PARTY NAMES] hereby enter the attached Order By Agreement. I, [MOVANT'S ATTORNEY'S NAME] attorney for [PARTY NAME], hereby certify that I have conferred with counsel for [PARTY NAME(S)] and that the discovery motion seeking [relief sought] against [specific party or parties] is resolved by agreement.

I make this certification subject to the penalties of 18 Pa.C.S.A. § 4904 regarding unsworn falsifications to authorities. I maintain written documentation of the agreement. IN THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

PHILADELPHIA COURT OF COMMON PLEAS
TRIAL DIVISION – CIVIL

_____	:	
	:	
	:	
	:	
	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY, PA
PLAINTIFFS	:	
	:	
v.	:	_____ TERM, 20__
	:	
	:	NO. _____
	:	
	:	
DEFENDANTS	:	
_____	:	

PRAECIPE TO ENTER UNCONTESTED DISCOVERY ORDER

To the Office of Judicial Records:

Pursuant to the Court's Discovery protocol and subject to the below certification, and after Court review, kindly enter the Uncontested Order attached hereto as Exhibit A.

I, attorney for [PARTY NAME], hereby certify that I have conferred with counsel for [PARTY NAME(S)] and that the discovery motion filed on [DATE] with Control number [CONTROL NUMBER] seeking [relief sought] against [specific party or parties] is uncontested.

I make this certification subject to the penalties of 18 Pa.C.S.A. § 4904 regarding unsworn falsifications to authorities. I maintain written documentation of the agreement that this motion is uncontested.

BY: _____, Esquire
Attorney for [PARTY NAME]

Date:

IN THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS
TRIAL DIVISION – CIVIL

	:	
	:	
	:	
	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY, PA
PLAINTIFFS	:	
	:	
v.	:	_____ TERM, 20__
	:	
	:	NO. _____
	:	
	:	
DEFENDANTS	:	
	:	
	:	
	:	

PRAECIPE TO ENTER THIRD PARTY UNCONTESTED OR RESOLVED BY AGREEMENT DISCOVERY ORDER

To the Office of Judicial Records:

Pursuant to the Court's Discovery protocol and subject to the below certification, kindly, upon court review enter the discovery order, attached hereto as Exhibit A which seeks relief including [movant must enter relief sought here and whether it is by agreement or uncontested].

I, attorney for [PARTY NAME], hereby certify that, on [DATE] and in compliance with Pa.R.C.P. 440, I served third party respondent [NAME OF ENTITY SUBJECT TO MOTION] with a copy of the motion to [STATE WHAT TYPE OF MOTION e.g. enforce subpoena, for protective order, or other] filed on [DATE] with Control number [CONTROL NUMBER]. The respondent was properly served with said motion by [DESCRIBE MANNER OF SERVICE].

I also certify that, on [DATE], [THE SUBPOENA or MOTION] was properly served on respondent [NAME OF ENTITY SUBJECT TO MOTION] in compliance with Pa.R.C.P. 234.2 by [DESCRIBE MANNER OF SERVICE].

I further certify that I conferred with a representative of the respondent [NAME OF PERSON OR PARTY SUBJECT TO MOTION] and that the discovery motion filed on [DATE]

Court Notices

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with Control number [CONTROL NUMBER] is [STATE WHETHER UNCONTESTED OR RESOLVED BY AGREEMENT]. The representative for respondent [NAME OF PERSON OR PARTY SUBJECT TO MOTION] can be electronically contacted at [ELECTRONIC CONTACT]. A copy of the discovery order to which respondent [NAME OF PERSON OR PARTY SUBJECT TO MOTION] consents to entry as [UNCONTESTED OR BY AGREEMENT] is attached hereto as Exhibit A.

I make this certification subject to the penalties of 18 Pa.C.S.A. § 4904 regarding unsworn falsifications to authorities.

I hereby certify that I have provided a copy of the attached Order to the referenced respondent and I have maintained a written confirmation that this Motion is [STATE WHETHER UNCONTESTED OR BY AGREEMENT].

BY: _____, Esquire
Attorney for [MOVANT]

Date:

IN THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
PHILADELPHIA COURT OF COMMON PLEAS
TRIAL DIVISION – CIVIL

PLAINTIFFS : COURT OF COMMON PLEAS
PHILADELPHIA COUNTY, PA
v. :
_____ TERM, 20__
NO. _____
DEFENDANTS :

PRAECIPE FOR CONTESTED DISCOVERY MOTION

To the Office of Judicial Records:

I, [ATTORNEY NAME], am counsel for the movant in the discovery motion filed on [DATE] with Control number [CONTROL NUMBER] seeking [relief sought] against [specific party or parties].

I certify that I have conferred or made reasonable attempts to confer with opposing counsel for respondent(s) [PARTY NAME(S)] in an effort to resolve the aforementioned motion. However, despite reasonable and good faith efforts, the parties are unable to resolve this dispute without Court intervention. I make this certification subject to the penalties of 18 Pa.C.S.A. § 4904 regarding unsworn falsifications to authorities.

Respondent shall file an answer by the established *Response Date* entered on the docket.

BY: _____, Esquire
Attorney for [PARTY NAME]

Date:

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

President Judge Administrative Order

No 9 of 2021

In re: Rescheduling of April Tax Sales

ORDER

AND NOW, this 25th day of February, 2021, at the request of the Sheriff of Philadelphia County; it is hereby **ORDERED AND DECREED** that Philadelphia County Sheriff's Tax Sales are rescheduled as follows:

- The Tax Sales scheduled for April 8, 2021 are rescheduled for April 9, 2021. Notice requirements set forth by Administrative Order 3 of 2021.
- The Tax Sales scheduled for April 20, 2021 are rescheduled for April 14, 2021. Notice requirements set forth by Administrative Order 3 of 2021.
- The Tax Sales scheduled for April 21, 2021 remain as scheduled. Notice requirements set forth by Administrative Order 3 of 2021.

- The Tax Sales scheduled for April 22, 2021 are rescheduled for April 27, 2021. Notice requirements set forth by Administrative Order 3 of 2021.

This Order supersedes Administrative Order 68 of 2020.

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

President Judge Administrative Order

No. 10 of 2021

In re: Postponement of March 2, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, 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 March 2, 2021 are postponed to July 13, 2021, with no further advertisement or costs, provided however as to each specific property at issue under the Writ that:

- (a) On or before May 28, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on July 13, 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.
- (b) On or before May 28, 2021, Plaintiff 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.
- (c) If Plaintiff fails to comply with paragraphs (a) or (b) above before May 28, 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

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

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

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for March 2, 2021:

- proceed on July 13, 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 July 13, 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

Court Notices continues on 19

Court Notices

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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!

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
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

President Judge Administrative Order

No. 11 of 2021

In re: Procedure for May 4, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, due to the volume of Sheriff Sales scheduled for May 4, 2021, and to ensure appropriate notice to all parties, it is hereby **ORDERED and DECREED** that the May 4, 2021 sale will proceed provided that Plaintiffs comply with the following procedure:

- On or before March 19, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on May 4, 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 March 19, 2021, Plaintiff 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 March 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

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

Plaintiff : TERM, 202

vs. :

Defendant : No.

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for May 4, 2021:

proceed on May 4, 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 May 4, 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!

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
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

President Judge Administrative Order

No. 12 of 2021

In re: Procedure for June 1, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, due to the volume of Sheriff Sales scheduled for June 1, 2021, and to ensure appropriate notice to all parties, it is hereby **ORDERED and DECREED** that the June 1, 2021 sale will proceed provided that Plaintiffs comply with the following procedure:

- On or before April 16, 2021, Plaintiff files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on June 1, 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 April 16, 2021, Plaintiff 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 April 16, 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

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

Plaintiff : TERM, 202

vs. :

Defendant : No.

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for June 1, 2021:

proceed on June 1, 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 June 1, 2021 and for the Writ to be returned by the Sheriff to the Office of Judicial

Court Notices continues on 20

Court Notices

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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!

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
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY**

**President Judge Administrative Order
No. 8 of 2021**

In re: **Objections to Nomination Petitions – Primary Election, May 18, 2021**

ORDER

AND NOW, this 22 day of February, 2021, IT IS HEREBY ORDERED, ADJUDGED and DECREED that as required by 25 P.S. § 2937, any petition raising objections to Nomination Petitions of candidates for the May 18, 2021 Primary Election shall be filed, scheduled and disposed as follows:

- (1) the *Petition to Set Aside Nomination Petition* (hereinafter "Petition"), substantially in the form set forth below, and Exhibits must be filed with the Office of Judicial Records (formerly the "Prothonotary") no later than 5:00 PM on March 16, 2021. The Order to Show Cause and the Proposed Order will be generated by the Court's case management system and the Petitioner need not file either document with the Petition.
- (2) The Petition shall specify objections to individual signature lines in nomination petitions and these shall be set forth in an Excel or other similar spreadsheet format. Objector may use the downloadable spreadsheet provided on the Court's website at: www.courts.phila.gov/forms. Spreadsheet columns shall include, for each challenged signature line: page number, line number, county, and the reason or reasons for each challenge. The spreadsheet shall designate the grounds for challenge by codes, as follows:

NR = Not Registered
NRA = Not Registered at Address
NRDS = Not Registered on Date Signed
OC = Out of County
Ill = Illegible
LIO = Line Information Omitted
DUP = Duplicate
IHA = Line Information in Hand of Another
N/I = Nickname/Initial
PRI = Printed Signature
DCA = Defective Circulator Statement
Other = Any ground for objection not listed above

- (3) The Petition shall clearly state the number of signature lines challenged as well as the total number of completed signature lines on the face of the nomination petitions or papers. Any other challenges, e.g., to circulator affidavits, candidate affidavits, etc., must be clearly and separately stated in the Petition.
- (4) The Office of Judicial Records will be open on March 16, 2021 from 8:30 AM to 5:00 PM. Petitions raising Objections to Nomination Petitions must be filed no later than 5:00 PM. The Petitions must be electronically filed at: <https://fjdefile.phila.gov/>. However, Petitioners who are unable to file their Petitions electronically may file in-person in Room 296 City Hall, but since City Hall is closed to the public, Petitioners must make an appointment by emailing the Office of Judicial Records at: OJR_Civil@courts.phila.gov. No one will be admitted without an appointment. All appointments must take place no later than 5:00 PM on March 16, 2021.
- (5) Once the Petition has been filed with the Office of Judicial Records, an Order to Show Cause shall be issued scheduling a hearing date for March 19, 2021. The Order to Show Cause shall be in the format attached below.
- (6) A copy of the Petition and Order to Show Cause must be served by the Petitioner on the Philadelphia County Board of Elections, Room 142 City Hall, Philadelphia, PA no later than March 16, 2021 by 5:00 PM.
- (7) A copy of the Petition and Order to Show Cause must be served by the Petitioner on the Candidate no later than March 18, 2021 at 4:00 PM. Service may be accomplished by any of the below methods:
 - (i) personal service on the Candidate;
 - (ii) personal service on any adult person at the Candidate's residence address as shown on the Candidate's affidavit; or

- (iii) by delivery by nationally recognized overnight service to the Candidate's residence address shown as the Candidate's affidavit provided that:

(A) delivery is attempted before March 18, 2021, at 4 pm, and

(B) the package be sent with instructions to leave the Service Packet at said address if no one answers the door.

- (8) The petitioner shall file before the hearing or bring at the hearing an Affidavit of Service indicating the date and time of service of the Petition and of the Order to Show Cause. The Affidavit of Service shall be in the format attached below;
- (9) The Court may reschedule the hearing for good cause, including inability to serve the petition or Order to Show Cause. The hearing must be concluded and a final order issued no later than March 31, 2021. The final order shall be in the format attached below;
- (10) The Honorable Joshua Roberts is assigned to preside over Challenges to Nominating Petitions on Friday, March 19, and continue if necessary on Monday, March 22, Tuesday, March 23, and Wednesday, March 24, 2021. Hearings will take place remotely through Zoom. The Court will provide counsel with information to access the Zoom Court Room. Counsel shall be responsible for their witnesses' access into the Court Room. The proceedings will be broadcast live via YouTube for public access.
- (11) Copies of the forms referenced in this Order shall be available on the Court's website at www.courts.phila.gov/forms.

This Administrative Order shall become effective immediately. The original Administrative Order shall be filed with the Office of Judicial Records in a docket maintained for Administrative Orders issued by the President Judge of the Court of Common Pleas, and copies shall be submitted to the Administrative Office of Pennsylvania Courts, and to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*. Copies of the Administrative Order will be provided to American Lawyer Media, *The Legal Intelligencer*, Jenkins Memorial Library and the Law Library for the First Judicial District, and shall be posted on the website of the First Judicial District of Pennsylvania: <http://courts.phila.gov>.

BY THE COURT:

/s/ Idee C. Fo

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

IN RE: NOMINATION PETITION OF _____ : COURT OF COMMON PLEAS
: PHILADELPHIA COUNTY
: ELECTION MATTER _____
: MARCH TERM, 2021
CANDIDATE FOR OFFICE OF _____ : No.

PETITION TO SET ASIDE NOMINATION PETITION

The Petitioner, by and through counsel, respectfully avers that:

1. The Petitioner, _____, is a duly qualified elector, lives at _____, Philadelphia, PA, and is registered in the above Ward and Division.
2. The respondent is the above referenced Candidate for the stated position.
3. On _____, 20____, the above captioned Candidate filed a Nomination Petition for the Office _____ for the _____ Party. A copy of the Nominating Petition is attached as Exhibit "A".
4. For the reasons set forth in greater detail in the attached Exhibit "B", in the Candidate's Nomination Petition is improperly drawn, fails to contain the required number of properly ascribed signatures, and/or was improperly filed.
5. The Nomination Petition is defective as a matter of law and fails to conform to the requirements of the Election Code because
6. Petitioner respectfully reserves the right to add such additional objections as are appropriate at the time of hearing.

WHEREFORE, Petitioner prays this Honorable Court to issue a Rule upon the Candidate and upon the Philadelphia County Board of Elections to show cause why the Nomination Petition should not be set aside and the Candidate's name not be placed on the ballot.

Petitioner/Attorney for Petitioner

VERIFICATION

I, _____, hereby verify that the facts contained in the within Petition are true and correct to the best of my knowledge or information and belief.

I understand that the statements made herein are made subject to the provisions of 18 Pa. C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

PETITIONER/COUNSEL

Court Notices continues on 21

Court Notices

continued from 20

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

In Re : Election Matter
Nomination Petition of :
 :
 : **MARCH TERM, 2021**
 :
As **Candidate for Office of** :
 :
 : **NO.** _____

ORDER TO SHOW CAUSE

AND NOW, this _____ day of _____, 2021, upon consideration of the *Petition to Set Aside Nomination Petition* filed on _____, it is hereby ordered that:

- (1) A rule is issued upon the Philadelphia County Board of Elections and the Candidate-Respondent, _____, to show cause why the above-referenced Nomination Petition should not be set aside and/or why the name of the Candidate-Respondent should not be removed from the ballot as a candidate in the City of Philadelphia for the _____ Party Nomination for _____; (Democratic/Republican/Other) (Office sought by Nominee)
- (2) A hearing shall be held the 19th day of March, 2021, at 9:30 AM. The hearing will take place remotely through Zoom. The Court will provide counsel with information to access the Zoom Court Room. Counsel shall be responsible for their witnesses' access into the Court Room;
- (3) A copy of this Order to Show Cause, Petition and attachments must be served by the Petitioner on the Philadelphia County Board of Elections, Room 142 City Hall, Philadelphia, PA no later than March 16, 2021 by 5:00 PM.
- (4) A copy of this Order to Show Cause, Petition and attachments must be served by the Petitioner on the Candidate within 48 hours of the filing date and time, but no later than March 18, 2021 at 4:00 PM. In addition, Petitioner must provide a digital version of the objections in spreadsheet format together with a key to the codes used in the spreadsheet, either by electronic mail or by on a digital media device (USB Flash drive or Memory stick). Service shall be accomplished as provided in Section 7 of President Judge Administrative Order No. 8 of 2021, issued February 17, 2021, and an Affidavit of Service must be filed on or before the hearing date.
- (5) If signature line challenges are at issue:
 - (a) the Objector shall immediately arrange to meet with Candidate or Candidate's representative to review before the hearing each and every challenged signature line. Objector and Candidate shall file a stipulation of the parties that identifies:
 - (i) the total number of completed signature lines submitted;
 - (ii) the total number of uncontested signature lines submitted;
 - (iii) the total number of signature lines challenged;
 - (iv) each and every signature line to which there is an objection, identified by page number and line number, and the basis for the objection;
 - (v) each and every signature line to be stricken as invalid or for which an objection is to be withdrawn, identified by page number and line number, if the parties can reach such a stipulation.
 - (b) The Candidate shall file a list of all signature lines, identified by page number and line number, that are facially defective and that Candidate intends to rehabilitate. Candidate shall also state the manner in which Candidate intends to rehabilitate the signature lines.
- (6) The Objector and Candidate shall each file a list of all witnesses to be called at the hearing and the curriculum vitae and expert reports of all expert witnesses. Any witness not identified shall be precluded from testifying except for good cause shown.
- (7) Objector and Candidate must each file a memorandum of law in support of their respective positions no later than the day before the scheduled hearing, unless otherwise approved by the hearing judge.

BY THE COURT:

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

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

In Re : Election Matter
Nomination Petition of :
 :
 : **MARCH TERM, 2021**
 :
As **Candidate for Office of** :
 :
 : **NO.** _____

AFFIDAVIT OF SERVICE

I, _____, hereby certify that I have served a copy of the pleadings as follows:

- (1) **Petition to Set Aside Nomination Petition and Order to Show Cause** on _____, an employee of the County Board of Elections on

March __, at _____ AM/PM electronically at: _____
or at the following location: _____

- (2) **Petition to Set Aside Nomination Petition and Order to Show Cause** on Respondent, _____ on March __, 2021 at _____ AM/PM electronically at: _____
or at the following location: _____

I verify that the facts contained herein are true and correct to the best of my knowledge or information and belief.

I understand that the statements made herein are made subject to the provisions of 18 Pa. C.S. §4904 relating to unsworn falsification to authorities.

Date: _____

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

In Re : Election Matter
Nomination Petition of :
 :
 : **MARCH TERM, 2021**
 :
As **Candidate for Office of** :
 :
 : **NO.** _____

FINAL ORDER

AND NOW, this _____ day of _____, 2021, upon consideration of the *Petition to Set Aside Nomination Petition* filed on _____, 2021, after a hearing held thereon, and upon consideration of the evidence and/or legal arguments presented, **IT IS HEREBY ORDERED, ADJUDGED and DECREED** that:

- Upon consideration of the objections and testimony, the Court finds that:
 - the Nomination Petition is defective. The Candidate's name shall be removed from the Ballot.
 - the Nomination Petition does not contain a sufficient number of genuine signatures of electors entitled to sign. The Candidate's name shall be removed from the Ballot.
 - the Nomination Petition was not filed by persons entitled to file the same. The Candidate's name shall be removed from the Ballot.
 - The objections to the Nominating Petition are withdrawn by the Petitioner. The Candidate's name shall remain on the Ballot.
 - Upon consideration of the objections and testimony, the Court denies the objections and directs the County Board of Elections to accept the Nomination Petition. The Candidate's name shall remain on the Ballot.

BY THE COURT:

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

No. 6 of 2021

In re: Residential Eviction Moratorium and Exceptions. Service of Writs and Alias Writs of Possession

ORDER

AND NOW, this 30th day of January, 2021, pursuant to Pa.R.J.A. No. 1952(B)(2), and recognizing that the September 1, 2020 Centers for Disease Control and Prevention's Order temporarily halting certain evictions nationwide (CDC Order) has been extended through March 31, 2021, it is hereby **ORDERED AND DECREED** that:

- (1) No alias writs of possession issued by the Philadelphia Municipal Court shall be served in any residential case (i.e., no residential evictions) until after March 31, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (2) In residential cases, Plaintiff Landlords who have not already obtained an exemption who have obtained a judgement of possession may seek leave of court to be exempted from the moratorium imposed by Section (1) above by filing a petition, supported by exhibit(s) and sworn affidavits or declarations subject to the penalty of perjury, establishing good cause to serve a writ of possession or an alias writ of possession, pursuant to any of the following bases:

- (a) Good faith belief based on first-hand knowledge that the tenant has already vacated the unit/property.
- (b) Breach of the lease terms, such as alleged criminal conduct or damage to the property, served as the basis for the Judgment of Possession. Habitual non-payment, late payment of rent or non-payment of utilities shall not be good cause under this order. Plaintiff Landlords should demonstrate a material breach in support of their petition.
- (c) Other compelling basis not specifically enumerated above, which shall be strictly scrutinized to ensure that the negative effects of a residential eviction during the pandemic are mitigated to the satisfaction of the Court.
- (3) Notwithstanding the relief available as provided in Section (2) above, Plaintiff Landlords are not entitled to request leave of court for permission to serve writs of possession or alias writs of possession if the eviction is otherwise prohibited by law, such as provided in the September 1, 2020 Order issued by the Centers for Disease Control and Prevention, as extended.
- (4) Calculation of 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), shall exclude the time from March 16, 2020 through and including December 31, 2020 from the computation of those time periods.
- (5) As of the date of this order, Landlords may proceed with the procurement and service of writs of possession without limitation. The Landlord Tenant Officer shall insert “March 31, 2021” as the date the Named Defendant, Tenants and Occupants are to vacate the premises (“You are hereby to vacate premises ... no later than _____.”) on the writ of possession Cover Sheet.
- (6) The intent of this order is to permit the service of the first of the two writs required for a Plaintiff Landlord to seek possession throughout the period of time after March 31, 2021, in anticipation of the resumption of lockouts at some point in the future when conditions permit.
- (7) 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
ORPHANS' COURT DIVISION

ADMINISTRATIVE DOCKET

No. 7 of 2021

In Re: February 1, 2021 Audit List

ORDER

AND NOW, this 1st day of February, 2021 in light of the Emergency Snow Closure of the Courts of the First Judicial District, it is hereby **ORDERED** and **DECREED** that unless otherwise ordered by an individual Orphans' Court Judge, all Accounts and cases scheduled for the Orphans' Court's Audit Lists for February 1, 2021 are hereby postponed and are continued to the Audit Lists of the respective Orphans' Court Judges scheduled for March 1, 2021.

BY THE COURT:

/s/ Sheila Woods-Skipper

**Hon. Sheila Woods-Skipper
Administrative Judge
Orphans' Court Division**

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
President Judge Administrative Order
No. 2 of 2021

In re: Postponement of February Tax Sales

ORDER

AND NOW, this 27th day of January, 2021, 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 Previously Scheduled to take place in February 2021 are postponed and rescheduled as follows:

- The Tax Sales scheduled for February 4, 2021 are postponed and rescheduled for May 7, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 16, 2021 are postponed and rescheduled for May 12, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 17, 2021 are postponed and rescheduled for May 19, 2021. Notice requirements to be determined by further order of Court.
- The Tax Sales scheduled for February 18, 2021 are postponed and rescheduled for May 25, 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**

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA
COURT OF COMMON PLEAS

President Judge Administrative Order

No. 3 of 2021

In re: Further procedures regarding postponement of January and February Tax Sales

ORDER

AND NOW, this 27th day of January 2021, pursuant to this Court's Orders postponing the January 2021 Tax Sheriff Sales (Administrative Order No. 68 of 2020) to dates in April 2021; postponing the February 2021 Tax Sheriff Sales (Administrative Order No. 2 of 2021) to dates in May 2021; and to ensure appropriate notice to all parties, it is **ORDERED** and **DECREED** that:

1. The City (including its agents) shall transmit to the Office of Judicial Records a list of the properties and associated docket numbers re-scheduled by the above-referenced Administrative Orders. The Office of Judicial Records will create a docket entry for each case which shall indicate the date of the scheduled Tax Sale under the specific docket. The text of said docket entry shall read as follows:
 - a. For sales postponed to April 2021, "Pursuant to Administrative Order No. 68 of 2020, the Sheriff's Tax Sale on this property has been postponed and rescheduled to (date of sale)."
 - b. For sales postponed to May 2021, "Pursuant to Administrative Order No. 2 of 2021, the Sheriff's Tax Sale on this property has been postponed and rescheduled to (date of sale)."

No notice of the above referenced docket entry will be provided by the Office of Judicial Records.

2. At least thirty (30) days prior to the date of the sale, the City shall post on the most public part of the subject property a copy of the Decree, along with notice of the date of the sale and a notice from the Save Your Home Philly Hotline. The City shall promptly file an Affidavit of Service reflecting such posting.
3. The City shall also mail such Notice to the named Respondent(s) via first-class mail. Additionally, if the subject property contains a residential structure, the City shall mail such notice addressed to the occupant of the property.

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

President Judge Administrative Order

No. 4 of 2021

In re: Postponement of February 2, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 27th day of January, 2021, at the request of the Sheriff of Philadelphia County, due to limitations on public gatherings, the Sheriff having advised the Court that Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol to be issued by the Philadelphia Sheriff, it is hereby **ORDERED and DECREED** that the Mortgage Foreclosure Sheriff Sales scheduled for February 2, 2021 are postponed to May 4, 2021 and June 1, 2021. The lists contained in both Addendum having been provide by the Sheriff, those cases/properties listed on Addendum A, attached hereto and made part hereof, are postponed to May 4, 2021; those cases/properties listed on Addendum B, attached hereto and made part hereof, are postponed to June 1, 2021. No further advertisement or costs required for previously advertised sales.

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

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:

- (a) 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.
- (b) 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.
- (c) 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**

COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY

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

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!**

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**

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