

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmccullough@alm.com

The Legal Intelligencer

An ALM Product

## ESTATE NOTICES

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

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

**DiSIPIO, ROBERT J.** -- Roxana Klose, Executrix, c/o Carl J. Minster III, 521 S. 2nd Street, Philadelphia, PA 19147; Carl J. Minster III, Attorney, 521 S. 2nd Street, Philadelphia, PA 19147.  
7-23-3\*

**HATFIELD, BENJAMIN F., Jr. (a/k/a BENJAMIN F. HATFIELD, a/k/a BENJAMIN HATFIELD)** -- William J. Hatfield, Executor, 945 Brill Street, Philadelphia, PA 19124; David A. Schweizer, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.  
7-16-3\*

**McCARTIN, DANIEL J. (a/k/a DANIEL McCARTIN)** -- Daniel C. McCartin, Executor, 145 Morning Walk Drive, Warrington, PA 18976; David A. Schweizer, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.  
7-16-3\*

**TROYAN, BEATRICE** -- Douglas Evan Kligman, Executor, c/o Lisa Comber Hall, Esquire, 27 S Darlington Street, West Chester, PA 19382; Lisa Comber Hall, Attorney, 27 S Darlington Street, West Chester, PA 19382.  
7-16-3\*

**WALKER, WYNETTE S.** -- Latisha Bernard Schuenemann, Administratrix, 2755 Century Boulevard, Wyomissing, PA 19610; Frederick M. Nice, Attorney, Leisawitz Heller Abramowitch Phillips, P.C., 2755 Century Boulevard, Wyomissing, PA 19610.  
7-16-3\*

**ZANDER, JOAN C. (a/k/a JOAN ZANDER)** -- Sharon Zander, Executrix, 2924 Tyson Avenue, Philadelphia, PA 19149; David A. Schweizer, Attorney, Maniaci, Ciccotta & Schweizer, 6720 Frankford Avenue, Philadelphia, PA 19135.  
7-16-3\*

## COMPLAINTS

**CIVIL ACTION  
COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY, PA  
CIVIL ACTION-LAW  
NO. 200401306**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**  
HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, Plaintiff v. TYRON E R. JACKSON, IN HIS CAPACITY AS ADMINISTRATOR AND HEIR OF THE ESTATE OF EVANGELINA JACKSON A/K/A EVANGELINA FLORENCE JACKSON A/K/A ANGELINA FLORENCE JACKSON; et al, Defendants

To: UNKNOWN HEIRS, SUCCESSORS, ASSIGNS AND ALL PERSONS, FIRMS OR ASSOCIATIONS CLAIMING RIGHT, TITLE OR INTEREST FROM OR UNDER EVANGELINA JACKSON A/K/A EVANGELINA FLORENCE JACKSON A/K/A ANGELINA FLORENCE JACKSON Defendant(s), 7167 NORTH UBER STREET PHILADELPHIA, PA 19138

**COMPLAINT IN MORTGAGE FORECLOSURE**  
You are hereby notified that Plaintiff, HSBC BANK USA, N.A., AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-4, RENAISSANCE HOME EQUITY LOAN ASSET-BACKED NOTES, SERIES 2005-4, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County, PA docketed to No. 200401306, seeking to foreclose the mortgage secured on your property located, 7167 NORTH UBER STREET PHILADELPHIA, PA 19138.

**NOTICE**  
**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you. You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service  
1 Reading Center  
Philadelphia, PA 19107  
(215) 238-6333**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

7-30-1\*



Find us on  
**facebook**

[www.facebook.com/legalintelligencer](http://www.facebook.com/legalintelligencer)

**CIVIL ACTION  
COURT OF COMMON PLEAS  
PHILADELPHIA COUNTY, PA  
CIVIL ACTION-LAW  
NO. 210200028**

**NOTICE OF ACTION IN MORTGAGE FORECLOSURE**  
DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS9, Plaintiff v. MARCUS ROBINSON, Defendants

To: MARCUS ROBINSON Defendant(s), 1452 N 59TH ST PHILADELPHIA, PA 19151

**COMPLAINT IN MORTGAGE FORECLOSURE**  
You are hereby notified that Plaintiff, DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS9, has filed a Mortgage Foreclosure Complaint endorsed with a Notice to Defend, against you in the Court of Common Pleas of PHILADELPHIA County, PA docketed to No. 210200028, seeking to foreclose the mortgage secured on your property located, 1452 N 59TH ST PHILADELPHIA, PA 19151.

**NOTICE**  
**YOU HAVE BEEN SUED IN COURT.** If you wish to defend against the claims set forth in this notice you must take action within twenty (20) days after the Complaint and Notice are served, by entering a written appearance personally or by attorney and filing in writing with the Court your defenses or objections to the claims set forth against you.

You are warned that if you fail to do so, the case may proceed without you, and a judgment may be entered against you by the Court without further notice for any money claimed in the Complaint or for any other claim or relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO YOUR LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW. THIS OFFICE CAN PROVIDE YOU WITH INFORMATION ABOUT HIRING A LAWYER.**

**IF YOU CANNOT AFFORD TO HIRE A LAWYER, THIS OFFICE MAY BE ABLE TO PROVIDE YOU WITH THE INFORMATION ABOUT AGENCIES THAT MAY OFFER LEGAL SERVICES TO ELIGIBLE PERSONS AT A REDUCED FEE OR NO FEE.**

**Lawyer Referral Service  
1 Reading Center  
Philadelphia, PA 19107  
(215) 238-6333**

Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
ATTORNEYS FOR PLAINTIFF  
Jenine Davey, Esq. ID No. 87077  
133 Gaither Drive, Suite F  
Mt. Laurel, NJ 08054  
855-225-6906

7-30-1\*

**STERN & EISENBERG, PC**  
1581 MAIN ST., STE 200  
THE SHOPS AT VALLEY SQUARE  
WARRINGTON, PA 18976  
(215) 572-8111  
FACSIMILE: (215) 572-5025  
(COUNSEL FOR PLAINTIFF)

**IN THE COURT OF COMMON PLEAS  
OF PHILADELPHIA COUNTY  
CIVIL ACTION - LAW**

**RoundPoint Mortgage Servicing Corporation v. Any/All Known and Unknown Heirs, Personal Representatives, and Devises of Alexander J. Schulke, Defendant(s)**

**Civil Action Number: 190509133**  
**TO: Any/All Known and Unknown Heirs, Personal Representatives, and Devises of Alexander J. Schulke**

You have been sued in mortgage foreclosure on premises: 2838 Pratt Street, Philadelphia, PA 19137 based on defaults since, December 01, 2018. You owe \$115,096.54 plus interest.

**NOTICE**  
If you wish to defend, you must enter a written appearance personally or by attorney and file your defenses or objections in writing with the court. You are warned that if you fail to do so the case may proceed without you and a judgment may be entered against you without further notice for the relief requested by the plaintiff. You may lose money or property or other rights important to you.

**YOU SHOULD TAKE THIS PAPER TO A LAWYER AT ONCE. IF YOU DO NOT HAVE A LAWYER, OR CANNOT AFFORD ONE, GO TO OR TELEPHONE THE OFFICE SET FORTH BELOW TO FIND OUT WHERE YOU CAN GET LEGAL HELP.**

**Lawyer Referral and Information Service  
One Reading Center  
Philadelphia, PA 19107  
215-238-6333**

7-30-1\*

## FIND THE RIGHT PERSON

Through The *Legal Intelligencer* Classified Advertising.

Call 973-854-2905 or e-mail [mcohn@alm.com](mailto:mcohn@alm.com)

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ [jmccullough@alm.com](mailto:jmccullough@alm.com)

The Legal Intelligencer

An ALM Product

## MISCELLANEOUS GENERAL NOTICES

### PUBLIC NOTICE

Notice is hereby given that the Committee on State Government, Senate of Pennsylvania, Commonwealth of Pennsylvania, will hold a public hearing on Wednesday, August 4, 2021.

The public hearing will begin at 10:00 AM and will be held at Temple University, Student Faculty Center, 4th Floor Auditorium, 3340 N. Broad St, Philadelphia, PA. The subject of the public hearing will be on Congressional Reapportionment.

Megan Martin  
Senate of Pennsylvania  
Commonwealth of Pennsylvania

7-30-1\*

### NAME CHANGE

Court of Common Pleas for the County of Philadelphia, June Term, 2021, No. 935 NOTICE IS HEREBY GIVEN that on June 22, 2021, the petition of **Cody James Holody** was filed, praying for a decree to change his name to **Cody James**. The Court has fixed August 19, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

7-30-1\*

Court of Common Pleas for the County of Philadelphia, May Term, 2021, No. 2084 NOTICE IS HEREBY GIVEN that on June 8, 2021, the petition of **Wayne Octavious Jones** was filed, praying for a decree to change his name to **Wayne Octavious Muhammed**. The Court has fixed August 5, 2021 at 10:00 A.M., in Room No. 691, City Hall, Phila., Pa. for hearing. All persons interested may appear and show cause if any they have, why the prayer of the said petitioner should not be granted.

7-30-1\*

COURT OF COMMON PLEAS - PHILA. COUNTY, PA - No. NC2103001 - NOTICE IS HEREBY GIVEN that Petitioner **Asha Marie Downing** on behalf of her minor children, **TARIQ JAMIR DOWNING-HENRY** and **KAY-LA ALASIA JAMAI DOWNING-HENRY**, have filed in the above-named Court, praying for a Decree to change their names to **AIDEN JAMIR DOWNING** and **ALASIA JAMAI DOWNING** respectfully and amend their birth certificates. The Court has fixed 8/12/21, at 9:00 A.M. in Courtroom 6F, 6th Fl., 1501 Arch St., Phila., PA 19102, as the time and place for the hearing of said Petition, when and where all persons interested may appear and show cause, if any they have, why the prayer of the said Petition should not be granted.

**MICHAEL P. FENERTY**,  
Atty. for Petitioner,  
1845 Walnut St., 24th Fl.  
Phila., PA 19103, 215.656.3646

7-30-1

### RECORDS DEPARTMENT

NOTICE IS HEREBY GIVEN, under Philadelphia Home Rule Charter Section Number 8-407, that on July 27, 2021 **AMENDMENTS TO THE PHILADELPHIA WATER DEPARTMENT REGULATIONS: CHAPTER 5 (FEES)** promulgated by the Philadelphia Water Department were filed with the Department of Records, Room 158, 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 of the date above, including by sending an e-mail to [regulations@phila.gov](mailto:regulations@phila.gov). These regulations will become effective at the conclusion of this notice period if no hearing is requested.

**James P. Leonard, Esq.**  
Commissioner of Records  
7-30-1\*

Do you  
need to reach  
the best  
candidates  
in  
Pennsylvania's  
legal market?

Look for Great  
Results with  
The Legal  
Intelligencer's  
Newly  
Re-designed  
Classified  
Section

Call our  
Recruitment  
Advertising  
consultant  
today at  
973-854-2905  
for more  
information.

[lawjobs.com](http://lawjobs.com)

The Legal Intelligencer

To Place

Your Ad

Today

Please Call

973-854-2905

Non-Employment

Renew Your  
Subscription to  
The Legal Intelligencer  
Today!  
877-ALM-CIRC

To publish your Corporate Notices,

call **Jennifer McCullough**

at **215-557-2321**

Email : **[jmccullough@alm.com](mailto: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

## Emergency Judge Schedule

Week of July 30<sup>th</sup> through August 6, 2021

## Emergency Judge – HONORABLE OURANIA PAPADEMETRIOU

The Emergency Judge handles all emergencies (Civil, Criminal, Orphans', Family Court matters) arising after Court hours.

SUPREME COURT OF PENNSYLVANIA  
CIVIL PROCEDURAL RULES COMMITTEE

## NOTICE OF PROPOSED RULEMAKING

## Proposed Amendment of Pa.R.C.P. No. 1311.1

The Civil Procedural Rules Committee is considering proposing to the Supreme Court of Pennsylvania the amendment of Rule 1311.1 for the reasons set forth in the accompanying explanatory report. Pursuant to Pa.R.J.A. 103(a)(1), the proposal is being published in the *Pennsylvania Bulletin* for comments, suggestions, or objections prior to submission to the Supreme Court.

Any reports, notes, or comments in the proposal have been inserted by the Committee for the convenience of those using the rules. They will neither constitute a part of the rules nor be officially adopted by the Supreme Court.

Additions to the text of the proposal are bolded and underlined; deletions to the text are bolded and bracketed.

The Committee invites all interested persons to submit comments, suggestions, or objections in writing to:

Karla M. Shultz, Counsel  
Civil Procedural Rules Committee  
Supreme Court of Pennsylvania  
Pennsylvania Judicial Center  
PO Box 62635  
Harrisburg, PA 17106-2635  
717-231-9526  
[civilrules@pacourts.us](mailto:civilrules@pacourts.us)

FAX:

All communications in reference to the proposal should be received by **September 24, 2021**. E-mail is the preferred method for submitting comments, suggestions, or objections; any e-mailed submission need not be reproduced and resubmitted via mail. The Committee will acknowledge receipt of all submissions.

By the Civil Procedural Rules Committee,

John J. Hare  
Chair

## PUBLICATION REPORT

Pursuant to a request, the Civil Procedural Rules Committee is considering proposing the amendment of Pa.R.C.P. No. 1311.1 governing the limit a party may elect as the maximum amount of damages recoverable upon the trial of an appeal from the award of arbitrators. Rule 1311.1 currently sets the maximum amount recoverable at \$25,000. The proposed amendment would establish the maximum amount of damages recoverable equal to the jurisdictional limit of compulsory arbitration in the judicial district in which the action was brought.

Section 7361 of the Judicial Code, 42 Pa.C.S. § 7361(b) sets the jurisdictional limit for compulsory arbitration: "No matter shall be referred [to compulsory arbitration]...where the amount in controversy, exclusive of interests and costs, exceeds \$50,000." *Id.* Rule 1311.1 waives the necessity of testimony by a witness as a prerequisite to the admission of documentary evidence in an arbitration proceeding under Rule 1305(b). The rule applies to arbitration appeals in which the "plaintiff elects a limit of \$25,000.00 as the maximum amount of damages recoverable upon the trial of an appeal from the award of arbitrators."

The Committee observed that not every judicial district sets its compulsory arbitration limit at \$50,000 - approximately 15 judicial districts use a lower amount. In practice, the disconnect between the jurisdictional limit for arbitration and the maximum amount of damages permitted under Rule 1311.1 creates an unfair advantage to a defendant who appeals an award of arbitrators to the trial court knowing that the award on appeal will be lower than the award of the arbitrators. The proposed amendment of Rule 1311.1 is intended to eliminate this advantage by establishing that the maximum amount of damages is equal to the compulsory arbitration limit in each judicial district.

Accordingly, subdivision (a) would be amended to replace the current \$25,000 limit with "an amount equal to the jurisdictional limit for compulsory arbitration of the judicial district in which the action was filed..." A note would also be added to cross-refer to Section 7361(b) of the Judicial Code providing for the jurisdictional limit for compulsory arbitration and to Rule 1301 to indicate that the limit for a judicial district is set by local rule. In addition, some minor stylistic revisions are also proposed.

The Committee invites all comments, objections, concerns, and suggestions regarding this proposed rulemaking.

## Rule 1311.1. Procedure on Appeal. Admission of Documentary Evidence.

(a) The plaintiff may elect [a limit of \$25,000.00] **an amount equal to the jurisdictional limit for compulsory arbitration of the judicial district in which the action was filed** as the maximum amount of damages recoverable upon the trial of an appeal from the award of arbitrators. The election shall be filed and served upon every other party at least [thirty] **30** days from the date the appeal is first listed for trial. The election may be withdrawn at any time by agreement of the parties. If the parties cannot agree, upon plaintiff's motion to withdraw the election, the court may grant the withdrawal of the election upon good cause shown.

**Note:** The jurisdictional limit for compulsory arbitration is set forth in Section 7361 of the Judicial Code, 42 Pa.C.S. § 7361. Each judicial district is required pursuant to Rule 1301 to specify in a local rule the

Court Notices continues on 27

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

## JULY 30

## PBA Solo and Small Firm Conference 2021

Webcast: 9:00 AM to 12:15 PM  
Cost: \$459 Standard; \$230 Attorneys licensed 5 years or less, judicial law clerks & paralegals  
10 substantive/2 ethics  
For more information contact PBI Customer Service at 800-247-4PBI or go to: [www.pbi.org](http://www.pbi.org)

## CLE - VIDEO ENCORE: Boiled Up In Boilerplate: Seven

Ways to Improve Your Contract Drafting  
ATTEND via WEBCAST  
From 9:00 AM - 10:00 AM; Login link and course materials will be provided electronically early the morning of the program.  
1 ETHICS  
FREE ELIGIBLE\*  
For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## CLE - VIDEO ENCORE: I've Got Your Back - Drafting, Understanding and Enforcing Indemnity Provisions

ATTEND via WEBCAST  
From 11:00 AM - 12:00 PM; Login link and course materials will be provided electronically early the morning of the program.  
1 SUBSTANTIVE  
FREE ELIGIBLE\*  
For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## AUGUST 2

## Current Issues for Child Advocates 2021

Webcast Replay: 12:30 PM to 4:30 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](http://www.pbi.org)

## AUGUST 3

CLE - VIDEO ENCORE: Ethics and Malpractice Avoidance  
ATTEND via WEBCAST

From 9:00 AM - 11:00 AM; Login link and course materials will be provided electronically the morning of the program.  
1 ETHICS  
FREE ELIGIBLE\*  
For more information or to register, visit: [www.philadelphiabar.org](http://www.philadelphiabar.org)

## Snapshots of Special Education Law

Webcast: 1:30 PM to 5:00 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](http://www.pbi.org)

## Securities Enforcement &amp; Litigation Forum

Webcast: 9:00 AM to 12:30 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](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			
16	Coming Events	26	U.S. Bankruptcy Court
23	Common Pleas Court	26	Hearings
	25 Civil Trial List		
17	Federal Court	26	Court of Appeals
26	Orphan's Court	26	District Court

# Court Notices

continued from 16

## jurisdictional amount for actions that are submitted to compulsory arbitration.

(b) If the plaintiff has filed and served an election as provided in subdivision (a), any party may offer at trial the documents set forth in Rule 1305(b)(1). The documents offered shall be admitted if the party offering them has provided written notice to every other party of the intention to offer the documents at trial at least [twenty] 20 days from the date the appeal is first listed for trial. The written notice shall be accompanied by a copy of each document to be offered.

Note: The deadline for providing notice of the intention to use the procedures of this subdivision may be altered by the court upon cause shown, provided that no party is prejudiced.

The term "plaintiff" includes a defendant who is the plaintiff in a counterclaim.

(c) A document which is received into evidence under subdivision (b) may be used for only those purposes which would be permissible if the person whose testimony is waived by this rule were present and testifying at the hearing. The court shall disregard any portion of a document so received that would be inadmissible if the person whose testimony is waived by this rule were testifying in person.

(d) Any other party may subpoena the person whose testimony is waived by this rule to appear at or serve upon a party a notice to attend the trial and any adverse party may cross-examine the person as to the document as if the person were a witness for the party offering the document. The party issuing the subpoena shall pay the usual and customary fees and costs of the person subpoenaed to testify, including a usual and customary expert witness fee if applicable.

(1) If another party subpoenas or otherwise arranges for the attendance at trial of the person whose testimony is waived by this rule, the document may be presented to the judge or jury as direct examination as if the person has not been subpoenaed by another person, or the plaintiff may conduct a direct examination of the witness.

(2) Any party, or the person subpoenaed, may require that the testimony be given by deposition pursuant to [Pa.R.C.P.] Rule 4020(a)(5). The party issuing the subpoena shall pay the witness's usual and customary fee for such testimony.

(e) The election required by subdivision (a) shall be substantially in the following form:

**(Caption)**

**Election to Limit Monetary Recovery  
Pursuant to Rule 1311.1**

To: \_\_\_\_\_  
(Name of Party/Parties)

\_\_\_\_\_, plaintiff, elects \$[25,000.00] \_\_\_\_\_ as the maximum amount of damages recoverable upon the trial of the appeal from the award of arbitrators in the above captioned action.

\_\_\_\_\_  
(Name of Plaintiff)

\_\_\_\_\_  
(Attorney for Plaintiff)

\_\_\_\_\_  
Date

Note: The term "plaintiff" includes a defendant who is the plaintiff in a counterclaim.

A plaintiff may include in a single document the election and the notice of intent to offer documents.

(f) The notice required by subdivision (b) shall be substantially in the following form:

**(Caption)**

**Notice of  
Intent to Offer Documentary Evidence  
Pursuant to Rule 1311.1**

To: \_\_\_\_\_  
(Name of Party/Parties)

\_\_\_\_\_, (Plaintiff, Defendant, Additional Defendant), intends to offer the documents attached hereto at the trial of the appeal from the award of arbitrators, in the manner provided by Rule of Civil Procedure 1311.1. The following documents are attached (list all documents to be offered):

1. \_\_\_\_\_

2. \_\_\_\_\_

\_\_\_\_\_  
(Name of Party)

\_\_\_\_\_  
(Attorney for Party)

\_\_\_\_\_  
Date

NOTICE

BOARD OF REVISION OF TAXES VACANCY

The First Judicial District Board of Judges is seeking to fill a vacancy on the Board of Revision of Taxes. All interested parties seeking consideration for this position should submit a cover letter and resume no later than Friday, August 20, 2021, to the office of the Chair of the BRT Committee, Judge Nina Wright Padilla, Room 360, City Hall, Philadelphia, PA 19107.

An election to fill this position will be held at the Board of Judges Meeting on Wednesday, September 22, 2021 @ 3:30pm.

NOTICE

BOARD OF VIEW VACANCY

The First Judicial District Board of Judges is seeking to fill a vacancy on the Board of View. All interested parties seeking consideration for this position should submit a cover letter and resume no later than Friday, August 20, 2021, to the office of the Chair of the BRT/Board of View Committee, Judge Nina Wright Padilla, Room 360, City Hall, Philadelphia, PA 19107.

An election to fill this position will be held at the Board of Judges Meeting on Wednesday, September 22, 2021 @ 3:30pm.

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

AGB Administrative Order  
No. 25 of 2021

In re: Judicial Emergency

AND NOW, this 7th day of July, 2021, pursuant to the authority granted by the Supreme Court, by Order of July 2, 2021 at Docket No. 21 EM 2020 (attached), it is hereby ORDERED and DECREED that an Emergency remains in effect through August 31, 2021, only as follows:

The Emergency declared by this Court on March 17, 2020, Administrative Order No. 10 of 2020, and subsequent orders extending it, shall continue as to the suspension of Rules of Criminal Procedure 600 and 1013, and the suspension of any procedural rules related to the use of advanced communication technology (ACT) in court proceedings.

The emergency use of Advanced Communication Technology (ACT) in court proceedings shall continue through August 31, 2021. Judges shall be present in the courthouse, judicial center, or other court facility whenever a proceeding is being conducted by ACT, except for extraordinary circumstances, such as when court facilities have been closed due to inclement weather or other emergency under Pa.R.J.A. Nos. 1950-1954; or when a proceeding is not being conducted during normal business hours.

The Administrative Judge of each Division and the President Judge of Municipal Court, shall continue to issue Administrative Orders for continued use of advanced communication technology (ACT) and the suspension of certain procedural rules related to the use ACT in court proceedings through August 31, 2021.

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 EASTERN DISTRICT

IN RE: FIRST JUDICIAL DISTRICT : No. 21 EM 2020  
OF PENNSYLVANIA

:  
ORDER

PER CURIAM

AND NOW, this 2<sup>nd</sup> day of July, 2021, the Request Pursuant to Pa.R.J.A. 1952(B)(2)(m) is GRANTED. With respect to President Judge Idee C. Fox's request to suspend, through August 31, 2021, Rule of Criminal Procedure 1013, we observe that on March 17, 2020, President Judge Fox issued Administrative Order No. 10 of 2020, which declared that "[t]ime calculations for the purposes of time computation relevant to court cases or other judicial business, as well as time deadlines, are suspended pursuant to Pennsylvania Rule of Judicial Administration 1952(B)." Administrative Order No. 10, 3/17/2020 at ¶1. Based on this authority, and the subsequent orders extending it, we grant the President Judge's request to continue suspending Rules of Criminal Procedure 600 and 1013, as well as any procedural rules related to the use of advanced communication technology (ACT) in court proceedings, through August 31, 2021. Judges shall be present in the courthouse, judicial center, or other court facility whenever a proceeding is being conducted by ACT, except for extraordinary circumstances, such as when court properties have been closed due to inclement weather or other emergency under Pa.R.J.A. Nos. 1950-1954, or when a proceeding is not being conducted during normal business hours.

Justice Donohue notes her dissent.

IN THE SUPREME COURT OF PENNSYLVANIA

Docket No. 21 EM 2020

In Re: First Judicial District of Pennsylvania – Philadelphia Municipal Court's Request Pursuant to Pa.R.J.A. 1952(B)(2)(s) to Temporarily Authorize Continuation of the Philadelphia Municipal Court Landlord-Tenant Diversion Program

*Court Notices continues on 28*

# Court Notices

-----  
 continued from 27

Patrick F. Dugan, President Judge of the Philadelphia Municipal Court, hereby requests the Supreme Court to temporarily authorize the continuation of the Philadelphia Municipal Court Landlord-Tenant Diversion Program, pursuant to Pa.R.J.A. 1952(B)(2)(s), and represents as follows:

1. In furtherance of, and consistent with, the Judicial Emergency declared by the Pennsylvania Supreme Court and by the First Judicial District of Pennsylvania (see Administrative Order No. 9 of 2020, attached), the undersigned issued an Order on April 1, 2021 which required Landlords seeking possession based on non-payment of rent to file with the City of Philadelphia for Diversion/Rental Assistance, and to wait 45 days before filing a Statement of Claim against tenants (see Administrative Order Amended No. 15 of 2021, attached).
  - a. This pre-filing diversion program has been successful and has facilitated judicial management of landlord tenant cases.
  - b. The City of Philadelphia has received more than 33,000 applications for rental assistance and approximately 25,000 applications are pending review at this time, and \$100,000,000 of federal funds for rental assistance remain available.
2. There are currently more than two thousand Alias Writs of Possession (lockouts/evictions) issued by the Court in pending cases and more than 900 Alias Writs of Possession (lockouts/evictions) which are imminently to be served upon cessation of any applicable moratoria.
3. It is anticipated that the Court will be overwhelmed with filing of eviction cases based on non-payment of rent and that the continuation of the Philadelphia Municipal Court Diversion Program will enable the Court to manage the backlog of evictions and the anticipated filing of claims for possession based on non-payment of rent while both landlords and tenants seek to utilize the available funding as noted above.
4. Therefore, the undersigned respectfully request that this Court authorize the Philadelphia Municipal Court to require that a landlord first file an application with the PHL Rent Assist Program through [www.phlrentassist.org](http://www.phlrentassist.org) and then wait 45 days before filing a Landlord-Tenant Complaint seeking possession based on non-payment of rent. Such authorization and extension of the Philadelphia Municipal Court Landlord-Tenant Diversion Program shall terminate on August 31, 2021.

Date: 6/30/2021

/s/ Patrick F. Dugan

\_\_\_\_\_  
 Honorable Patrick F. Dugan  
 President Judge, Philadelphia Municipal Court  
 First Judicial District of Pennsylvania

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

Administrative Docket  
 No. 23 of 2021

In re: Extension of Residential Eviction Moratorium  
 by the Centers for Disease Control

## ORDER

AND NOW, this 1<sup>st</sup> day of July 2021, in light of the Order issued on June 24, 2021 by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention, extending its previous Order entitled, "Temporary Halt in Residential Evictions [t]o Prevent Further Spread of COVID-19, through July 31, 2021 (see [CDC Eviction Extension Order Final 06242021.pdf](#)), the provisions of this Court's Order dated March 31, 2021 (Administrative Order No. 14 of 2021) remain effective through July 31, 2021.

BY THE COURT:

/s/ Lisette Shirdan-Harris

\_\_\_\_\_  
 LISETTE SHIRDAN-HARRIS  
 Administrative Judge  
 Trial Division

/s/ Daniel J. Anders

\_\_\_\_\_  
 DANIEL J. ANDERS  
 Supervising Judge  
 Trial Division - Civil Section

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
 COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
 ORPHANS' COURT DIVISION

ADMINISTRATIVE DOCKET  
 No. 22 of 2021

In Re: Full Reopening and Reinstatement of All Rules

## ORDER

And now, this 28<sup>th</sup> day of June 2021, consistent with the terms of the June 21, 2021 Pennsylvania Supreme Court Order, No. 553 Judicial Administration Docket, and in accordance with all health and safety guidelines and protocols as set forth by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Health and the First Judicial District, it is ORDERED and DECREED that EFFECTIVE JULY 6, 2021:

1. All Emergency Administrative Orders issued by this Court, including Administrative Order No. 17 of 2021, are hereby VACATED.

2. City Hall will be open and accessible to the public with normal security protocols.
3. The Orphans' Court Division will resume its normal in-person operations. When necessary and appropriate to ensure access and due process, remote and hybrid proceedings will be available at the sole discretion of each individual Orphans' Court Judge after consulting with all parties. All Advanced Communication Technology proceedings convened must be originated and operated from the Courtroom or Courthouse with the Orphans' Court Judge and Staff present.
4. Emergency Guardianship Petitions - The substitute procedure established under paragraph 8.H of the March 17, 2021 AGB Order No. 10 of 2020 and its subsequent amendments is VACATED. The Clerk of Orphans' Court will resume the normal processing of emergency citations that existed prior to the pandemic emergency declaration. While appointments are strongly recommended, no person shall be denied access to file required documents or to access information while exercising necessary safety precautions.
5. Citations - The Clerk of Orphans' Court shall resume the normal citation practice pursuant to Pa. Orphans' Court Rule 3.5 (a), Philadelphia Orphans' Court Rule 14.2(f) and Philadelphia Orphans' Court Rule 4.7A. Appointments are strongly recommended but no party shall be denied access to obtain the necessary documents.

The Orphans' Court's Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings, which include specific provisions regarding presumption of in-person judicial proceedings and hybrid proceedings, are published on the Court's website at [www.courts.phila.gov/covid-19](http://www.courts.phila.gov/covid-19) and may be amended from time to time.

BY THE COURT:

/s/ Sheila Woods-Skipper

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

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
 Family Court Division

Administrative Order No. 21 of 2021  
ORDER

AND NOW, this 25<sup>th</sup> day of June 2021 consistent with the terms of the Pennsylvania Supreme Court's Order No. 553 Judicial Administration Docket, it is ORDERED and DECREED that:

The Philadelphia Family Court building shall be open to the public and all COVID 19 temporary procedures shall expire as of July 6, 2021 at 8:00 a.m.

Specifically, all Family Court units are open and all court proceedings including trials, hearings and conferences, with the exception of child/spousal support conferences shall be conducted in-person. Child/spousal support conferences only shall proceed via Advanced Communication Technology pending further Order of the Court, as permitted by PA Rules of Civil Procedure 1930.3.

Supervised physical custody on Sundays at Family Court shall remain suspended until further Order of the Court.

The Children's Waiting Area will remain closed until further notice. Children are not required to be present for Domestic Relations child custody proceedings unless ordered to appear by the Presiding Judge or Hearing Officer.

## Domestic Relations

1. Domestic Relations Customer Service and Intake Units  
 Family Court Customer Service and Intake Representatives will resume in-person assistance from 8:00 a.m. to 4:00 p.m. daily.
2. Custody Emergencies  
 Custody emergencies shall be filed in person or by mail. The custody emergency e-mail temporary procedure shall be vacated.
3. Protection from Abuse Petitions  
 Family Court Domestic Relations Domestic Violence Unit staff will resume in-person assistance between 8:00 a.m. and 4:00 p.m. Monday to Friday. Protection from Abuse hearings shall resume being held in person.  
 The temporary telephonic/electronic filing procedures shall be vacated.
4. Domestic Relations Clerk of Family Court  
 The Domestic Relations Clerk of Family Court shall resume in-person filing from 8:00 a.m. to 4:00 p.m. daily.  
 The temporary e-mail accounts:  
[DRClerkRoutine@courts.phila.gov](mailto:DRClerkRoutine@courts.phila.gov) and [DRClerkEmergency@courts.phila.gov](mailto:DRClerkEmergency@courts.phila.gov) shall be discontinued. The Drop Box will no longer be in use as in person filing will be available

Juvenile

1. Juvenile Clerk of Family Court  
 In addition to PACFile, the Juvenile Clerk of Family Court shall resume in-person filing from 8:00 a.m. to 4:00 p.m. daily. The temporary -mail account:  
[JUVClerkEmergency@courts.phila.gov](mailto:JUVClerkEmergency@courts.phila.gov) shall be discontinued.

/s/ Margaret T. Murphy

\_\_\_\_\_  
 Margaret Theresa Murphy  
 Administrative Judge  
 Family Court Division