

# PUBLIC NOTICES

Jennifer McCullough ■ 215.557.2321 ■ jmcullough@alm.com

The Legal Intelligencer

An ALM Product

## ESTATE NOTICES

### NOTICE TO COUNSEL

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

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

**ARMSTRONG, JOANNE P.** - Alice D. Edney and Jacqueline L. White, Administratrices, c/o John R. Lolio, Jr., Esq., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057; John R. Lolio, Jr., Atty., Sherman, Silverstein, Kohl, Rose & Podolsky, P.A., 308 Harper Dr., Ste. 200, Moorestown, NJ 08057.  
5-25-3

**BALL, SCOTT ANTHONY** -- Donald J. Ball, Administrator, c/o Jay C. Glickman, Esquire, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446; Jay C. Glickman, Attorney, Rubin, Glickman, Steinberg & Gifford, P.C., 2605 N. Broad St., P.O. Box 1277, Lansdale, PA 19446.  
5-18-3\*

**BARGE, RAYMOND RONALD, JR.** -- Cynthia Morine-Barge, Administrator, 4803 Parrish Street, Philadelphia, PA 19139; Erika Smith, Attorney, 1650 Market Street, Suite 3600, Philadelphia, PA 19103.  
5-18-3\*

**BERGENDAHL, JOAN** - Patricia J. Bracey, Administratrix, c/o Bryan J. Adler, Esq., 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053-6976; Bryan J. Adler, Atty., Rothkoff Law Group, 7 Neshaminy Interplex Dr., Ste. 403, Trevose, PA 19053-6976.  
6-1-3

**BEVITZ, RAY VOLUSHER** - Sandra Kellerman, Executrix, 3 Justin Court, Voorhees, NJ 08043; Rachel Shaffer Gersie, Atty., Fendrick Morgan LLC, 1950 Route 70 East, Ste. 200, Cherry Hill, NJ 08003.  
6-1-3

### ORPHANS' COURT DIVISION COURT OF COMMON PLEAS AUDIT LIST

To Legatees, Next of Kin, Creditors, all persons concerned:

Notice is hereby given that the following named accountants in the respective estates as designated below have filed their accounts in the office of the Clerk of Orphans' Court Division, and that the same will be presented to the Court of Common Pleas of Philadelphia County for audit, confirmation and distribution of the ascertained balances **VIA ZOOM**.

On **Monday June 7, 2021**, at the time indicated at the head of each list.

#### TRACEY L. GORDON REGISTER OF WILLS AND CLERK OF ORPHANS' COURT

**Monday, June 7, 2021  
WOODS-SKIPPER, A.J.**  
(Called at 9:30 A.M., D.S.T.)

**ADMINISTRATIONS**  
1. **DiPAOLO, GAETANO S.** - Denise Gagliardi,

Administratrix. **SOLOMAN.**

#### TRUST INTER VIVOS

2. **TRUST UNDER INDENTURE** - Owen Wooten Successor Trustee. **FUELLEBORN.**

**CARRAFIELLO, J.**  
(Called at 10:00 A.M., D.S.T.)

#### ADMINISTRATIONS

1. **FIELDS, ANTHONY** - Delphine Mitchell, Administratrix **BESSER.**  
2. **GAROFALO, ROSINA** - Anthony Garofalo and Robert Garofalo, Administrators, D.B.N./C.T.A. **MARSHALL.**

#### AUDIT LIST

**Monday, June 7, 2021  
HERRON, J.**  
(Called at 11:00 A.M., D.S.T.)

#### ADMINISTRATIONS

1. **DEPENDAHL, ATHENA** - Glenn Dependahl and Richard Dependahl, Administrators D.B.N.C.T.A. **BIRCH.**  
2. **LORD, FLORENCE (A.K.A. PITTS, FLORENCE H.)** - Clair M. Stewart, Esquire and

Matthew Bravett, Esquire. **STEWART.**

#### GUARDIANS

3. **SCHNALL, RONA** - PNC Bank, N.A., Maxine Schnall Mitnick and Ilene Schnall, Guardians. **FELDMAN.**

**Monday, June 7, 2021  
(Called at 10:00 A.M., D.S.T.)**

#### OVERTON, J.

#### TRUSTS

1. **THEODORA B. BETZ FOUNDATION** - George H. Nofer and Henry R. Kwiecinski Co-Trustees, (Jane Bishop initial Trustee died 7/4/1997). **KITA.**  
2. **GECKELER, ELLEN F.** - P.N.C. Bank, N.A. and Regina O. Thomas, Trustees. **SULLIVAN.**  
3. **GREGORY, ROSCOE** - Wells Fargo Bank, N.A. and Edwin Gregory, Trustees. **BERENSON.**

**COVID-19 NOTICE:** In accordance with the April 28, 2020 Order of the Pennsylvania Supreme Court requiring that provision be made to ensure some reasonable means of access for proceedings to which the public and press access

would otherwise exist, and

In that public access to City Hall is not permitted at this time to insure the health and safety of members of the public, court personnel, and court users due to the risks imposed by COVID-19,

The monthly Orphans' Court audit lists shall be conducted via remote technology through the use of Zoom and livestreamed on YouTube. To the extent that a public hearing through Zoom cannot be effectuated, counsel should consider alternative means to effectuate due process.

Anyone who objects to the use of remote technology through Zoom and livestreaming through YouTube shall notify counsel of record for the accountant and may submit a request in writing to the assigned Judge to limit or eliminate livestreaming for good cause shown.

Matters involving minors and incapacitated persons are not open to the public by livestreaming or otherwise.

Sheila Woods-Skipper, Administrative Judge.

**BOYER, EDNA M.** - Dorothy Boyer and Victoria Boyer, Executrices, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103.  
6-1-3

**BROWN, SANDRA E.** - Andrea B. Dubin and Jodi S. Feigenbaum, Executrices, c/o Scott H. Mustin, Esq., Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103; Scott H. Mustin, Atty., Fineman Krekstein & Harris, PC, Ten Penn Center, 1801 Market St., Ste. 1100, Philadelphia, PA 19103.  
5-25-3

**CAMPBELL, CAROLYN FRANCIS (a/k/a CAROLYN CAMPBELL)** - Mary Ann Bryant, Executrix, c/o Joseph P. Stampone, Esq., 500 Cottman Ave., Cheltenham PA 19012; Joseph P. Stampone, Atty., Stampone O'Brien Dilsheimer Law, 500 Cottman Ave., Cheltenham PA 19012.  
6-1-3

**CASSELLO, LOUIS (a/k/a LOUIS F. CASSELLO)** - Louise Colletta, Executrix, 8 McIntosh Rd., Sewell, NJ 08080; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148.  
5-18-3

**CHATTIN, ROSEMARY (a/k/a ROSEMARY T. CHATTIN)** - Franklin Good, Administrator CTA, c/o Harry Metka, Esq., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020; Harry Metka, Atty., 4802 Neshaminy Blvd., Ste. 9, Bensalem, PA 19020.  
5-25-3

**CIOLKO, JOAN** - Stephen Ciolko, Executor, c/o Gerald L. Bowen, Jr., Esq., 530 Street Rd., P.O. Box 572, Southampton, PA 18966; Gerald L. Bowen, Jr., Atty., Bowen & Burns, P.C., 530 Street Rd., P.O. Box 572, Southampton, PA 18966.  
6-1-3

**COLANTUONO, DOMENICA** - Andrea Fiorentino, Executrix, c/o Frank C. DePasquale, Jr., Esq., 2332-34 S. Broad St., Philadelphia, PA 19145; Frank C. DePasquale, Jr., Atty., DePasquale Law Offices, 2332-34 S. Broad St., Philadelphia, PA 19145.  
6-1-3

**DOEBLEY, ANN P.** - Cheryl Shuts, Executrix, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.  
5-25-3

**EDMOND, CAROL ANN (a/k/a CAROL A. EDMOND, CAROL EDMOND)** - Joseph P. McGowan, Executor, 701 Lakeside Park, Southampton, PA 18966; Joseph P. McGowan, Atty., Joseph P. McGowan, P.C., 701 Lakeside Park, Southampton, PA 18966.  
6-1-3

**FARABELLI, MIRIAM G.** - Thomas R. Farabelli, Administrator, c/o Karen Schecter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schecter Dayno, Atty., Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.  
5-18-3

**FARABELLI, VIRGINIA A.** - Thomas R. Farabelli, Administrator, c/o Karen Schecter Dayno, Esq., 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544; Karen Schecter Dayno, Atty., Timoney Knox, LLP, 400 Maryland Dr., P.O. Box 7544, Ft. Washington, PA 19034-7544.  
5-18-3

**FENERTY, HARRY A.** - Glenn D. Fenety, Executor, c/o David Schachter, Esq., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102; David Schachter, Atty., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.  
6-1-3

**FORTE, ROSETTA** - Paulette Forte-Smith, Executrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103.  
5-18-3

**GENTILE, CATHERINE** - Maria Albanese, Administratrix, c/o Peter L. Klenk, Esq., 2202 Delancey Pike, Philadelphia, PA 19103; Peter L. Klenk, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Pike, Philadelphia, PA 19103.  
5-18-3

**HAIMES, ELIZABETH J.** - Robert E. Haimes, Executor, c/o Justin H. Brown, Esq., 3000 Two Logan Square, Philadelphia, PA 19103; Justin H. Brown, Atty., Troutman Pepper Hamilton Sanders LLP, 3000 Two Logan Square, Philadelphia, PA 19103.  
5-18-3

**HALL, BLONDE** - Neal E. Hall, MD, Administrator, 815 N. Mt. Pleasant Rd., Philadelphia, PA 19119; Olivia H. Stoner, Atty., Stoner Law Office, 2112 Walnut St., 2nd Fl., Philadelphia, PA 19103.  
6-1-3

**HARRIS, NYZARIAH HASNA** - Elton Harris, Administrator, c/o Kenneth R. Pugh, Esq., 5401 Wissahickon Ave., Philadelphia, PA 19144; Kenneth R. Pugh, Atty., Jerner Law Group, P.C., 5401 Wissahickon Ave., Philadelphia, PA 19144.  
5-25-3

**HARTZELL, ELEANOR D.** - Lisa Hartzell, Executrix, 9947 Hardy Rd., Philadelphia, PA 19115; Joseph D. Rutala, Atty., Rutala Law Group, PLLC, 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102.  
5-18-3

**HASZ, MARCUS WILLIAM** - Richard Hasz, Administrator, c/o Robert S. Levy, Esq., 1204 Township Line Rd., Drexel Hill, PA 19026; Robert S. Levy, Atty., Cooper Schall & Levy, 1204 Township Line Rd., Drexel Hill, PA 19026.  
6-1-3

**HOLLEY, GEORGE ROOSEVELT** - Hattie Rosetta Holley, Administratrix, 21172 Cheriton Cross Rd., Cape Charles, VA 23310; Joseph D. Rutala, Atty., 1500 JFK Blvd., Ste. 1203, Philadelphia, PA 19102.  
6-1-3

**JOHNSON, JANET** - Janet Walker, Administratrix, 6015 Augusta St., Phila., PA 19149; Jennifer M. Merx, Atty., Skarlatos Zonarich LLC, 320 Market St., Ste. 600W, Harrisburg, PA 17101.  
5-18-3

Follow us on **Twitter**



[www.twitter.com/thelegalintel](http://www.twitter.com/thelegalintel)

# PUBLIC NOTICES

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

The Legal Intelligencer

An ALM Product

## ESTATE NOTICES

**JOYNES, GEORGE A.** - Mary E. Joynes, Administratrix, c/o David Schachter, Esq., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102; David Schachter, Atty., 1528 Walnut St., Ste. 1507, Philadelphia, PA 19102.

6-1-3

**LAUFF, CAROL MARIE** - Donald R. Bender, Administrator, c/o Gary B. Freedman, Esq., 7909 Bustleton Ave., Philadelphia, PA 19152; Gary B. Freedman, Atty., Freedman & Grinshpun, PC, 7909 Bustleton Ave., Philadelphia, PA 19152.

5-25-3

**LEHMAN, MATTHEW ALLEN (a/k/a MATTHEW A. LEHMAN)** - Frederick A. Lehman, Jr., Administrator, c/o Jill R. Fowler, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428; Jill R. Fowler, Atty., Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

6-1-3

**LENNOX, JAMES E., JR.** - Taylor Lennox, Executrix, c/o Ronald F. Abel, Esq., 1706 Race St., Ste. 402, Philadelphia, PA 19103; Ronald F. Abel, Atty., Abel Law Group, P.C., 1706 Race St., Ste. 402, Philadelphia, PA 19103.

5-25-3

**McCOOK, EDWIN E.** - Alison B. McCook, Executrix, c/o Jennifer A. Kosteva, Esq., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428; Jennifer A. Kosteva, Atty., Heckscher, Teillon, Terrill & Sager, P.C., 1001 Conshohocken State Rd., Ste. 1-300, West Conshohocken, PA 19428.

6-1-3

**McGARRY, JANE A. (a/k/a JANE McGARRY, JANE ANN McGARRY)** - Donald H. Taggart, Administrator CTA, c/o Michael F. Frisbie, Esq., 590 Bethlehem Pike, Colmar, PA 18915; Michael F. Frisbie, Atty., Pritchard Law Offices, 590 Bethlehem Pike, Colmar, PA 18915.

5-25-3

**MILLS, BESSIE** - Dawn Cromarty, Administratrix, c/o Daniel R. Ross, Esq., One Summit St., Philadelphia, PA 19118; Daniel R. Ross, Atty., Ross & McCrea LLP, One Summit St., Philadelphia, PA 19118.

5-25-3

**MIZRAHI, AMIRAM** - Michael Mizrahi and Asaf Mizrahi, Administrators, 1220 S. 7th St., Philadelphia, PA 19147; Mark Feiman, Atty., 8171 Castor Ave., Philadelphia, PA 19152.

5-25-3

**MOORE, LORRAINE D. (a/k/a LORRAINE MOORE)** - Edward Moore, Executor, c/o Patricia M. Dugan, Esq., 2662 E. Allegheny Ave., Philadelphia, PA 19134; Patricia M. Dugan, Atty., 2662 E. Allegheny Ave., Philadelphia, PA 19134.

5-18-3

**NOWLAND, ROSEMARY (a/k/a ROSEMARY A. NOWLAND)** - Anna Marie Herr, Executrix, 3 Eusden Dr., Aston, PA 19014; Nicholas J. Starinieri, Atty., DeFino Law Associates, P.C., 2541 S. Broad St., Philadelphia, PA 19148.

6-1-3

**PEMBERTON, SYLVESTER EDWARD (a/k/a SYLVESTER PEMBERTON)** - Mia Glover, Executrix, c/o Angela D. Giampolo, Esq., 1221 Locust St., Ste. 202, Philadelphia, PA 19107; Angela D. Giampolo, Atty., Giampolo Law Group, LLC, 1221 Locust St., Ste. 202, Philadelphia, PA 19107.

5-25-3

**PINSKY, MAXINE A.** - Susan Pinsky Bleeks and Robert S. Cohen, Executors, The Beasley Bldg., 1125 Walnut St., Philadelphia, PA 19107-4918; Robert S. Cohen, Atty., Law Office of Robert S. Cohen, The Beasley Bldg., 1125 Walnut St., Philadelphia, PA 19107-4918.

6-1-3

**PUCHOWITZ, LESLIE** - Sara B. Puchowitz, Executrix, c/o Laura M. Tobey, Esq., 229 W. Wayne Ave., Wayne, PA 19087; Laura M. Tobey, Atty., Reidenbach & Associates, LLC, 229 W. Wayne Ave., Wayne, PA 19087.

6-1-3

Revocable Trust Agreement by and between **Thomas B. Scattergood and Katherine J. Flynn, Joseph H. Scattergood and Abigail L. Scattergood, Thomas B. Scattergood, Deceased**, Late of Philadelphia County. This Trust is in existence and all persons having claims or demands against said Trust or decedent are requested to make known the same and all persons indebted to the decedent to make payment without delay to Katherine J. Flynn, Joseph H. Scattergood and Abigail L. Scattergood, Trustees, c/o Katherine B. Commons, Esq., 6377 Germantown Ave., Phila., PA 19144-1947; Katherine B. Commons, Atty., Commons & Commons, LLP 6377 Germantown Ave., Phila., PA 19144-1947.

5-18-3

**ROGEL, MARION (a/k/a MARION RUTH ROGEL)** - Elsbeth Brown-Parr, Executrix, c/o Carol R. Livingood, Esq., 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191; Carol R. Livingood, Atty., Davis Bennett Spiess & Livingood LLC, 130 W. Lancaster Ave., P.O. Box 191, Wayne, PA 19087-0191.

5-18-3

**RUSSELL, RUTH R.** - Robert J. Russell, Executor, c/o Paul J. Bartolomeo, Jr., Esq., The Philadelphian, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010; Paul J. Bartolomeo, Jr., Atty., Paul J. Bartolomeo, Jr., P.C., The Philadelphian, 2401 Pennsylvania Ave., Ste. 1A1, Philadelphia, PA 19130-3010.

5-25-3

**SCOTESE, RITA** - Angela D. Giampolo, Administratrix, 1221 Locust St., Ste. 202, Philadelphia, PA 19107; Angela D. Giampolo, Atty., Giampolo Law Group, LLC, 1221 Locust St., Ste. 202, Philadelphia, PA 19107.

5-25-3

**SHMULEVICH, ALEXANDER** - Lea Dymkov, Administratrix CTA, c/o S. Stacy Mogul, Esq., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907; S. Stacy Mogul, Atty., Heiligman and Mogul, P.C., 135 S. 19th St., Ste. 200, Philadelphia, PA 19103-4907.

5-25-3

**SMITH, JOSEPH CLAY** - Jo-sette Bailey, Administratrix, c/o Dennis R. Primavera, Esq., 3200 Magee Ave., Philadelphia, PA 19149; Dennis R. Primavera, Atty., 3200 Magee Ave., Philadelphia, PA 19149.

5-25-3

**SOBOLEWSKI, JAMES (a/k/a JAMES J. SOBOLEWSKI)** -- Brian Sobolewski, Executor, c/o Jon Taylor, Esquire, 1617 JFK Boulevard, Suite 1838, Philadelphia, PA 19103; Jon Taylor, Attorney, 1617 JFK Boulevard, Suite 1838, Philadelphia, PA 19103.

5-18-3\*

**STATKUS, ANTHONY B.** - Kerry Ann Leraris, Executrix, 808 Regina St., Philadelphia, PA 19116; Robert C. Gerhard, III, Atty., Gerhard & Gerhard, P.C., 815 Greenwood Ave., Ste. 8, Jenkintown, PA 19046.

5-25-3

**SWERDLOW, RAYMOND C.** - Ada Emmert, Administratrix, c/o Paul L. Feldman, Esq., 820 Homestead Rd., Jenkintown, PA 19046; Paul L. Feldman, Atty., Feldman & Feldman, LLP, 820 Homestead Rd., Jenkintown, PA 19046.

5-18-3

**THURSBY, LENA HELEN** - Rodney Thursby, Administrator, c/o Danielle M. Yacono, Esq., 2202 Delancey Pike, Philadelphia, PA 19103; Danielle M. Yacono, Atty., The Law Offices of Peter L. Klenk & Associates, 2202 Delancey Pike, Philadelphia, PA 19103.

5-18-3

**VERA, IVETTE** -- Damaryd Vera, Administrator, 4348 Potter Street, Philadelphia, PA 19124.

6-1-3\*

**WALKER, CHRISTINE A.** - Darryl R. Walker, Administrator, c/o Bryan J. Adler, Esq., 7 Neshaminy Interplex Dr., Ste. 403, Trevoise, PA 19053-6976; Bryan J. Adler, Atty., Rothkoff Law Group, 7 Neshaminy Interplex Dr., Ste. 403, Trevoise, PA 19053-6976.

6-1-3

**WALKER, ELIZABETH M.** - Robert Walker, Administrator, 1231 Day St., Philadelphia, PA 19125; Mark Feiman, Atty., 8171 Castor Ave., Philadelphia, PA 19152.

5-25-3

**WARD, MARGARET (a/k/a MARGARET ANN WARD)** - Suzanne Willard, Executrix, c/o Stephen M. Porter, Esq., 17 W. Miner St., West Chester, PA 19832; Stephen M. Porter, Atty., MacElree Harvey, Ltd., 17 W. Miner St., West Chester, PA 19832.

5-25-3

**WEISSMAN, ARLENE NANCY** - Rosemary R. Ferrino, Administratrix, 608 W. Main St., Lansdale, PA 19446-2012; Rosemary R. Ferrino, Atty., Montco Elder Law, LLP, 608 W. Main St., Lansdale, PA 19446-2012.

5-18-3

**WHITELEY, KATHIE** - John Daya, Administrator, c/o Paul H. Masciantonio, Esq., 1806 Callowhill Street, Philadelphia, PA 19130; Paul H. Masciantonio, Atty., 1806 Callowhill Street, Philadelphia, PA 19130.

5-25-3

**WILLIAMS, ROOSEVELT SOTO, JR.** - Chariss N. Miller, Administratrix, c/o Ruth Ann DiDonato, Esq., 1845 Walnut St., 24th Fl., Philadelphia, PA 19103; Ruth Ann DiDonato, Atty., Willig Williams & Davidson, 1845 Walnut St., 24th Fl., Philadelphia, PA 19103.

5-18-3

## DISSOLUTION NOTICE

Notice is hereby given to all creditors and claimants of **Philadelphia Parents and Friends of Lesbians and Gays (also dba PFLAG Philadelphia)**, a Pennsylvania non-profit corporation, that the board of directors has approved a proposal that the corporation dissolve voluntarily and that the board of directors is now engaged in winding up and settling the affairs of the corporation under the provisions of Section 1975 of the Pennsylvania Business Corporation Law of 1988.

6-1-1\*

## FICTITIOUS NAMES

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Department of State of the Commonwealth of Pennsylvania, at Harrisburg, PA, on April 27, 2021 an application for the conduct of a business in Philadelphia County, Pennsylvania, under the assumed or fictitious name, style or designation of **Better Alternatives** with the principal place of business at 2021 W. Boston Street, Philadelphia, PA 19132. The name and address of the person owning or interested in said business is: Tyrone Hallager, 2021 W. Boston Street, Philadelphia, PA 19132.

6-1-1\*

Notice is hereby given, pursuant to the provisions of Act of Assembly, No. 295, effective March 16, 1983, of the filing in the office of the Dept. of State, of the Commonwealth of PA, at Harrisburg, PA for an Application for the conduct of business in Phila. County, PA, under the assumed or fictitious name, style or designation of **FEAST YOUR EYES CATERING**, with the principal place of business at 1750 N. Front St., Phila., PA 19122. The names and address of the interested party in said business is Feast Your Eyes, Inc., 1750 N. Front St., Phila., PA 19122. C. WILLIAM WATTS, Solicitor, 61 Union St., Medford, NJ 08055.

6-1-1

[www.thelegalintelligencer.com](http://www.thelegalintelligencer.com)

For the full online version of

The Legal Intelligencer

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

**MASS TORT - ASBESTOS CASES**

The list of Mass Tort - Asbestos Cases for 2021 is published on page XX

**Philadelphia Court of Common Pleas**

**Trial Division - Civil**

**Compulsory Arbitration Program**

**Virtual Arbitration Hearing List**

The Virtual Arbitration Hearing List for April through August appears on page XX. Any questions regarding the Virtual Arbitration Hearing List should be directed to ArbitrationFJD@courts.phila.gov.

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

**President Judge Administrative Order**

**No. 20 of 2021**

**In re: Further Procedures Regarding Moratorium on Philadelphia Sheriff's Mortgage Foreclosure and Tax Sales**

**AND NOW**, this 26<sup>th</sup> day of May, 2021, pursuant to this Court's April 29, 2021, Administrative Order No. 18 of 2021, which Stayed all Sheriff Sales until September 2021, and to establish a process for eligible plaintiffs and/or debtors to be removed from the Stay because the Property subject to sale is not and/or may not be eligible for relief under the American Rescue Plan, it is hereby **ORDERED** and **DECREED** as follows:

**A. COMMERCIAL NON-RESIDENTIAL MORTGAGE AND OTHER DEBT OR ASSET SHERIFF SALES**

- 1) For real estate, property, and/or assets previously scheduled for Sheriff Sale from March 17, 2020 through August 31, 2021, involving collection of a debt other than a tax lien as described in Section B herein, and including commercial mortgage or other commercial litigation, Plaintiff/Debtor may file a motion to request the matter be removed from the Stay and be allowed to proceed to sale. Said motion shall include sufficient information for the Court to make a determination on the papers that the matter is commercial nonresidential mortgage and/or other debt or asset execution.
- 2) The motion shall be served on all parties of interest and proof of service filed with the Court.
- 3) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing. If the motion is granted, movant shall deliver the Order to the Sheriff and

request a Sheriff Sale be scheduled.

**B. TAX SALES**

- 1) All Philadelphia County Tax Sales previously listed for Sheriff Sale on a date certain between March 17, 2020 and August 31, 2021 remain stayed unless ordered as set forth herein.
- 2) The City of Philadelphia and/or U.S. Bank, N.A. as Trustee, may file a motion to request the Property at issue be allowed to proceed to a Sheriff's Sale after September 1, 2021. The filing fees for the motion filed on or before August 31, 2021, are waived. The motion may be electronically filed in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov)
  - a) The motion shall include sufficient information for the Court to make a determination on the papers that the Property subject to sale is not and/or may not be eligible to receive funds under the American Rescue Plan, and shall include a blank Response Statement Form, Exhibit A attached hereto, and "The Important Notice to Homeowners," Exhibit B attached hereto.
  - b) The motion packet shall be served on all owners and occupant(s) of the Property at issue.
  - c) Any occupant and/or owner of the Property contesting the allegations in the Motion shall file the Response Statement (Exhibit A) with the Office of Judicial Records no later than 20 days after service. A hearing will be scheduled if the Response Statement is filed. The Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. (Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov))
  - d) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing.

*Court Notices continues on 18*

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

**JUNE 2****The Title IX Landscape: Where Are We Now? 2021**

Webinar: 12:00 PM to 1:00 PM

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

1 substantive

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

**JUNE 3-4****Criminal Law Symposium 2021**

Webcast: 9:00 AM to 4:30 PM

Cost: \$575 Standard; \$288 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)

**JUNE 8****How to Handle Small and Insolvent Estates 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](http://www.pbi.org)

**Buying and Selling a Business**

Webcast: 1:30 PM to 4:45 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)

**JUNE 9****PBA Avoiding Legal Malpractice Training - Spring 2021**

Webcast: 9:00 AM to 11:00 AM

Cost: \$50

2 ethics

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

**IRAs Retirement Assets and Trusts 2021**

Webcast: 2:00 PM to 3:00 PM

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

1 substantive

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

**JUNE 10****Taking Your Appellate Advocacy in the PA Courts to the Next Level**

Webcast: 1:30 PM to 4:45 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)

**Historic Preservation Law: Obligations and Opportunities 2021**

Webcast: 9:00 AM to 12:20 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)

**JUNE 15****Understanding, Negotiating and Enforcing Easements 2021**

Webcast: 9:00 AM to 12:20 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)

**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	Orphan's Court
xx	Common Pleas Court	xx	U.S. Bankruptcy Court
xx	Civil Trial List	xx	Hearings
xx	Federal Court	xx	District Court

# Court Notices

continued from 17

- 3) If the Motion is granted, movant shall deliver the Order to the Sheriff and request a Sheriff Sale be scheduled.

## C. MORTGAGE SALES

- 1) Except as set forth in Section "A" above, all Philadelphia County Mortgage Sheriff Sales previously listed for Sheriff Sale on a date certain between March 17, 2020 and August 30, 2021 remain stayed unless ordered as set forth herein.
- 2) Plaintiff may file a motion to request the Property at issue be allowed to proceed to a Sheriff's Sale after September 1, 2021. The filing fees for the motion filed on or before August 31, 2021, are waived. The motion may be electronically filed in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>.
- a) The motion shall include sufficient information for the Court to make a determination on the papers that the Property subject to sale is not and/or may not be eligible to receive funds under the American Rescue Plan, and shall include a blank Response Statement Form, Exhibit A attached hereto, and "The Important Notice to Homeowners," Exhibit C attached hereto.
- b) The motion packet shall be served on the all owners and occupant(s) of the Property at issue.
- c) Any occupant and/or owner of the Property contesting the allegations in the Motion shall file the Response Statement (Exhibit A) with the Office of Judicial Records no later than 20 days after service. A hearing will be scheduled if the Response Statement is filed. The Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If a filer does not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. (Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov))
- d) The Court may grant or deny the motion on the pleadings or schedule the matter for hearing.
- 3) If the motion is granted, movant shall deliver the Order to the Sheriff and request a Sheriff Sale be scheduled.

Z

## D. FURTHER PROCEDURES

- 1) All matters other than where motions were filed as described above will be subject to a supplemental Order designating procedures for homeowners to seek assistance from homeowner advocates regarding available resource connections once further information is available.

### BY THE COURT:

/s/ Idee C. Fox

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

/s/ Lisette Shirdan-Harris

Lisette Shirdan-Harris, Administrative Judge, Trial Division  
Court of Common Pleas Philadelphia County  
First Judicial District of Pennsylvania

/s/ Daniel J. Anders

Daniel J. Anders, Supervising Judge, Trial Division, Civil Section  
Court of Common Pleas Philadelphia County  
First Judicial District of Pennsylvania

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

	:	
Plaintiff	:	TERM, 20
v.	:	
	:	NO.
	:	
Defendant	:	Sheriff Book ____ Writ ____

### RESPONSE STATEMENT

I, \_\_\_\_\_, hereby certify as follows:

With regards to the Property located at

Philadelphia, PA \_\_\_\_\_

I reside in the property identified above.

Plaintiff has filed a Motion stating that the Property is vacant and/or commercial.

I request that the Court schedule a hearing to determine whether I live in the property.

The undersigned verifies that the statements made herein are true and correct. I understand that false statements are made subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: \_\_\_\_\_

Signature of Defendant(s)/Occupant(s)  
Phone Number:  
Mobile Number:  
Fax Number:  
Email Address:

This Response Statement may be electronically filed as an *Answer/Response to Motion* in the *Motions* section of the Civil Electronic Filing System at <https://fjdefile.phila.gov/>. If you do not have the means for electronic filing, the Office of Judicial Records should be contacted to make an appointment to file in person at the Court's Civil Filing Center. Phone: (215)686-4251 Email: [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov).

EXHIBIT "A"

First Judicial District of Pennsylvania  
Court of Common Pleas of Philadelphia County  
IMPORTANT NOTICE TO HOMEOWNERS

The City of Philadelphia in your Tax Petition case has filed a request with the Court to allow your property to be sold at Sheriff's Sale because the City believes you do not live in the property.

If you do live in the property, you must file a Response Statement, included with this Notice, with the Court as soon as possible. To do this, you may go to the Office of Judicial Records at City Hall, email the Office of Judicial Records at [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov), or call 215-686-4251 to make an appointment to file in person.

You should also call the Save Your Home Philly Hotline at 215-334-4663 for assistance with stopping your sale.

If you do not live in the property, you may file a Motion to Postpone the Sheriff's Sale.

If you ignore this notice, **the Property may be sold** at a Sheriff's Sale.

For questions or for assistance filing the Occupant Certification, call the Save Your Home Philly Hotline:

215-334-HOME or 215-334-4663

You can also contact \_\_\_\_\_ [insert firm name and contact information] to discuss your payment options.

EXHIBIT "B"

First Judicial District of Pennsylvania  
Court of Common Pleas of Philadelphia County  
IMPORTANT NOTICE TO HOMEOWNERS

The Plaintiff in your mortgage foreclosure case has filed a request with the Court to allow your property to be sold at Sheriff's Sale because the Plaintiff believes you do not live in the property.

If you do live in the property, you must file a Response Statement, included with this Notice, with the Court as soon as possible. To do this, you may go to the Office of Judicial Records at City Hall, email the Office of Judicial Records at [OJRCivil@courts.phila.gov](mailto:OJRCivil@courts.phila.gov), or call 215-686-4251 to make an appointment to file in person.

You should also call the Save Your Home Philly Hotline at 215-334-4663 for assistance with stopping your sale.

If you do not live in the property, you may file a Motion to Postpone the Sheriff's Sale.

If you ignore this notice, **the Property may be sold** at a Sheriff's Sale.

For questions or for assistance filing the Occupant Certification, call the Save Your Home Philly Hotline:

215-334-HOME or 215-334-4663

You can also contact \_\_\_\_\_ [insert firm name and contact information] to discuss your payment options.

EXHIBIT "C"

FIRST JUDICIAL DISTRICT OF PENNSYLVANIA

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

No. 19 of 2021

In re: Amended Administrative Order No. 15 of 2021: Extension of Residential Eviction Moratorium and Exceptions Service of Writs and Alias Writs of Possession

### ORDER

Court Notices continues on 19

# Court Notices

continued from 18

AND NOW, this 13<sup>th</sup> day of May, 2021, it is hereby ORDERED and DECREED that the terms of the above Order are extended through June 30, 2021, including the date to serve the *alias writ of possession* as set forth in Section (3) of the Order.

FURTHERMORE, NOTICE IS HEREBY GIVEN that it is anticipated that as of June 30, 2021, the court will permit, at a progressive rate, the resumption of service of *alias writs of possession* (evictions/lockouts). This will depend on conditions at the time around June 30, 2021, in terms of the global pandemic.

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. 17 of 2021

In Re: Resumption of In-Person Proceedings and Availability of Hybrid Hearings

ORDER

AND NOW, this 22<sup>nd</sup> day of April, 2021, recognizing the need to ensure continued protection of the public, attorneys, litigants, witnesses, employees of the Clerk of Orphans' Court and the First Judicial District as the Court resumes its operations, and recognizing the increased availability of the Covid-19 vaccines to all adults in Philadelphia County, it is hereby ORDERED and DECREED that, in accordance with all required health and safety guidelines, effective May 17, 2021:

- (1) in-person judicial proceedings will resume on a limited basis at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis;
- (2) hybrid judicial proceedings, involving both in-person and remote appearances through Zoom or other Advanced Communication Technology, may be conducted at the sole discretion of each individual Orphans' Court Judge on a case-by-case basis; and
- (3) all other judicial proceedings will continue to be conducted through the use of Advanced Communication Technology until further order of this court.

All necessary safety and health protocols as may be adopted and amended from time to time by the Centers for Disease Control, the Pennsylvania Department of Health, the City of Philadelphia Department of Public Health and the First Judicial District will be followed and enforced, including the mask-mandate and social distancing protocols. The *Orphans' Court's Protocols and Guidelines for Conducting In-Person and Hybrid Judicial Proceedings*, which include specific provisions regarding access to City Hall, and resumption 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  
PHILADELPHIA MUNICIPAL COURT  
President Judge Administrative Order

Amended No. 15 of 2021

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

AMENDED ORDER

AND NOW, this 1<sup>st</sup> day of April, 2021, the within Order is amended to read as follows: upon consideration of:

- (a) the continuing global pandemic affecting the gathering of people, requiring social distancing, and preventing the listing of Landlord/Tenant cases in large numbers;
- (b) the Order dated March 28, 2021 issued by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention extending the eviction moratorium through June 30, 2021;
- (c) the Eviction Diversion Program being conducted by the City of Philadelphia which has saved the court's resources, prevented negative consequences of eviction during a pandemic, and benefited landlords and tenants in coming to agreements in lieu of lawsuits;
- (d) the continuing declaration of Judicial Emergency in the First Judicial District, and the emergency powers provided under Pa.R.J.A. 1952(B) to order the diversion of cases

through alternative dispute resolution programs for health and safety reasons accomplished both by reducing the congregation of litigants in the courthouse as well as by avoiding evictions through agreements facilitated by such eviction diversion programs;

- (e) the approximate one hundred million dollars (~\$100,000,000.00) in rental assistance funds that have been made available to the City of Philadelphia which may be accessed through the eviction diversion program; and
- (e) the Landlord Tenant Act which requires cases to be heard within 21 days, but as of the date of this order, due to the global pandemic, Landlord/Tenant trials are now being scheduled over ninety (90) days out, then,

it is hereby ORDERED and DECREED that:

- (1) As of April 1, 2021, no landlord may file a Landlord Tenant Complaint seeking possession based on non-payment of rent owed prior to the date of filing until 45 days after they have first completed an application with the PHL Rent Assist Program through [www.phlrentassist.org](http://www.phlrentassist.org). Upon completing the application, the landlord will be automatically enrolled in the Eviction Diversion Program as well. The PHL Rent Assist Hotline is (215) 320-7880. It will be a dispositive affirmative defense for any tenant to show that the landlord did not pursue either rental assistance or eviction diversion through the City of Philadelphia Program timely or in good faith.
- (2) As of the date of this order, Plaintiff Landlords may only request the Landlord Tenant Officer to serve outstanding *writs of possession* that have not yet been served, other than those provided in Section (5) below. Provided, however, that the Landlord Tenant Officer shall insert "May 16, 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. 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, in anticipation of the resumption of lockouts after June 30, 2021 or at some other point in the future when conditions permit.
- (3) 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 May 16, 2021, except upon order of court previously entered or upon good cause shown as provided in this order.
- (4) 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 eviction moratorium 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 Judgement 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) Landlords owning no more than five (5) rental units, either individually or through separate entities, who are in severe financial distress, supported by filed documentary evidence (i.e., not solely testimonial evidence) of such distress.
  - (d) 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.
- (5) Notwithstanding the relief available as provided in Section (4) 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 through June 30, 2021.
- (6) 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 May 16, 2021, from the computation of those time periods. Landlords may file petitions to extend this 180 day period.
- (7) The Court will be closely monitoring the implementation and impact of the provisions of this order and the conditions surrounding the pandemic to determine the necessity of continuing, modifying or terminating any or all of the terms of this order.
- (8) 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  
TRIAL DIVISION  
Administrative Docket

No. 14 of 2021

In re: Extension of Residential Eviction Moratorium

ORDER

AND NOW, this 31<sup>st</sup> day of March, 2021, upon review of the Order dated March 28, 2021 issued by Rochelle P. Walensky, Director of the Centers for Disease Control and Prevention, it is hereby ORDERED and DECREED that the Residential Eviction Moratorium implemented

*Court Notices continues on 20*

## Court Notices

continued from 19

by this Court in Administrative Order No. 56 of 2020, Administrative Order No. 69 of 2020, and Administrative Order No. 5 of 2021 is extended through June 30, 2021, as specifically provided in the CDC Order. The CDC Declaration that must be signed and provided by the tenants, lessees or residents to the landlord, owner of the residential property or other person who has a right to have the tenant evicted has been updated as attached. The Court notes, however, that as to such Declaration, the March 28, 2021 CDC Order provides that:

- (1) a signed Declaration submitted under a previous order remains valid notwithstanding the issue of the extended and modified order, and covered persons do not need to submit a new Declaration under the new Order; and
- (2) Tenants, lessees, or residents of a residential property may use any written document in place of the Declaration Form if it includes the same information as required in the Form, is signed, and includes a perjury statement.

**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

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

This declaration is for tenants, lessees, or residents of residential properties who are covered by the CDC's order temporarily halting residential evictions (not including foreclosures on home mortgages) to prevent the further spread of COVID-19. Under the CDC's order you must provide a copy of this declaration to your landlord, owner of the residential property where you live, or other person who has a right to have you evicted or removed from where you live. Each adult listed on the lease, rental agreement, or housing contract should complete this declaration. Unless the CDC order is extended, changed, or ended, the order prevents you from being evicted or removed from where you are living through January 31, 2021. You are still required to pay rent and follow all the other terms of your lease and rules of the place where you live. You may also still be evicted for reasons other than not paying rent or making a housing payment. This declaration is sworn testimony, meaning that you can be prosecuted, go to jail, or pay a fine if you lie, mislead, or omit important information.

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

- I have used best efforts to obtain all available government assistance for rent or housing;<sup>1</sup>
- I either earned no more than \$99,000 (or \$198,000 if filing jointly) in Calendar Year 2020, or expect to earn no more than \$99,000 in annual income for Calendar Year 2021 (or no more than \$198,000 if filing a joint tax return), was not required to report any income in 2020 to the U.S. Internal Revenue Service, or received an Economic Impact Payment (stimulus check);
- I am unable to pay my full rent or make a full housing payment due to substantial loss of household income, loss of compensable hours of work or wages, lay-offs, or extraordinary-out-of-pocket medical expenses;
- I am using best efforts to make timely partial payments that are as close to the full payment as my circumstances may permit, taking into account other nondiscretionary expenses;

<sup>1</sup> "Available government assistance" means any governmental rental or housing payment benefits available to the individual or any household member.

<sup>2</sup> An "extraordinary" medical expense is any unreimbursed medical expense likely to exceed 7.5% of one's adjusted gross income for the year.

- If evicted I would likely become homeless, force me to move into and live in close quarters in a new congregate or shared living setting because I have no other available housing options.<sup>3</sup>

- I understand that I must still pay rent or make a housing payment, and comply with other obligations that I may have under my tenancy, lease agreement, or similar contract. I further understand that fees, penalties, or interest for not paying rent or making a housing payment on time as required by my tenancy, lease agreement, or similar contract may still be charged or collected.

- I further understand that at the end of this temporary halt on evictions on January 31, 2021, my housing provider may require payment in full for all payments not made prior to and during the temporary halt and failure to pay may make me subject to eviction pursuant to state and local laws.

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

Signature of Declarant

Date

**THE FIRST JUDICIAL DISTRICT OF PENNSYLVANIA  
COURT OF COMMON PLEAS OF PHILADELPHIA COUNTY  
TRIAL DIVISION – CIVIL  
ADMINISTRATIVE DOCKET No. 13 of 2021**

In re: *ACCC Insurance Company (ACCC)*

**ORDER**

**AND NOW**, this 23rd day of **March, 2021**, upon consideration of the attached Order Appointing Liquidator and Permanent Injunction involving *ACCC Insurance Company (ACCC)* entered by the District Court of Travis County, Texas on December 11, 2020, it is hereby **Ordered and Decreed** that all cases in which *ACCC Insurance Company (ACCC)* is a named party shall be placed in deferred status until further notice.

It is further **Ordered and Decreed** that all actions currently pending against any insured of *ACCC Insurance Company (ACCC)* shall be placed in deferred status until further notice.

**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

This Administrative Order is issued in accordance with the April 11, 1986 order of the Supreme Court of Pennsylvania, Eastern District, No. 55 Judicial Administration, Docket No. 1; and with the March 26, 1996 order of the Supreme Court of Pennsylvania, Eastern District, No. 164 Judicial Administration, Docket No. 1, as amended. This Order shall be filed with the Office of Judicial Records in a docket maintained for Orders issued by the First Judicial District of Pennsylvania, and one certified copy of this Order shall be filed with the Administrative Office of Pennsylvania Courts. Two certified copies of this Order, and a copy on a computer diskette, shall be distributed to the Legislative Reference Bureau for publication in the *Pennsylvania Bulletin*, shall be published in *The Legal Intelligencer*, and will be posted on the First Judicial District's website at <http://courts.phila.gov>. Copies shall be submitted to *American Lawyer Media*, the *Jenkins Memorial Law Library*, and the Law Library for the First judicial District of Pennsylvania.

<sup>3</sup> "Available housing" means any available, unoccupied residential property, or other space for occupancy in any seasonal or temporary housing, that would not violate federal, state, or local occupancy standards and that would not result in an overall increase of housing cost to you.

To publish your Corporate Notices, call Jennifer McCullough at  
215-557-2321 Email: [jmccullough@alm.com](mailto:jmccullough@alm.com)