



## VALUED CLIENTS:

We write to update you on the status of foreclosures in Philadelphia and to provide a timeframe for when foreclosure actions will proceed.

At a recent meeting of the Philadelphia Mortgage Foreclosure Diversion Program, we had the opportunity to meet with President Judge Fox to discuss the status of foreclosures in Philadelphia. The Court and Sheriff's Office have safety concerns with large crowds and are in active negotiations with the Philadelphia Convention Center to use that space to allow for social distancing, etc. With that in mind, the Court has started to enter Orders with regard to the Sheriff's sales, Conciliation Conferences, Case Management Conferences and trials.

On June 18, 2020, the Court postponed the July, August and September Sheriff's sales. The earliest date that a property may be sold in Philadelphia is now October 6, 2020. Enclosed please find a copy of the President Judge's Order.

The Court will be entering an order shortly with regard to foreclosure actions. In order to determine active inventory, the Court will require Plaintiffs to place any case that they do not plan to proceed on at this time in deferred status. This would apply to cases on a trial plan, forbearance, moratorium or other hold. These praecipes will allow the Court to focus and schedule active cases. We have started filing these praecipes with the Court. As cases are removed from hold, they will be placed back in the Conciliation Program. After discussion with the Court, we believe conferences will be scheduled for August. At this time, we expect that conferences will be scheduled on multiple days to clear the backlog. If a Case Management Conference is pending, the Court will now review the action on the papers and issue a CMC Order. If service is not complete, the Court will schedule Rule to Show Cause Hearings which will be held remotely. This is why it is important that the Praecipes to Place in Deferred Status be filed.

Additionally, all foreclosure cases scheduled for trial between March 16, 2020 and October 1, 2020 are continued to October 15, 2020 at which time they will be reviewed and scheduled accordingly.

In summary, in Philadelphia:

Complaints: The Court will not accept complaints until after July 10, 2020 based on the Governor's Executive Order. This is in active discussion with the Steering Committee.

Judgments: We can proceed with default judgments on non-hold files.

Writs of Execution: The Court is not currently accepting writs of execution.

Earliest possible Sheriff's Sale: October 6, 2020

Writs of Possession: Will resume on July 10, 2020

We are available at your convenience to answer any questions you may have and will continue to keep you updated.

Thank you,

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**FIRST JUDICIAL DISTRICT OF PENNSYLVANIA**

**President Judge Administrative Order**

**No 40 of 2020**

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**In re: Postponement of July, August and September Mortgage Foreclosure Sales.**

**ORDER**

AND NOW, this 18 day of June, 2020 under Pa.R.J.A. No 1952 (B)(2), and the Judicial Emergency declared by the First Judicial District, and in light of the limited access to City Hall for emergency relief, and the public safety concerns associated with large crowds, it is **ORDERED AND DECREED THAT** Philadelphia County Sheriff's Mortgage Foreclosure Sales are postponed and rescheduled as follows:

1. The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for Tuesday, July 7, 2020 is postponed and rescheduled for Tuesday, October 6, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
2. The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for Tuesday, August 4, 2020 is postponed and rescheduled for Tuesday, November 10, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.
3. The Philadelphia County Sheriff's Mortgage Foreclosure Sale scheduled for Tuesday, September 1, 2020 is postponed and rescheduled for Tuesday, December 1, 2020. No new notice shall be required, as provided in Pa.R.C.P. No. 3129.3. No further costs.

**BY THE COURT:**

*/s/ Idee C. Fox*

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**Idee C. Fox, President Judge  
Chair, Administrative Governing Board  
First Judicial District of Pennsylvania  
President Judge, Court of Common Pleas,  
Philadelphia County**