

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

President Judge Administrative Order

No. 18 of 2021

In re: Moratorium on Philadelphia Sheriff's Mortgage Foreclosure and Tax Sales

ORDER

AND NOW, this 29th day of April, 2021, in light of the recently passed American Rescue Plan, Pennsylvania will soon receive over \$350 million to help homeowners who have fallen behind on their mortgage payments and property taxes as a result of the pandemic; as well as any and all federally mandated moratoriums, it is hereby **ORDERED and DECREED** as follows:

- 1) All Philadelphia County Sheriff's Mortgage Foreclosure Sales and Tax Sales are stayed until September 2021, provided that, consistent with the process to be set forth by subsequent Order of this Court, the Property subject to Sheriff Sale does not qualify for a further stay as ordered by the court.
- 2) All writs in the hands of the Sheriff are deemed reissued, effective this date, at no further cost;
- 3) Within thirty (30) days a supplemental Order will be issued by this Court, setting forth the process and procedure to assist homeowners in finding available resources to access funding to assist in payment of the debt and/or tax lien; as well as a process for requesting removal from the Stay by the filing appropriate pleadings, and the issuance of a Court Order to allow the Property to proceed to Sheriff Sale.

BY THE COURT:

/s/ Idee C. Fox

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