

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

President Judge Administrative Order

No. 67 of 2020

In re: Postponement of January 5, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 23rd day of December, 2020, at the request of the Sheriff of Philadelphia County; and due to limitations on public gatherings; the Sheriff having advised the Court that effective April 6, 2021, Sheriff Sales will be conducted via virtual platform consistent with procedures and protocol as issued by the Philadelphia Sheriff, it is hereby **ORDERED and DECREED** that the Mortgage Foreclosure Sheriff Sales scheduled for January 5, 2021 are postponed to April 6th 2021, with no further advertisement or costs, provided however as to each specific property at issue under the Writ that:

- (a) On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Sheriff Sale proceed on April 6, 2021 along with a "Notice to All Occupants" attached thereto. A timed stamped copy of the Praecipe and "Notice to All Occupants" shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praecipe and "Notice to All Occupants" are attached to this order.
- (b) On or before February 19, 2021, Plaintiff's attorney files with the Office of Judicial Records a Praecipe requesting that the Writ be returned by the Sheriff to the Office of Judicial Records, in which case a new Writ of Execution must be filed and served as provided by rules of court. The Praecipe is attached to this order.
- (c) If Plaintiff fails to comply with paragraphs (a) or (b) above before February 19, 2021, the Writ at issue will be considered abandoned and it will be returned to the Office of Judicial Records by the Sheriff. The Plaintiff must thereafter file a new Writ of Execution which must be noticed as provided in Pa.R.C.P. 3129.2.

This Order does not affect the right of either party to file a Motion for postponement consistent with local practice.

BY THE COURT:

/s/ Idee C. Fox

**Idee C. Fox, President Judge
Court of Common Pleas
Philadelphia County**

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

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

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the December 23, 2020 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for January 5, 2020:

proceed on April 6, 2021. No new notice shall be required as provided in Pa.R.C.P. No. 3129.3(a). A copy of the attached ***Important Notice to All Occupants*** was sent to occupants of the premises which are subject to Sheriff Sale;

not proceed on April 6, 2021 and for the Writ to be returned by the Sheriff to the Office of Judicial Records. A new writ of execution must be filed by Plaintiff and Notice will be given as required by Pa.R.C.P. 2139.2.

Date: _____

Attorney for Plaintiff



**First Judicial District of Pennsylvania
Court of Common Pleas of Philadelphia County**

IMPORTANT NOTICE TO ALL OCCUPANTS

**A SALE OF THIS PROPERTY, _____,
HAS BEEN SCHEDULED BY THE PHILADELPHIA
SHERIFF!**

If you ignore this notice, **the Property May
Be Sold** at a Sheriff's Sale.

For **free legal help**, or to discuss the scheduled
sale of the property, call the
**Save Your Home Philly Hotline:
215-334-HOME or 215-334-4663**