

**COURT OF COMMON PLEAS OF MONROE COUNTY
FORTY-THIRD JUDICIAL DISTRICT
COMMONWEALTH OF PENNSYLVANIA
CIVIL DIVISION**

IN RE: 43rd JUDICIAL DISTRICT	:	No. 90 AD 2020
EMERGENCY ADMINISTRATIVE	:	
ORDER COVID-19	:	
	:	Supreme Court Docketing No.
REAL ESTATE SHERIFF SALES	:	38MM2020
	:	

EMERGENCY ADMINISTRATIVE ORDER (AMENDED)

AND NOW, this 2nd day of October, 2020 pursuant to this Court's Declaration of Judicial Emergency dated March 16, 2020 effective through and including April 30, 2020 and this Court's Order dated April 22, 2020 extending general closure to May 31, 2020 and in accordance with the Pennsylvania Supreme Court's Declaration of Judicial Emergency and Supplemental Orders dated March 16, 2020, March 18, 2020 and April 1, 2020, at Nos. 531 and 532 J.A.D. ("Supreme Court Orders") that close all Pennsylvania Courts to the public generally through at least April 30, 2020; and Governor Wolf's announcement that the prior eviction and foreclosure suspensions was extended to August 31, 2020 and this Court's Administrative Order dated March 17, 2020, at No. 65 A.D. and March 19, 2020 at No. 67 A.D. ("Monroe Administrative Orders"), that limit access to judicial facilities in the 43rd Judicial District and limit proceedings to those listed as emergencies in said orders; after consideration of the recommendations and guidelines issued by the CDC, the Pennsylvania Department of Health, and numerous local and regional medical experts consulted by this Court; in furtherance of the mandate of Pennsylvania Rule of Judicial Administration 1952(B)(2) that the President Judge "take necessary action to provide for the ... safety of court personnel, court users and the public...", and following a careful balancing of the public's right of access to courts against health, safety, and welfare concerns arising

from the COVID-19 pandemic that necessitated the Emergency Orders, We hereby AUTHORIZE and ORDER the following:

1. All Real Estate Sheriff Sales previously scheduled for October 29, 2020 (except for sales of Timeshare properties which occur as scheduled) are **continued** to December 3, 2020 at 10:00 am in Hearing Room B, Monroe County Courthouse, Stroudsburg, PA or on a digital platform to be announced on the Sheriff's website.

2. All Real Estate Sheriff Sales previously scheduled for December 3, 2020 (except for sales of Timeshare properties which occur as scheduled) are **continued** to January 28, 2021 at 10:00 am in Hearing Room B, Monroe County Courthouse, Stroudsburg, PA or on a digital platform to be announced on the Sheriff's website.

3. No new service of notice or oral public announcement of the Sheriff's Sale is required under Pa.R.C.P.3129.3 pursuant to this Court's Declaration of Judicial Emergency and Orders dated March 16, 2020 and March 18, 2020 suspending any such notice requirements.

4. Sheriff's personnel shall post this Court Order of the continued sale dates of October 29, 2020 and December 3, 2020 at the public entrance of the Monroe County Courthouse and the Monroe County Administration Building and arrange for posting on both the County and Court websites.

5. A copy of this Order continuing the October 29, 2020 and December 3, 2020 Sheriff Sales to December 3, 2020 and January 28, 2021 respectively shall be recorded in the Monroe County Office of the Recorder of Deeds and to a miscellaneous docket number in the office of the Monroe County Prothonotary.

6. All cases currently scheduled on the October 29, 2020 or December 3, 2020 sales dates, including those which have previously been postponed to those dates, may be postponed by the Plaintiff to a regularly scheduled sale date in February 2021 or any regularly scheduled sale thereafter. Requests for postponement under this paragraph

shall be made in writing to the Monroe County Sheriff's Office on or before December 3, 2020. The Sheriff shall abate the postponement fee one time for each sale case number.

7. All postponed sales resulting from this Order shall be considered without defect and properly held pursuant to Pa.R.C.P.3129.1 *et seq.*

BY THE COURT:



Margherita Patti-Worthington, P.J.

cc: Honorable Arthur L. Zulick
Honorable Jonathan Mark
Honorable Jennifer Harlacher Sibum
Honorable Stephen M. Higgins
Honorable David J. Williamson
Honorable C. Daniel Higgins
Geoff Moulton, Court Administrator of Pennsylvania
John J. Goldner, District Court Administrator
Kathy Sauter, Magisterial District Court Administrator
Deborah Rivera, Deputy District Court Administrator
Ken Morris, Sheriff
George Warden, Prothonotary/Clerk of Courts
Josephine Ferro, Register and Recorder
E. David Christine, Esq., District Attorney
James Gregor, Esq., Chief Public Defender
Board of Commissioners
Denise Burdge, Executive Director MCBA
Brian Jordan, Esq., President MCBA
Garry Haidle, Warren MCCF
Tricia Clancy, Information Services
Barry J. Cohen, Esq.
Court Administration

PROTHONOTARY
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MONROE COUNTY, PA