

In Re:	:	COURT OF COMMON PLEAS
	:	PHILADELPHIA COUNTY
FORECLOSURE SALES OF	:	CIVIL DIVISION
OWNER-OCCUPIED PROPERTIES	:	December Term, 2010
	:	No. 2670
Motion of Philadelphia Unemployment Project (PUP)	:	Control # 11033824

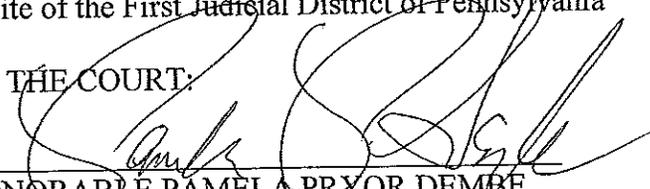
ORDER

AND NOW, this 29th day of March, 2011, upon consideration of the emergency motion to "Further Postpone Mortgage Foreclosure Sheriff's Sale of Owner-Occupied Residential Properties" filed on March 24, 2011, and testimony and legal arguments presented during the March 28, 2011 hearing, IT IS HEREBY ORDERED, ADJUDGED and DECREED as follows:

- 1) the Sheriff Sale of non-residential, and residential, unoccupied or non-owner occupied properties, shall proceed as scheduled on April 5, 2011, except as may be directed by the plaintiff on the writ or by a case specific order;
- 2) the Sheriff Sale of residential, owner-occupied properties shall proceed as scheduled on April 5, 2011, except for those cases which are scheduled for a Conciliation Conference and otherwise subject to the terms of the March 25, 2011 order issued pursuant to GCR 2008-1;
- 3) as to all residential, owner occupied properties, which are sold by the Sheriff on April 5, 2011, the Sheriff shall:
 - a. delay from issuing and filing the deed with the Recorder of Deeds for a period of Ninety (90) days after the date of sale, and shall make any distribution for the same time period, to enable eligible homeowners to apply for and receive funding through the federal Emergency Homeowners Loan Program ("EHLPP"). The Sheriff shall prepare, execute and record the Sheriff's Deed to the successful bidder on or after July 6, 2011 unless the Sheriff has received written direction from the attorney on the writ to set aside the Sale or pursuant to further order of Court;
 - b. in connection with any residential, owner occupied property for which the homeowner has received funding through EHLPP as provided in this order, Defendant shall seek Plaintiff's agreement that the sale be set aside or Defendant shall file a Petition to Set Aside the Sale on or before July 6, 2011 or as that date may be extended by the parties to that action; and
 - c. allow the attorney on the writ who purchases the owner-occupied property at the April 5, 2011 Sheriff Sale from settling with the Sheriff for a period of Seventy-five (75) days from the date of the Sheriff's Sale without any penalty.
- 4) In order to clarify whether any property scheduled for Sheriff Sale on April 5, 2011 is residential, owner-occupied, or vacant, the parties are granted leave to file an appropriate Affidavit with the Prothonotary.
- 5) To the extent not granted by the terms of this order, the above Motion of Philadelphia Unemployment Project is denied.

A copy of this Order shall be posted on the website of the First Judicial District of Pennsylvania (<http://courts.phila.gov>).

BY THE COURT:


 HONORABLE PAMELA PRYOR DEMBE
 President Judge, Court of Common Pleas