

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

President Judge Administrative Order

No. 11 of 2021

In re: Procedure for May 4, 2021 Mortgage Foreclosure Sales

ORDER

AND NOW, this 25th day of February, 2021, due to the volume of Sheriff Sales scheduled for May 4, 2021, and to ensure appropriate notice to all parties, it is hereby **ORDERED and DECREED** that the May 4, 2021 sale will proceed provided that Plaintiffs comply with the following procedure:

- (a) On or before March 19, 2021, Plaintiff files with the Office of Judicial Records a Praeceptum requesting that the Sheriff Sale proceed on May 4, 2021 along with a “Notice to All Occupants” attached thereto. A timed stamped copy of the Praeceptum and “Notice to All Occupants” shall be served by the Plaintiff on the Sheriff and Defendant(s). The Praeceptum and “Notice to All Occupants” are attached to this order.
- (b) On or before March 19, 2021, Plaintiff files with the Office of Judicial Records a Praeceptum 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 Praeceptum is attached to this order.
- (c) If Plaintiff fails to comply with paragraphs (a) or (b) above before March 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**

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

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

Address of Premises: _____

Writ No. _____

New Sheriff Sale Date for Premises: _____

PRAECIPE

TO THE OFFICE OF JUDICIAL RECORDS:

Consistent with the February 25, 2021 Order issued by President Judge Idee C. Fox, Plaintiff requests that the Sheriff Sale of the above-premises which was scheduled for May 4, 2021:

proceed on May 4, 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 May 4, 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**