

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

President Judge Administrative Order

No. 40 of 2021

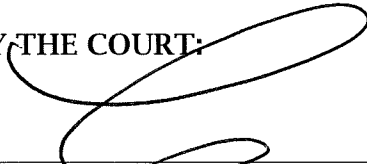
In re: Expiration of Moratorium on Philadelphia Sheriff's  
Mortgage Foreclosure and Tax Sales

AND NOW, this 10 day of November 2021, it is hereby **ORDERED** and **DECREED** that this Court's April 29, 2021 Administrative Order No. 18 of 2021, which Stayed all Sheriff Sales until September 2021 and the Administrative Order No. 20 of 2021, which established a process for removal from the Stay, shall expire effective **December 31, 2021**. Any request to postpone a currently scheduled Sheriff Sale, or Sale scheduled in January 2022, and thereafter, shall be submitted by a Petition to Postpone filed with the Court, with the burden of proof on the moving party, consistent with the process and procedures in effect prior to March 17, 2020.

It is further **ORDERED** as follows:

- 1) Writs issued by the Office of Judicial Records that resulted in a scheduled property sale prior to September 1, 2021, are deemed expired. A new Writ is required.
- 2) Writs issued by the Office of Judicial Records before September 1, 2021, but not filed with the Sheriff, are deemed expired. A new Writ is required.

BY THE COURT:

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