


NOTICE TO THE BAR

COVID-19 – RESUMPTION OF ISSUANCE OF WRITS OF POSSESSION IN RESIDENTIAL FORECLOSURES; DEVELOPMENT OF PROCESS FOR SPECIAL APPLICATION TO STAY SHERIFF’S SALE

Residential foreclosure trials have continued during the ongoing COVID-19 pandemic. For some time, however, the courts have withheld post-judgment action, including the issuance of writs of possession. Consistent with Executive Order 249 (August 4, 2021), which concluded the suspension of certain residential property removals as of November 15, 2021, effective immediately courts will resume post-trial activity, including issuance of writs of possession, for residential foreclosure matters.

The Judiciary recognizes that there are federal and state relief programs and loss mitigation options available to affected homeowners and is in the process of identifying how those programs affect current court processes. Among other options, we are exploring a possible interim process to allow eligible homeowners to seek to stay a sheriff sale on the basis that the homeowner may be eligible for federal financial assistance that would prevent the foreclosure pursuant to the American Rescue Plan. Further information will be provided by subsequent notices to the bar.

Questions on this notice may be directed to the Superior Court Clerk’s Office at (609) 421-6100.



Hon. Glenn A. Grant, J.A.D.
Acting Administrative Director of the Courts

Dated: November 19, 2021