

IN THE COURT OF COMMON PLEAS OF DELAWARE COUNTY, PENNSYLVANIA

IN RE: 32<sup>nd</sup> JUDICIAL DISTRICT : PA SUPREME COURT NO. 30 MM 2020  
:   
*November 20, 2020, Sheriff Real* :   
*Estate Sale Postponed*<sup>1</sup> : DELAWARE COUNTY NO. 5120-17

**EMERGENCY ORDER POSTPONING NOVEMBER 20, 2020, SHERIFF'S REAL  
ESTATE SALE**

AND NOW, this 20<sup>th</sup> day of October, 2020, this court having declared in the 32<sup>nd</sup> judicial district (Delaware County) a judicial emergency and more recently once again extended that emergent declaration pursuant to such an order of the Pennsylvania Supreme Court sanctioning the same,<sup>2</sup> as well as Pa.R.J.A. No. 1952(B)(1)(2), and this court thus still having those authorities detailed under Pa.R.J.A. No. 1952(B)(2)(a-s), it is hereby **ORDERED** and **DECREED** on such an application of Jerry L. Sanders, Jr., the Delaware County Sheriff, as follows:<sup>3</sup>

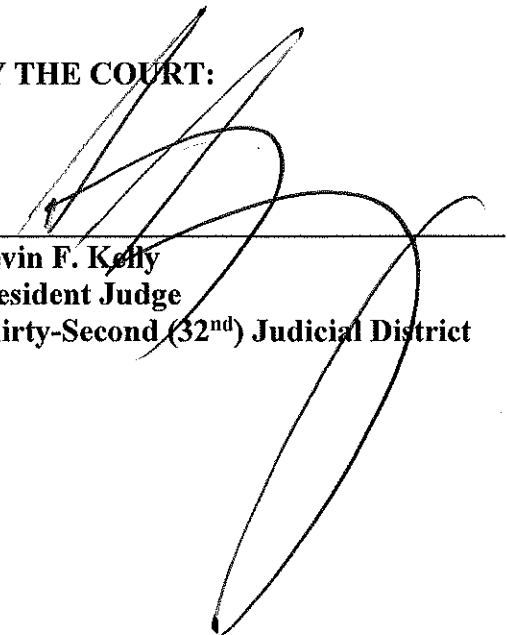
The real estate sale past set for November 20, 2020, at 11:00 a.m., in the county council meeting room of the Delaware County Government Center, Media, Pennsylvania, including **ALL PROPERTIES** on this list (November 20, 2020) so transferred via this court's previous such emergency orders,<sup>4</sup> if any, are **POSTPONED**<sup>5</sup> and the sale of those properties on the November 20, 2020, list are reset for the sheriff's sale scheduled for **DECEMBER 18, 2020**, at 11:00 a.m., in the county council meeting room, Delaware County Government Center, Media, Pennsylvania.

New notice of the postponed and/or relisted sales of real property above ordered per Pa.R.C.P. 3129.3 **SHALL NOT** be required as provided by Pa.R.C.P. 3129.2.

That directed above as subsequent material circumstances warrant and/or it otherwise believes appropriate may be revisited by this court and modified to meet the evolving concerns presented by the ongoing COVID-19 public health crisis.

To the extent possible and practical under the material circumstances, notice of this order has been and/or will promptly be posted about the Delaware County courthouse, including but not limited to the complex's entry doors, the Delaware County Office of Judicial Support, the Court Administrator's Office of Delaware County, the Criminal Court Administrator's Office, the court's website, all magisterial district court facilities within Delaware County, the Delaware County Bar Association's website, and submitted to the Administrative Office of Pennsylvania Courts ("AOPC") for posting on the Commonwealth's Unified Judicial System's website per Pa.R.J.A. No. 1952(C)(5).<sup>6</sup>

**BY THE COURT:**



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**Kevin F. Kelly**  
**President Judge**  
**Thirty-Second (32<sup>nd</sup>) Judicial District**

<sup>1</sup> See Emergency Sheriff Sale Postponement Orders dated March 18, 2020; April 7, 2020; April 28, 2020; May 27, 2020; June 18, 2020; and September 10, 2020.

<sup>2</sup> See Orders dated March 16, 2020, pp. 1-2; March 18, 2020, pp. 1-3; April 1, 2020, pp. 1-3; April 28, 2020, pp. 2-5; and May 27, 2020, pp. 1-3 – Pennsylvania Supreme Court, Nos. 531 and 532, Judicial Administration Docket; Emergency Declaration dated March 17, 2020; Emergency Declaration Extension dated April 2, 2020; Second Emergency Declaration Extension dated April 28, 2020; Third Emergency Declaration Extension dated May 27, 2020; Fourth Emergency Declaration Extension dated July 8, 2020; and Fifth Emergency Declaration Extension dated October 20, 2020. See also Pa.R.J.A. No. 1952(B)(1)(2).

<sup>3</sup> See Pa.R.J.A. No. 1952(B)(2)(d)(h)(i)(k)(l)(q); *Philadelphia Inquirer*, May 13, 2020, Section B, p. 1 (“Infections great at Delco Jail – Jail: Nearly half of inmates tested has virus”; infection rate 50 times that of population at large.”); May 16, 2020, Section A, pp. 1, 4 (“Over that past 14 days, Delaware County has on average 275 cases for each 100,000 residents ... significantly higher than the suburban counties surrounding it.”); May 19, 2020, Section A, pp. 1, 6 (“Virus Rate Remains Stubbornly High in Delaware County”); May 22, 2020, Section A, pp. 1, 9 (“Delaware County trails Philadelphia and the other counties in flattening the curve of new cases.”); July 2, 2020, Section A, pp. 1, 6 (“ ... Pa. reports biggest one-day increase since June 5. ... Cases ... June 1 ... July 1 ... Change ... +8%.”); July 8, 2020, Section A, pp. 1, 6 (Delaware County infection rate increases from 23 to 32 per 100,000 persons.); July 16, 2020, Section A, pp. 1, 6 (“New Pa. limits as cases rising ... After averaging about 400 new cases a day less than a month ago, this state is now averaging close to 800. Case counts have increased in 43 counties and the percentage of people testing positive has increased in 28 counties ... .”); July 20, 2020, Section A, pp. 1, 9 (Three (3) of the five (5) municipalities having the greatest number of Coronavirus cases per 10,000 residents within southeastern Pennsylvania are Delaware County communities.); July 22, 2002, Section A, p. 1 (“Pennsylvania is reporting an average of 871 cases per day, an increase of 120% from June 19, following a two-month decline.”); July 23, 2020, Section A, pp. 1, 9 (Delaware County’s seven (7) day average of newly reported cases has increased 220% since June 27, 2020.); July 29, 2020 Section A, pp. 1, 6 (Since June 27, 2020, the daily average of new cases has increased 379% growing from 16 to 75.); July 30, 2020, Section A, p. 6 (“Delco count rising fastest in area[.] ... The county has gone from an average of 15.7 new cases a day on June 27 to 78.3 new cases a day on Tuesday – an increase of 398% ... . ‘We are concerned with what we have seen from Delaware County,’ ... Nate Wardel, a spokesperson from the state Health Department, said ... .”); August 14, 2020, Section A, p. 1 (“ ... Pennsylvania Health Secretary ... cited ... Delaware Count[y] as [an] area[] in the state with high community spread of the coronavirus. ... Delaware County’s per capita rate of new cases now exceeds that of Philadelphia, Allegheny County, and the state as a whole.”); August 20, 2020, Section A, pp. 1, 3 (“ ... Delaware County currently has the highest [COVID-19] rate [per 100,000 residents] in the region. ... .”); October 7, 2020, Section A, 1, 8 (“Pennsylvania ... [is] entering October with coronavirus case levels at the highest they have been since the end of spring ... . Since the end of August, the average number of new coronavirus cases reported each day nearly doubled in Pennsylvania ... .”); October 8, 2020, Section A, p. 9 (“ ... [S]ince the end of August the average number of new coronavirus cases reported each day nearly doubled in Pennsylvania ... . Compared with a month ago, average new cases a day have jumped by more than 400 in Pennsylvania, surpassing 1,000 per day last week ... .”); October 11, 2020, Section B, p. 2 (“Pa. virus cases hit 6-month high ... Pennsylvania reported its highest number of confirmed coronavirus infections in six months ... .”); October 13, 2020, Section B, pp. 1, 8 (“The average number of new coronavirus infections being diagnosed in Pennsylvania ... showed no signs of slowing ... , even after warnings last week from officials advising the public to double down on safety practices. ... The commonwealth was averaging 1,300 new cases a day over the last seven days ... . Delaware [C]ount[y] [has] seen [a] rise[] in recent days. Using 14-day totals of new cases per 100,000 people, ... Delaware County went from 94 to 125 ... .”); and October 16, 2020, Section A, p. 8 (“Pennsylvania reported 1,598 new coronavirus cases... , the highest one-day count since April 24 and the 10<sup>th</sup> day in a row new cases have exceeded 1,000. The commonwealth is now averaging 1,370 new cases a day ... , the highest daily average since April 14, right after the pandemic’s first peak.”) See also Pa.R.J.A. No. 1952(B)(2)(a)(d)(f)(g)(h)(k)(l)(n)(o)(q); Orders dated April 28,

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2020, pp. 2-5 and May 27, 2020, pp. 1-3 – Pennsylvania Supreme Court, Nos. 531 and 532, Judicial Administration Docket; Emergency Declaration dated March 17, 2020; Emergency Declaration Extension dated April 2, 2020; Second Emergency Declaration Extension dated April 28, 2020; Third Emergency Declaration Extension dated May 27, 2020; Fourth Emergency Declaration Extension dated July 8, 2020; and Fifth Emergency Declaration Extension dated October 20, 2020.

<sup>4</sup> See Emergency Sheriff Sale Postponement Orders dated March 18, 2020; April 7, 2020; April 28, 2020; May 27, 2020; June 18, 2020; and September 10, 2020.

<sup>5</sup> See Orders dated March 18, 2020, pp. 8-9; April 1, 2020, p. 9; April 28, 2020, pp. 4-5, 6-8, 12; and May 27, 2020, pp. 1-3 – Pennsylvania Supreme Court, Nos. 531 and 532 Judicial Administration Docket. See also Pa.R.J.A. No. 1952(B)(2)(d)(f)(g)(h)(k)(l)(q).

<sup>6</sup> See Orders dated March 16, 2020, p. 2; April 1, 2020, pp. 2-3; April 28, 2020, p. 3; and May 27, 2020 p. 2, Fn. 1 – Pennsylvania Supreme Court, Nos. 531 and 532, Judicial Administration Docket.