

IN THE COURT OF COMMON PLEAS, GENERAL DIVISION
LUCAS COUNTY, OHIO

EXTENDED TEMPORARY STAY OF FORECLOSURE MATTERS
IN RESPONSE TO THE COVID-19
PUBLIC HEALTH CRISIS

President Trump has declared a National Emergency to respond to the Coronavirus Pandemic.

Governor DeWine has declared an Ohio State of Emergency in response to COVID-19.

The World Health Organization officially declared COVID-19 to be a global pandemic requiring urgent and aggressive action to control the spread of the virus.

The Lucas County Board of Commissioners, City of Toledo, and Toledo-Lucas County Health Department have requested all public officials take every means available to prevent the spread of the contagious virus.

The Judges of the General Division of the Court of Common Pleas recognize that the most effective way to mitigate the spread of the COVID-19 virus and protect public health is to keep the amount of in-person individual interaction within the court to the minimal level possible while maintaining essential court functions and protecting the rights of all individuals subject to the authority of this court.

The moratorium on foreclosures of federally backed mortgages has been extended until February 28, 2021.

Therefore as the Administrative Judge of the Lucas County Court of Common Pleas, General Division, I hereby issue the following **TEMPORARY ORDER EXTENDING THE PREVIOUS TEMPORARY ORDER;**

Motion practice in all open, pending foreclosure cases is hereby stayed until February 28, 2021. Plaintiffs' counsel may file a motion in individual cases to exempt matters concerning vacant and abandoned property from the stay, or for other good cause.

All pending sheriff's sales of OCCUPIED PROPERTY are cancelled and postponed until after February 28, 2021.

All sheriff's sales of VACANT OR ABANDONED PROPERTY, or other property otherwise exempted from the stay, MAY GO FORWARD as scheduled. Additional safety measures will be required, including mandatory masking and social distancing.

2021 JAN -4 AM 10:16
COMMON PLEAS COURT
BERNARD J. COOPER
CLERK OF COURTS
LUCAS COUNTY, OHIO

The location of the scheduled, in-person sheriff's sales may change to a different area inside or immediately outside of the courthouse to facilitate social distancing and safety. Such changes will be posted to the door of the Lucas County Sheriff's Office on the first floor of the Lucas County Courthouse and provided to the deputies at the courthouse entrances.

Plaintiffs wishing to cancel any currently scheduled post-judgment sheriff's sale due to directives from the mortgage servicer shall direct an appropriate motion to the Foreclosure Magistrate's office.

All private selling officer sales of VACANT OR ABANDONED PROPERTY, or *properties that have been otherwise exempted from the stay*, may go forward as scheduled, provided all such sales are held on-line with no in-person contact.

All private selling officer sales of OCCUPIED PROPERTY are cancelled and postponed until after February 28, 2021.

No writs of possession shall be issued or executed upon until after February 28, 2021.

While this order does not take effect until its filing date, its purpose is to ensure there is no lapse in coverage from the prior order issued August 31, which extended the moratorium on foreclosures through December 31, 2020.

Any foreclosure matter pending in mediation may proceed towards resolution through mediation, solely through telephone or email updates.



Hon. Ian B. English
Administrative Judge