

**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 Joseph R. Biden has declared a National Emergency to respond to the Coronavirus Pandemic. Further, President Biden extended the federal foreclosure moratorium for homeowners through June 30, 2021, in his Executive Order addressing the extension of COVID-19 Forbearance and Foreclosure Protections for Homeowners signed on February 16, 2021.

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 limit the amount of in-person individual interaction within the court 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 June 30, 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 June 30, 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 June 30, 2021.

All sheriff's sales of VACANT OR ABANDONED PROPERTY, or *other property otherwise exempted from the stay*, MAY GO FORWARD as scheduled, through <https://lucas.sheriffsaleauction.ohio.gov/index.cfm>, and the filing fees outlines in the Lucas County Local Rule 10.09 – Appendix A – Official Public Sheriff's Sale Web Site/Integrated Auction shall apply. Any pending *praecipes for order of sale* under the previous in-person Lucas County Sheriff Sale system shall be returned as unsold and an *Alias Praecipe for Order of Sale* shall be filed at the termination of the stay.

Additional safety measures will be required for in-person tax foreclosure sales, including mandatory masking and social distancing. The location of the scheduled, in-person tax foreclosures (if any) 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.

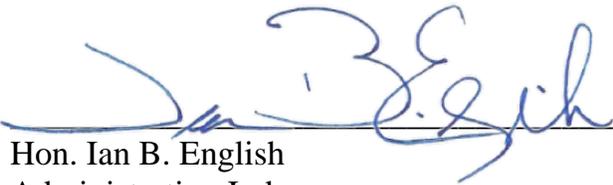
Plaintiffs wishing to cancel any currently scheduled post-judgment sheriff's sale due to directives from the mortgage servicer shall direct an appropriate motion to the Foreclosure Magistrate's office.

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 June 30, 2021.

No writs of possession shall be issued or executed upon until after June 30, 2021.

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

A handwritten signature in blue ink, appearing to read 'Ian B. English', written over a horizontal line.

Hon. Ian B. English
Administrative Judge