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IN RE: :  
: IN THE COURT OF COMMON PLEAS  
: OF LUZERNE COUNTY  
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: : NO. 2020 - 00084

EMERGENCY ADMINISTRATIVE ORDER

AND NOW, this 7 day of September, 2020, pursuant to this Court’s Declaration of Judicial Emergency dated March 16, 2020, effective through and including April 14, 2020; this Court’s Order dated April 2, 2020, extending general closure through April 30, 2020; this Court’s Order dated April 27, 2020, extending general closure through May 31, 2020; and this Court’s Order dated July 22, 2020, regarding closure; and this Court’s Order dated July 30, 2020, regarding reopening; and in accordance with the Pennsylvania Supreme Court’s Declaration of Judicial Emergency and Supplemental Orders dated March 16, 2020, March 18, 2020, and April 1, 2020, at Nos. 531 and 532 J.A.D. (“Supreme Court Orders”) that close all Pennsylvania Courts to the public generally through at least April 30, 2020; and this Court’s Administrative Order dated March 17, 2020, at No. 403 MD 2020 (“Luzerne Administrative Order”), that limits access to judicial facilities in the 11<sup>th</sup> Judicial District and limit proceedings to those listed as emergencies in such order; after consideration of the recommendations and guidelines issued by the CDC, the Pennsylvania Department of Health, and numerous local and regional medical experts consulted by this Court; in furtherance of the mandate of Pennsylvania Rule of Judicial Administration 1952 (B)(2) that the President Judge “take necessary action to provide for the . . . safety of court personnel, court users and the public . . .”, and following a careful balancing of the public’s right of access to courts against health, safety, and welfare concerns arising from the COVID-19 pandemic that necessitated the Emergency Orders, We hereby AUTHORIZE and ORDER the following procedures and rules with respect to the Real Estate Sheriff Sale scheduled for October 2, 2020, at 10:30 a.m. in the Luzerne County Courthouse, 200 North River Street, Wilkes-Barre, PA:

#### Counsel for the Plaintiff-

- 1- Cases will be grouped together by the representing attorney/law firm.
- 2- Properties will not be sold in the usual numbered order as in the past.
  - a. October sales will be at the same time as the sales continued from previous sales.
  - b. Continued sales will be announced first, followed by the properties newly scheduled for October 2, 2020.
- 3- Sale will then proceed as follows:
  - a. Attorneys/law firms with single properties will start the sale.
  - b. The sale will then proceed with the attorneys having the lowest number of sales concluding with the attorney that has the greatest number of sales.
  - c. When an attorney is finished, they will be required to leave the sale area.
- 4- If an attorney is going to be bidding as a third party, or representing another party with an interest in a property (such as lienholders) they will be permitted into the sale and permitted to stay until the sale(s) property or properties they are handling come up.

#### Potential Property Buyers (Public and Attorneys)-

- 1- Buyers must register to attend the physical sale. To register the buyers must provide:
  - a. Sale Registration Form, specifying properties in which they are interested and a COVID-19 assessment form
  - b. Completed and signed realty transfer tax statement (PA Department of Revenue form REV-183)
  - c. Copy of their driver's license or other valid government issued identification
  - d. \$100 Money order (or certified bank check)
  - e. Deadline for registration is 1 week before the sale.
  - f. Buyers may be denied registration and/or entry based on Luzerne County's COVID-19 screening standards at the time of the registration.
  - g. Buyers must follow all of the COVID-19 guidelines while attending the sale, (masks and social distancing.)
- 2- Registered buyers will receive an entry pass with an identification number. Only one person is allowed per pass.

3- The buyer's registration fee will be used as a deposit if the buyer successfully purchases a property. The registration fee will be refunded if the buyer is unsuccessful.

a. Successful buyers must pay the 10% deposit by the close of business on the Monday following the sale.

b. Any remaining balance must be paid within 10 days after the sale.

4- Buyers are expected to leave the room after the sale of the property that they are interested in has occurred.

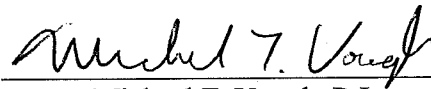
a. Buyers are asked to make the Sheriff's department aware of the properties they are interested in, especially if there are multiple properties of interest.

5- Payments and/or questions regarding the sale will be taken at the Sheriff's Department in the basement of the Courthouse. Social distancing and masks while waiting are required.

6- Parties interested in viewing the sale will be able to watch the sale via an online platform to be specified at a later date.

A copy of this Order shall be filed in the Office of Judicial Records and Services of Luzerne County.

BY THE COURT:

  
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Michael T. Vough, P.J.