

1 **IN THE UNITED STATES DISTRICT COURT**
2 **FOR THE DISTRICT OF PUERTO RICO**

3 In the Matter of:

4 **Foreclosure Proceedings during the**
5 **ongoing Covid-19 Pandemic before**
6 **District Judge Gustavo A. Gelpí**

7 **STANDING ORDER**

8 Consistent with the renewed moratorium on evictions and foreclosures issued by
9 President Joseph R. Biden,¹ the United States Department of Housing and Urban
10 Development (“HUD”),² the Federal Housing Finance Agency (“FHFA”),³ the United
11 States Department of Agriculture (“USDA”),⁴ and the Center for Disease Control and
12 Prevention (“CDC”),⁵ and to ensure that no persons are evicted during this ongoing
13 worldwide crisis, all eviction and foreclosure cases before United States District Judge
14 Gustavo A. Gelpí are hereby **STAYED** until **March 31, 2021**, regardless of whether the
15 property is subject to a federally-guaranteed mortgage. All motions filed and pending
16 judicial action in said foreclosure cases are denied without prejudice at this time. This stay
17

19 ¹ See Remarks by President Biden on the American Rescue Plan and Signing of Executive Orders (January 22, 2021),
20 <https://www.whitehouse.gov/briefing-room/speeches-remarks/2021/01/22/remarks-by-president-biden-on-the-american-rescue-plan-and-signing-of-executive-orders/>.
21 ² See Foreclosure and Eviction Moratorium in connection with the Presidentially-Declared COVID-19 National
22 Emergency (HUD Mortgagee Letter 2021-03 of January 21, 2021), [https://www.hud.gov/sites/dfiles/PIH/documents/7740--
23 Extension-Foreclosure-Loan-Flexibilities012121.pdf](https://www.hud.gov/sites/dfiles/PIH/documents/7740--Extension-Foreclosure-Loan-Flexibilities012121.pdf).
24 ³ See FHFA Extends Foreclosure and REO Eviction Moratoriums (January 19, 2021),
<https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Extends-Foreclosure-and-REO-Eviction-Moratoriums-1192021.aspx>.
⁴ See Biden Administration Announces Foreclosure Moratorium and Mortgage Forbearance Deadline Extension That Will Bring
Relief to Rural Residents (January 20, 2021), [https://www.usda.gov/media/press-releases/2021/01/20/biden-administration-
announces-foreclosure-moratorium-and-mortgage](https://www.usda.gov/media/press-releases/2021/01/20/biden-administration-announces-foreclosure-moratorium-and-mortgage).
⁵ See Media Statement from CDC Director Rochelle P. Walensky, MD, MPH, on Extending the Eviction Moratorium (January 20, 2021), <https://www.cdc.gov/media/releases/2021/s0121-eviction-moratorium.html>.

1 order **does not** apply to vacant or abandoned properties, and shall be reviewed on a case
2 by case basis.

3 The stay will be **automatically renewed**, as long as the federal government
4 continues to extend its foreclosure and eviction moratorium.

5
6 **SO ORDERED.**

7 In San Juan, Puerto Rico this 26th of January, 2021.

8
9 *s/ Gustavo A. Gelpí*
10 GUSTAVO A. GELPI
11 United States District Judge
12
13
14
15
16
17
18
19
20
21
22
23
24