

**UNITED STATES DISTRICT COURT  
DISTRICT OF PUERTO RICO**

IN RE:

CORONA VIRUS (COVID19) PUBLIC  
EMERGENCY

Misc. No. 20-0088 (GAG)

**STANDING ORDER STAYING FEDERALLY GUARANTEED MORTGAGE  
EVICTION AND FORECLOSURE CASES UNTIL JUNE 30, 2021**

On March 19, 2020, the Court issued an Order Concerning Foreclosure Proceedings Before the United States District Court of Puerto Rico, Misc. No. 20-088 (GAG) (Docket No. 5), ordering the stay of all eviction proceedings in foreclosure cases until May 30, 2020. The Order also denied without prejudice all filed and pending motions in said foreclosure cases. On March 26, 2020, the Court issued an Order to Stay Foreclosure Proceedings Until May 30, 2020, Misc. No. 20-088 (GAG) (Docket No. 11), ordering the stay of all foreclosure proceedings until May 30, 2020. This Order applies to all new foreclosure cases filed as well as all pending cases at any stage.

Consistent with the renewed moratorium on evictions and foreclosures issued by the United States Department of Housing and Urban Development (“HUD”),<sup>1</sup> the Federal Housing Finance Agency (“FHFA”),<sup>2</sup> the United States Department of Agriculture (“USDA”),<sup>3</sup> and the Center for Disease Control and Prevention (“CDC”),<sup>4</sup> and to ensure that no persons are evicted during this ongoing worldwide crisis, all federally-guaranteed mortgage eviction and foreclosure cases before United States District Court of Puerto Rico are hereby **STAYED** until **June 30, 2021**. All motions filed and pending judicial action in said foreclosure cases are denied without prejudice at this time. This stay order **does not** apply to vacant or abandoned properties and shall be reviewed on a case by case basis.

<sup>1</sup> See Extensions of Single Family Foreclosure and Eviction Moratorium, Start Date of COVID-19 Initial Forbearance, and HECM Extension Period; Expansion of COVID-19 Loss Mitigation Options (HUD Mortgage Letter 2021-05 of February 16, 2021), <https://www.hud.gov/sites/dfiles/OCHCO/documents/2021-05hsgml.pdf>

<sup>2</sup> See FHFA Further Extends COVID19-Related Loan Flexibilities (April 21, 2021),

[https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Announces-Extension-of-COVID-Related-Loan-Flexibilities\\_4212021.aspx](https://www.fhfa.gov/Media/PublicAffairs/Pages/FHFA-Announces-Extension-of-COVID-Related-Loan-Flexibilities_4212021.aspx)

<sup>3</sup> See Biden Administration Extends Moratorium on Residential Evictions in USDA Multifamily Housing Communities in Accordance with CDC Guidance (March 29, 2021), <https://www.usda.gov/media/press-releases/2021/03/29/biden-harris-administration-extends-moratorium-residential>.

<sup>4</sup> See Media Statement from CDC Director Rochelle P. Walensky, MD, MPH, on Extending the Eviction Moratorium (March 29, 2021), <https://www.cdc.gov/media/releases/2021/s0329-Eviction-Moratorium.html>.

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As to the remaining eviction and foreclosure cases before United States District Court of Puerto Rico, the presiding judge in each case shall determine the appropriate course of action.

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

IT IS SO ORDERED.

In San Juan, Puerto Rico, this May 4, 2021.

A handwritten signature in blue ink, reading "Gustavo A. Gelpí". The signature is written in a cursive style with a horizontal line underneath it.

Gustavo A. Gelpí  
Chief, US District Judge