

Philadelphia Mortgage Foreclosure Diversion Pilot Program



**PRESENTATION AT ABA CLE
PROGRAM ON PREVENTING
FORECLOSURE**

**THE HONORABLE ANNETTE M. RIZZO
*COURT OF COMMON PLEAS***

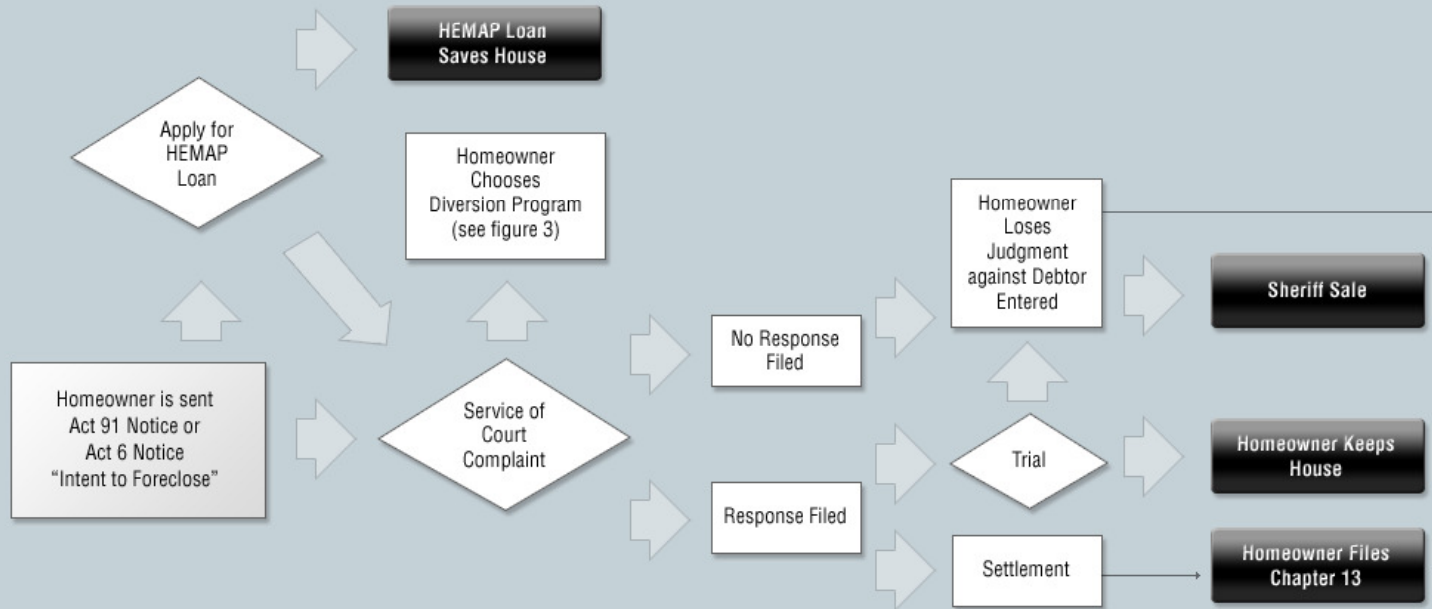
**FIRST JUDICIAL DISTRICT OF
PENNSYLVANIA**

How It Works



Pennsylvania Foreclosure Process

(fig. 2)

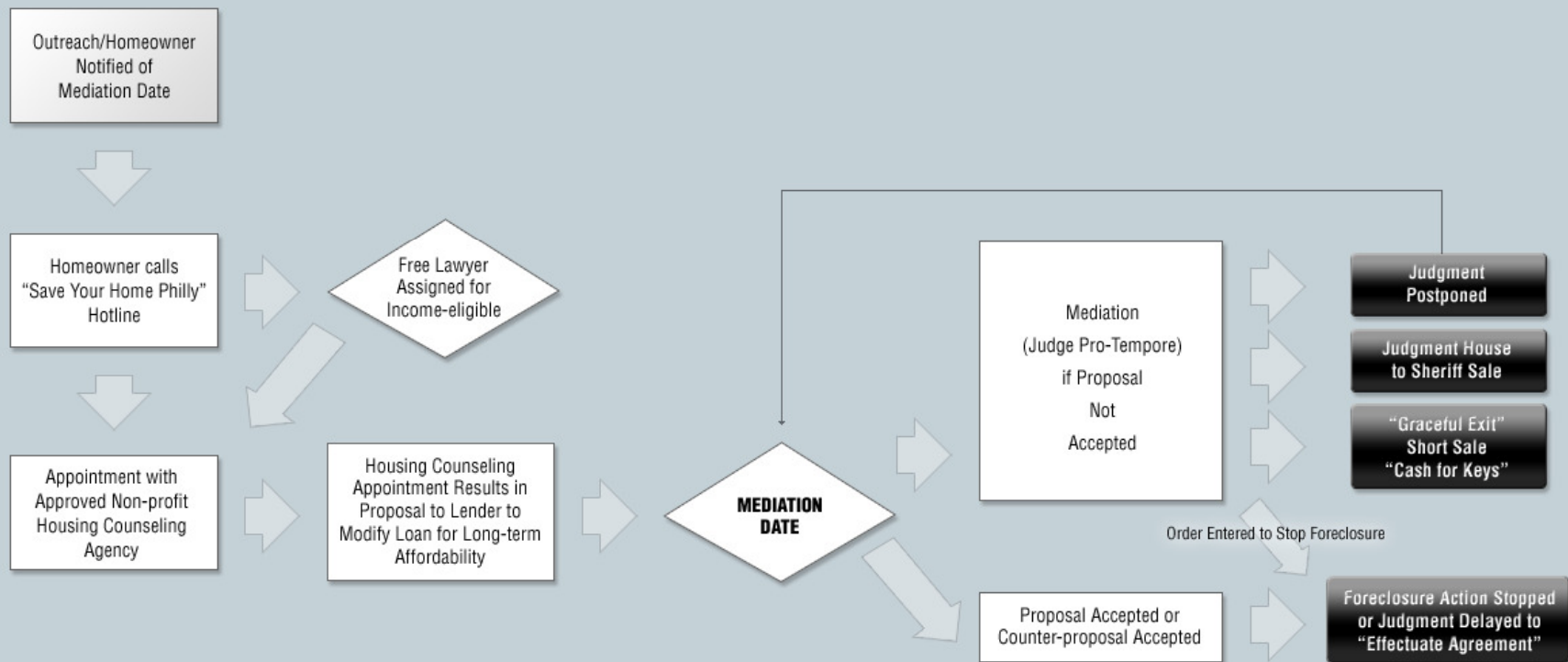


How It Works Continued



Philadelphia Homeowner Diversion Program

(fig. 3)



Number of Cases Scheduled for a Conciliation Conference in 2008



3,214

Did Not Attend Conference (33%)

1,057

(Some properties were vacant or otherwise ineligible to participate in the Pilot Program)

Participated in Pilot Program (67%)

2,157

2008 Statistics Continued



- **Nearly 1,087 properties received some relief from Sheriff Sale (about 50% of the 2,157 who participated) in 2008:**
 - **342 Settled, Discontinued or Satisfied**
 - **255 Sheriff Sales Stayed**
 - **490 Sheriff Sale Postponed - many to facilitate proposed settlements**

Number of Cases Scheduled for a Conciliation Conference in 2009



3,075

Did Not Attend Conference (18%)

542

(Some properties were vacant or otherwise
ineligible to participate in the Pilot Program)

Participated in Pilot Program (82%)

2,533

Additional Information



<http://courts.phila.gov/regs>

- **Forms section: Materials**
- **Mortgage Foreclosure Conciliation Conference Lists**

- Rachel.gallegos@courts.phila.gov

- Law Clerk to the Honorable Annette M. Rizzo