

STATE OF NEW YORK
 SUPREME COURT CHAMBERS
 RENSSELAER COUNTY COURTHOUSE
 TROY, NEW YORK 12180
 (518) 285-6166



RAYMOND J. ELLIOTT, III
 JUSTICE

TONI MARTIN VANDENBURG
 SECRETARY TO JUDGE

DAVID M. M. FRONK
 LAW CLERK

**YOU COULD LOSE YOUR HOME TO FORECLOSURE.
 PLEASE READ THE FOLLOWING NOTICE CAREFULLY.**

November 12, 2020

US Bank NA, v Rivers et al

Index Number 10-0007

Address of Subject Property:

229 Mansion Street, Coxsackie, NY 12051

Shapiro, DiCaro & Barak, LLC
 175 Mile Crossing Blvd
 Rochester, NY 14624

Angelo Scaturro, Esq
 PO Box 385
 Coxsackie, NY 12051
 Attorney for Mark Horn

Wayne Rivers
 169 Putnam Avenue
 Freeport, NY 11520

Amber C. Clark
 229 Mansion Street
 Coxsackie, NY 12051

FINAL FORECLOSURE CONFERENCE NOTICE

Dear Home Owner(s) and Lender:

Pursuant to the new Administrative Order (AO/157/20 (7-23-20)) and CPLR 3408 (if applicable), you are required to appear by phone – for a SECOND mandatory settlement conference concerning the above-referenced mortgage foreclosure action. The settlement conference will be held at the **Rensselaer County Courthouse, 80 Second Street, Troy, New York on Tuesday, December 1, 2020 at 11:15 a.m. a.m.** before Justice Raymond Elliott, III.

Attached please find a copy of the Stipulation and Order from the Previous Conference. Defendant(s) failed to appear at the first conference. The second conference is the final conference required by **Administrative Order (AO/157/20 (7-23-20))** and **failure to attend the conference may result in a default** being granted against the non-appearing party (*see* 22 NYCRR 202.27). For the Homeowner, a default may mean that the foreclosure action is allowed to proceed and **you may lose your home.**

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FINAL FORECLOSURE CONFERENCE ORDER



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At the conference, the Court shall review the procedural history of the matter; confirm compliance with notice requirements, inquire into the effects, if any, that the COVID-19 pandemic has had upon the parties; review any special relief under state or federal law to which the parties may be entitled in light of the pandemic; refer unrepresented parties to local civil legal service providers and housing counseling agencies; assess any pending and anticipated motions; approve briefing schedules proposed by stipulation of the parties; and use best efforts (including referral to alternative dispute resolution) to resolve any outstanding issues.

FOR THE HOMEOWNER: A mortgage foreclosure case was started against you by your mortgage lender. It is important that you do not ignore this notice or any court papers that you receive, or **YOU MAY LOSE YOUR HOME**. The purpose of this conference includes, but is not limited to, determining whether you and Plaintiff can reach a mutually agreeable resolution to help you avoid losing your home, or to discuss other ways in which the action might be settled.

It is very important that you attend this conference even if you have already spoken with your lender about your foreclosure. Please call this number (518) 285-6166, no later than seven days before the conference date listed above, to advise whether you will be able to attend the scheduled conference.

FOR THE LENDER: Appearance by counsel familiar with the history of the case, able to update the Court on the current status including law and administrative rules applying to this mortgage and is authorized to discuss any potential settlement is required.

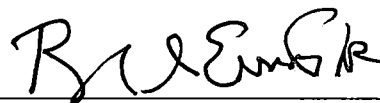
No later than one week prior to the Foreclosure Conference, Plaintiff must provide this court by email (ElliottChambers@nycourts.gov) or regular mail with:

the name of the attorney who will appear on its behalf at the conference and certify that such attorney has reviewed all relevant documents, is entirely familiar with the case, and has reviewed all relevant documents and has unfettered authority to enter into appropriate stipulations, etc.

If either Plaintiff or the homeowner have any questions concerning the foreclosure conference, please do not hesitate to contact Chamber at (518) 285-6166.

SO ORDERED!

Dated: November 12, 2020
Troy, New York



Hon. Raymond J. Elliott, III
Supreme Court Justice

CC: Carol Morgan, Esq. (Referee)
PO Box 1945
Kingston, NY 12402