

SUPREME COURT OF THE STATE OF NEW YORK
COUNTY OF SARATOGA

NOTICE OF ENTRY

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company,

Plaintiff,

Index No. 20157

-against-

Montgomery County Treasurer, as the Limited
Administrator of the Estate of Emily Califano a/k/a Emily
Jane Califano; The United States of America acting through
The Secretary of Housing and Urban Development;
Richard Hess; Jeffrey Hess; Mark Hess; Lawrence Hess;
Elaine Yaksta; Scott Hess; John Dence; James Dence;
Dorothy Scherenberger; Deborah Pietrantozzi; Kathleen
James; John Hess; Stephen Hess; Alfred Williams a/k/a
Alfred Robert Williams; New York State Department of
Taxation and Finance,

Defendants.

SIRS:

PLEASE TAKE NOTICE that the within is a true copy of a Judgment, duly entered in
the office of the clerk of the within named court on May 20, 2022.

DATED: May 31, 2022



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Foreclosure Attorney
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 ORIGINAL

At Part _____ of the Supreme Court held in
the County of Saratoga, at the Saratoga
Courthouse thereof, on the 20th day of
May . 2022.

A. III
PRESENT: Hon. James P. Murphy, J.S.C.
JUSTICE OF THE SUPREME COURT

Nationstar Mortgage LLC d/b/a Champion Mortgage
Company,

Plaintiff(s),

v.

Montgomery County Treasurer, as the Limited
Administrator of the Estate of Emily Califano a/k/a Emily
Jane Califano; The United States of America acting through
The Secretary of Housing and Urban Development; Richard
Hess; Jeffrey Hess; Mark Hess; Lawrence Hess; Elaine
Yaksta; Scott Hess; John Dence; James Dence; Dorothy
Scherenberger; Deborah Pietrantozzi; Kathleen James; John
Hess; Stephen Hess; Alfred Williams a/k/a Alfred Robert
Williams; New York State Department of Taxation and
Finance,

Defendant(s).

INDEX NO. 20157

**ORDER CONFIRMING
REFEREE REPORT AND
JUDGMENT OF
FORECLOSURE AND SALE**

MORTGAGED PROPERTY:
712 Swaggertown Road
Scotia, NY 12302

SBL #: Section 256. Block 1
Lot 66

Mortgage Servicer: PHH
Mortgage Corporation

Mortgage Servicer Phone #:
866-799-7724

UPON the Summons, Complaint, and Notice of Pendency filed in this action on the 5th day of January, 2015, the Additional Notice of Pendency filed on the 13th day of October, 2017 the Supplemental Summons and Amended Complaint filed on the 23rd day of January, 2020, the Additional Notice of Pendency filed on the 9th day of November, 2020, the Notice of Motion and affirmation by Nicole DiStasio, Esq. dated March 14, 2022, the affidavit of merit and amount due by Erin Naylor, who is an Assistant Secretary of Nationstar Mortgage LLC d/b/a Champion Mortgage Company, duly sworn to on May 20, 2021, together with the exhibits annexed thereto, all in support of Plaintiff's motion for a Judgment of Foreclosure and Sale; and

UPON proof that each of the defendants herein has been duly served with the Summons and Complaint and/or the Supplemental Summons and Amended Complaint in this action, and has not served any answer to the Complaint, nor had their time to do so extended; and it appearing that more than the legally required number of days has elapsed since defendants, Montgomery County Treasurer, as the Limited Administrator of the Estate of Emily Califano a/k/a Emily Jane Califano and The United States of America and Richard Hess and Mark Hess and Jeffrey Hess and Lawrence Hess and Elaine Yaksta and Scott Hess and John Dence and James Dence and Dorothy Scherenberger and Deborah Pietrantozzi and Sharon James and Kathleen James and John Hess and Stephen Hess and Alfred Williams a/k/a Alfred Robert Williams and New York State Department of Taxation and Finance, were so served and/or appeared; and Plaintiff having established to the court's satisfaction that a judgment against defendants is warranted; and

UPON the affidavit of mailing reflecting compliance with CPLR 3215(g)(3)(iii); and

UPON proof that non-appearing defendants, Montgomery County Treasurer, as the Limited Administrator of the Estate of Emily Califano a/k/a Emily Jane Califano and Richard Hess and Mark Hess and Jeffrey Hess and Lawrence Hess and Elaine Yaksta and Scott Hess and John Dence and James Dence and Dorothy Scherenberger and Deborah Pietrantozzi and Sharon James and Kathleen James and John Hess and Stephen Hess and Alfred Williams a/k/a Alfred Robert Williams and New York State Department of Taxation and Finance, are not absent, in accordance with RPAPL §1321(2); and

A Referee having been appointed to compute the amount due to Plaintiff upon the bond/note and Home Equity Conversion Mortgage set forth in the Complaint and to examine whether the mortgaged property can be sold in parcels; and

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