



SARATOGA COUNTY – STATE OF NEW YORK  
 SARATOGA COUNTY CLERK  
 CRAIG A. HAYNER  
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

COUNTY CLERK'S RECORDING PAGE  
 \*\*\*THIS PAGE IS PART OF THE DOCUMENT – DO NOT DETACH\*\*\*



Recording:

Pages	10.00
Cover Sheet Fee	5.00
Recording Fee	5.00
Cultural Ed	14.25
Records Management - Coun	1.00
Records Management - Stat	4.75

INSTRUMENT #: 2017032578

Receipt#: 2017212146854  
 Clerk: GB  
 Rec Date: 10/13/2017 01:43:14 PM  
 Doc Grp: LP  
 Descrip: LIS PENDENS  
 Num Pgs: 5

Total: 40.00  
 \*\*\*\* NOTICE: THIS IS NOT A BILL \*\*\*\*

Party1: WELLS FARGO BANK  
 Party2: CALIFANO EMILY AKA  
 Town: CHARLTON

Record and Return To:

SUPREME COURT OF THE STATE OF NEW YORK  
COUNTY OF SARATOGA

Index No. 20157

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Wells Fargo Bank, N.A.,

Plaintiff,

- against -

**ADDITIONAL NOTICE OF  
PENDENCY OF ACTION**

Emily Califano a/k/a Emily Jane Califano; The United States of America acting through The Secretary of Housing and Urban Development, and "JOHN DOE", said name being fictitious, it being the intention of Plaintiff to designate any and all occupants of premises being foreclosed herein, and any parties, corporations or entities, if any, having or claiming an interest or lien upon the mortgaged premises,

Defendants.

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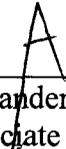
**NOTICE IS HEREBY GIVEN** that an action has been commenced and is pending in this Court upon a complaint of the above named Plaintiff against the above named Defendants for the foreclosure of a Mortgage dated February 2, 2007, executed by Emily Jane Califano, as Mortgagor(s) to Wells Fargo Bank, N.A., as Mortgagee, to secure the sum of \$243,000.00, and recorded in the office of the Clerk of the County of Saratoga on February 22, 2007, at Instrument Number: 2007007401.

**NOTICE IS FURTHER GIVEN** that the mortgaged premises affected by said foreclosure action, at the time of the commencement of said action and at the time of the filing of this notice, is situated at 712 Swaggertown Road, the County of Saratoga and the State of New York, and is more particularly described in said Mortgage and in Schedule "A" attached hereto and made a part hereof.

The reason for filing this additional notice of pendency is that the previously filed notice of pendency in this action is either invalid or otherwise may expire prior to the completion of this action. The above is an action for the foreclosure of a mortgage and, as such, an additional notice of pendency may be filed herein pursuant to CPLR 6516.

The Clerk of the County of Saratoga is directed to index this notice to the names of all of the above Defendants and the premises known as 712 Swaggertown Road, Scotia, NY 12302 (Section 256. Block 1 Lot 66).

Dated: 12/11/17

  
\_\_\_\_\_  
Alexander Phengsiaroun, Esq.  
Associate Attorney  
SHAPIRO, DICARO & BARAK, LLC  
Attorneys for Plaintiff  
175 Mile Crossing Boulevard  
Rochester, New York 14624  
(585) 247-9000  
Fax: (585) 247-7380  
Our File No. 14-038653

**SCHEDULE A  
DESCRIPTION OF MORTGAGED PREMISES**

ALL that tract, piece or parcel of land, with the buildings and improvements thereon, situate, lying and being in the Town of Chariton, County of Saratoga, and State of New York, being more particularly bounded and described as follows:

Commencing at a point on the Easterly line of Swaggertown Road, which point is distant 260.00 feet southerly from the place where the southerly margin of the lands now or formerly of Joseph W. Rush adjoins the northerly margin of the lands now or formerly of Sarah N. Knapp, thence running S. 81 deg. 57' E. 451.3 feet to a point; thence S 9 deg. 7' W 157.4 feet to a point in the northerly boundary of the lands now or formerly of Voelmle; thence N. 82 deg. 53' W. along the northerly boundary line of the lands now or formerly of Voelmle 451.3 feet to a point on the easterly line of Swaggertown Road; thence along the easterly line of Swaggertown Road, N. 9 deg. 34' E., for a distance of 157.4 feet to the point or place of beginning being the aforesaid dimensions more or less.

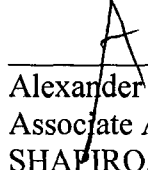
TO: THE CLERK OF THE COUNTY OF SARATOGA:

You are hereby directed to index the within Notice of Pendency of Action to the name of all of the Defendant(s) herein and the number of each block on the land map which is affected by this Notice is hereby designated as follows:

Section 256. Block 1 Lot 66

712 Swaggertown Road, Scotia, NY 12302

Dated: 10/11/17  
Rochester, New York

  
\_\_\_\_\_  
Alexander Phengsiaroun, Esq.  
Associate Attorney  
SHAPIRO, DICARO & BARAK, LLC  
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Rochester, New York 14624  
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