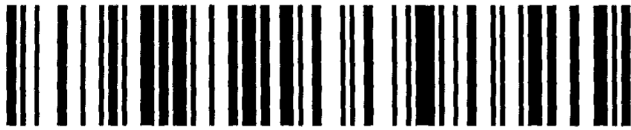




SARATOGA COUNTY – STATE OF NEW YORK
 SARATOGA COUNTY CLERK
 CRAIG A. HAYNER
 40 MCMASTER STREET, BALLSTON SPA, NY 12020

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 #: 2015000148

Receipt#: 2015211950594
 Clerk: DS
 Rec Date: 01/05/2015 10:07:25 AM
 Doc Grp: LP
 Descrip: LIS PENDENS
 Num Pgs: 6

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

Wells Fargo Bank, N.A.,

Plaintiff,

-against-

Emily Califano a/k/a Emily Jane Califano; The United States of America acting through The Secretary of Housing and Urban Development, "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.

**NOTICE OF PENDENCY
 OF ACTION**

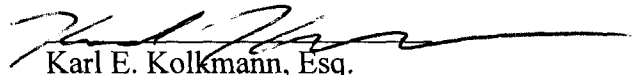
Index No. 20157

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 Saratoga County Clerk's Office on February 22, 2007, at Instrument Number: 2007007401.

14-038653

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, was situated at 712 Swaggertown Road, Scotia, NY 12302, 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.

Dated: December 31, 2014



Karl E. Kolkmann, Esq.

Associate Attorney

SHAPIRO, DICARO & BARAK, LLC

Attorneys for Plaintiff

175 Mile Crossing Boulevard

Rochester, NY 14624

(585) 247-9000

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 Charlton, 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.

RECEIVED MISCELL 12/15/14
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 Section, Block and Lot(s) and/or property address as set forth below:

Section 256. Block 1 Lot 66
Property Address: 712 Swaggertown Road, Scotia, NY 12302

Dated: December 31, 2014



Karl E. Kolkmann, Esq.

Associate Attorney

SHAPIRO, DICARO & BARAK, LLC

Attorneys for Plaintiff

175 Mile Crossing Boulevard

Rochester, NY 14624

(585) 247-9000

Fax: (585) 247-7380

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