

STATE OF NEW YORK
COUNTY OF SCHOHARIE

SUPREME COURT

INDEX NUMBER: 2023-365
OUR FILE NUMBER: 23-7940

WELLS FARGO BANK, N.A.,

Plaintiff

AFFIDAVIT OF MAILING
IN COMPLIANCE WITH
RPAPL § 1303 (b)

JARRETT CHICHESTER A/K/A JARRETT S.
CHICHESTER, et al.

Defendant

STATE OF NEW YORK)
COUNTY OF SARATOGA) ss:

Karen E. Rock, being duly sworn, deposes and says:

That deponent is not a party to this action, is over 18 years of age and resides in the State of New York.

That on 10/20/2023 deponent sent a copy of the RPAPL § 1303 Tenant Foreclosure Notice which was printed on a colored paper other than the color of the NOTICE OF COMMENCEMENT OF ACTION SUBJECT TO MANDATORY ELECTRONIC FILING, SUMMONS AND NOTICE, MORTGAGE FORECLOSURE COMPLAINT, CERTIFICATE OF MERIT

pursuant to RPAPL § 1303 to LUCY CHICHESTER AS JOHN DOE
at 221 MAIN STREET
SCHOHARIE, NY 12157

which building consists of less than five dwelling units by depositing a true copy of same enclosed in a post-paid first class properly addressed wrapper, in a post office official depository under the exclusive care and custody of the United States Postal Service within the State of New York and via certified mail # 7022 3330 0000 0136 6556, return receipt requested by depositing a true copy of same enclosed in a post-paid properly addressed wrapper, and delivering same to the United States Postal Service within the State of New York.

Sworn to before me on OCTOBER 20, 2023

Mark E. McClosky
Notary Public, State of New York
Qualified in Schenectady County
No. 01MC6042335
Commission Expires 5/22/2026


Karen E. Rock

Client file Number: 23-094447

7022 3330 0000 0136 6556

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com

OFFICIAL USE

Certified Mail Fee \$ 8.53

Extra Services & Fees (check box, add fee as appropriate)

Return Receipt (hardcopy) \$

Return Receipt (electronic) \$

Certified Mail Restricted Delivery \$

Adult Signature Required \$

Adult Signature Restricted Delivery \$

Postmark
OCT 20 2023
SCHOHARIE NY 12157

LUCY CHICHESTER AS JOHN DOE
221 MAIN STREET
SCHOHARIE, NY 12157

NOTICE TO TENANTS OF BUILDINGS IN FORECLOSURE

New York State Law requires that we provide you this notice about the foreclosure process. Please read it carefully.

WE, WELLS FARGO BANK, N.A., ARE THE FORECLOSING PARTY AND ARE LOCATED AT C/O WELLS FARGO BANK, N.A. 1 HOME CAMPUS, DES MOINES, IA 50328. WE CAN BE REACHED AT 866-605-0829.

The dwelling where your apartment is located is the subject of a foreclosure proceeding. If you have a lease, are not the owner of the residence, and the lease requires payment of rent that at the time it was entered into was not substantially less than the fair market rent for the property, you may be entitled to remain in occupancy for the remainder of your lease term. If you do not have a lease, you will be entitled to remain in your home until ninety days after any person or entity who acquires title to the property provides you with a notice as required by section 1305 of the Real Property Actions and Proceedings Law. The notice shall provide information regarding the name and address of the new owner and your rights to remain in your home. These rights are in addition to any others you may have if you are a subsidized tenant under federal, state or local law or if you are a tenant subject to rent control, rent stabilization or a federal statutory scheme.

ALL RENT-STABILIZED TENANTS AND RENT-CONTROLLED TENANTS ARE PROTECTED UNDER THE RENT REGULATIONS WITH RESPECT TO EVICTION AND LEASE RENEWALS. THESE RIGHTS ARE UNAFFECTED BY A BUILDING ENTERING FORECLOSURE STATUS. THE TENANTS IN RENT-STABILIZED AND RENT-CONTROLLED BUILDINGS CONTINUE TO BE AFFORDED THE SAME LEVEL OF PROTECTION EVEN THOUGH THE BUILDING IS THE SUBJECT OF FORECLOSURE. EVICTIONS CAN ONLY OCCUR IN NEW YORK STATE PURSUANT TO A COURT ORDER AND AFTER A FULL HEARING IN COURT.

If you need further information, please call the New York State Department of Financial Services' toll-free helpline at 1-800-342-3736 or visit the Department's website at <http://www.dfs.ny.gov>.