

COURT OF COMMON PLEAS OF BUCKS COUNTY
PENNSYLVANIA
CIVIL DIVISION – LAW

Plaintiff : No.
v. :
Defendant :

CERTIFICATION REGARDING STATUS OF FORECLOSED PREMISES AS
RESIDENTIAL AND OWNER OCCUPIED

Pursuant to the Administrative Order dated _____, 2009 dealing with the Residential Mortgage Foreclosure Diversion Program, I hereby certify that the premises at issue in this action known and numbered as:

Premises Address: _____,
_____, PA. _____

Check applicable box or boxes:

- is an owner occupied residential premises exposed to judicial sale to enforce a residential mortgage
 is not a residential premises within the meaning of the aforementioned order.

The undersigned verifies that the statements made herein are true and correct. I understand that false statements are made subject the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities.

Date: _____

Signature of Plaintiff or Counsel for Plaintiff
(Address of Plaintiff or Counsel)

IN THE COURT OF COMMON PLEAS OF BUCKS COUNTY
CIVIL DIVISION

IN RE: MORTGAGE FORECLOSURE : ADMINISTRATIVE ORDER NO. 55
DIVERSION PROGRAM :

AND NOW, this 26th day of June 2009, Bucks County Civil Division Administrative Order No. 55, promulgated on June 5, 2009, is hereby amended to read as follows:

1. All Complaints for mortgage foreclosure of any property shall be accompanied by a Certification Cover Sheet which includes a certification as to whether or not the mortgaged property is an owner-occupied residential property. (The Certification Cover Sheet is attached as Exhibit "A".)
2. Any Complaint for mortgage foreclosure of residential owner-occupied properties shall also be accompanied by the following:
 - (a) An Urgent Notice, which shall be served on the Defendant along with the Complaint, directing the Defendant to contact a court-designated Hotline for assistance. (A Copy of the "Urgent Notice" is attached hereto as Exhibit "B".)
 - (b) A Certificate of Service, in the form attached hereto as Exhibit "C".
3. Upon a request from Defendant to the Hotline for assistance and a conciliation conference, an Order for Conference shall be generated by the Court. (A sample copy of a Case Management Order is attached hereto as Exhibit "D".) The Order for Conference will be sent to all parties to the mortgage foreclosure action.
4. The entry of the Order for Conference shall include a stay of other proceedings in the case until at least 20 days following the conciliation conference.
5. As appropriate, any conciliation conference scheduled by the Court shall be conducted by judge *pro tem* designated by the Court.
6. Conciliation conference recommendation: At the conclusion of the conciliation conference, the conciliation moderator may issue a recommendation memorializing the results of the conference and scheduling future deadlines where appropriate. The Court may enter an order based on the recommendation, as appropriate.
7. This Amendment shall take effect thirty days from the date of publication in the Pennsylvania Bulletin and remain in effect until December 31, 2010, unless extended by the Court.

BY THE COURT:

SUSAN DEVLIN SCOTT, P.J.

URGENT NOTICE

Under a new Pilot Project of the Court of Common Pleas of Bucks County

You May be Able to Get Help to Save Your Home

**Call the Save Your Home Hotline
Immediately at
1-866-760-8911**

You will be put in touch with a Bucks County Housing Counselor. The Housing Counselor will assist you in trying to work out arrangements with your mortgage company. These services are FREE OF CHARGE.

Furthermore, if you are low income, you may be able to get free legal counsel. If you think you might be eligible, call the legal services helpline at 877-429-5994.

To get help, you must call the Hotline number above within the next TEN (10) days. They will tell you what to do next. Call the Hotline immediately. If you do not call the Hotline, you will not be able to get help under this Project to save your home.

**MAKE THIS CALL TO
SAVE YOUR HOME.
THE PROJECT IS FREE.
1-866-760-8911**

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CERTIFICATE OF SERVICE

The undersigned verifies, subject to the penalties of 18 Pa.C.S. § 4904 relating to unsworn falsification to authorities, that the attached Certification and Urgent notice were mailed to the Defendant(s) at their last known address and, if different, to the address of the premises subject to sale and to counsel of record if any, and to the owners of the noted premises via first class mail, as noted below:

NAME(S)

ADDRESS(ES)

Date: _____

Counsel for Plaintiff
(Address, Telephone number)

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ORDER FOR CONFERENCE

AND NOW, this _____ day of _____, 2009, pursuant to the terms of the Residential Mortgage Foreclosure Diversion Program, it is hereby ORDERED and DECREED as follows:

1. A Conciliation Conference is scheduled for _____, 2009, at _____ A.M./P.M. in Room _____ (address)
2. Scheduling of the Conference shall stay all further action on the Complaint until at least 20 days following the Conference.
3. Prior to the conference, the Housing Counselor and the Defendant will explore options to address the mortgage delinquency. At Defendant's request, the Housing Counselor and/or Pro Bono Legal Services shall promptly prepare and submit a written proposal for addressing the mortgage delinquency, payment and any and all supporting financial information to Plaintiff's attorney at least two weeks before the date of any scheduled Conciliation Conference.
4. The Plaintiff shall evaluate and respond to Defendant's proposal at the Conciliation Conference.

5. The failure of the Defendant to attend the Conciliation Conference may result in the matter proceeding to judicial disposition whether by default judgment, Sheriff's sale or trial. A Defendant who does not attend the Conciliation Conference shall have 20 days following the conference date to file an answer to the complaint after which time any applicable stay against the Plaintiff shall be lifted.
6. A representative of the Plaintiff or investor who has actual authority to modify mortgages, to enter into alternative payment agreements with the Defendant, or otherwise resolve the action shall be present at the Conciliation Conference. The failure of the Plaintiff or of a representative of the Plaintiff or investor with such authority to appear for the Conciliation Conference may result in the rescheduling of the Conciliation Conference and/or the further postponement of the Sheriff's Sale of property upon proper application for stay by Defendant.

BY THE COURT,

J.