

4607

2015-2016 Regular Sessions

I N S E N A T E

March 30, 2015

Introduced by Sen. FARLEY -- read twice and ordered printed, and when printed to be committed to the Committee on Judiciary

AN ACT to amend the real property actions and proceedings law, in relation to foreclosure of mortgages by power of sale

THE PEOPLE OF THE STATE OF NEW YORK, REPRESENTED IN SENATE AND ASSEMBLY, DO ENACT AS FOLLOWS:

1 Section 1. The real property actions and proceedings law is amended by
2 adding a new article 14 to read as follows:

3 ARTICLE 14

4 FORECLOSURE OF MORTGAGE BY POWER OF SALE

5 SECTION 1401. WHEN MORTGAGE MAY BE FORECLOSED.

6 1402. NOTICE OF INTENTION TO FORECLOSE.

7 1403. NOTICE OF PENDENCY OF NON-JUDICIAL PROCEEDING FOR FORECLO-
8 SURE BY POWER OF SALE.

9 1404. CONTENTS OF NOTICE OF SALE.

10 1405. NOTICE OF SALE; HOW GIVEN.

11 1406. NOTICE OF SALE; HOW SERVED.

12 1407. SALE; HOW POSTPONED.

13 1408. SALE; HOW CONDUCTED.

14 1409. MORTGAGEE OR SUCCESSOR IN INTEREST MAY PURCHASE.

15 1410. RIGHT TO REDEEM OF MORTGAGOR, SUBORDINATE LIENOR, OR HOLD-
16 ER OF SUBORDINATE INTERESTS.

17 1411. EFFECT OF SALE.

18 1412. CONVEYANCE.

19 1413. DISTRIBUTION OF PROCEEDS OF SALE.

20 1414. REPORT OF SALE.

21 1415. FILING OF REPORT OF SALE.

22 1416. MULTIPLE COLLATERAL; DESIGNATION OF ORDER OF SALE OF
23 PARCELS.

24 1417. COSTS AND EXPENSES ALLOWED.

25 1418. APPLICATION FOR SURPLUS.

EXPLANATION--Matter in ITALICS (underscored) is new; matter in brackets
[] is old law to be omitted.

LBD10170-01-5

1 1419. DEFICIENCY JUDGMENT.

2 1420. RECEIVER.

3 1421. RIGHT TO SEEK JUDICIAL INTERVENTION; MORTGAGEE'S LIABILITY
4 FOR FAILURE TO COMPLY WITH THIS ARTICLE.

5 S 1401. WHEN MORTGAGE MAY BE FORECLOSED. 1. A MORTGAGE UPON REAL PROP-
6 ERTY SITUATED WITHIN THE STATE, EXCEPTING A MORTGAGE ON REAL PROPERTY
7 IMPROVED SOLELY BY (A) A RESIDENTIAL BUILDING CONTAINING LESS THAN SIX
8 DWELLING UNITS, INCLUDING STRUCTURES AND IMPROVEMENTS APPURTENANT THERE-
9 TO, OR (B) A RESIDENTIAL CONDOMINIUM UNIT IN A RESIDENTIAL BUILDING
10 OWNED IN A CONDOMINIUM FORM OF OWNERSHIP, OR (C) A RESIDENTIAL BUILDING,
11 INCLUDING STRUCTURES AND IMPROVEMENTS APPURTENANT THERETO, OWNED BY A
12 QUALIFIED COOPERATIVE APARTMENT CORPORATION, OR (D) A BUILDING LOCATED
13 IN A CITY WITH A POPULATION OF ONE MILLION OR MORE WHERE THE NUMBER OF
14 UNITS OCCUPIED BY RESIDENTIAL TENANTS IS EQUAL TO OR GREATER THAN
15 SIXTY-FIVE PER CENTUM OF THE TOTAL NUMBER OF UNITS IN THE BUILDING,
16 CONTAINING A PROVISION THAT, UPON A DEFAULT OF THE MORTGAGE, OR THE
17 NOTE, BOND OR OTHER OBLIGATION SECURED THEREBY, THE MORTGAGEE SHALL HAVE
18 THE RIGHT TO SELL THE MORTGAGED PROPERTY, MAY BE FORECLOSED IN THE
19 MANNER PRESCRIBED IN THIS ARTICLE FOR A NON-JUDICIAL PROCEEDING FOR
20 FORECLOSURE BY POWER OF SALE, WHERE THE FOLLOWING REQUISITES OCCUR:

21 (1) DEFAULT HAS OCCURRED UNDER THE MORTGAGE AND THE OUTSTANDING
22 INDEBTEDNESS HAS BEEN DECLARED IMMEDIATELY DUE AND PAYABLE BY WRITTEN
23 NOTICE TO THE MORTGAGOR GIVEN IN THE MANNER REQUIRED BY THE MORTGAGE;

24 (2) AN ACTION HAS NOT BEEN BROUGHT TO RECOVER THE DEBT SECURED BY THE
25 MORTGAGE, OR ANY PART THEREOF, OR TO FORECLOSE THE MORTGAGE UNDER ARTI-
26 CLE THIRTEEN OF THIS CHAPTER; OR, IF AN ACTION ON THE DEBT HAS BEEN
27 BROUGHT, IT HAS BEEN DISCONTINUED OR DISMISSED WITHOUT PREJUDICE AGAINST
28 THE PLAINTIFF, OR AN EXECUTION, ISSUED UPON A JUDGMENT RENDERED THEREIN
29 IN FAVOR OF THE PLAINTIFF, HAS BEEN RETURNED WHOLLY OR PARTLY UNSATIS-
30 FIED;

31 (3) THE MORTGAGE HAS BEEN DULY RECORDED IN ACCORDANCE WITH ARTICLE
32 NINE OF THE REAL PROPERTY LAW IN THE LAND RECORDS IN THE COUNTY WHERE
33 THE PROPERTY IS SITUATED; AND

34 (4) THE FIRST NOTICE OF SALE HAS BEEN PUBLISHED WITHIN THE TIME IN
35 WHICH AN ACTION COULD BE COMMENCED TO FORECLOSE SUCH MORTGAGE.

36 2. NON-JUDICIAL FORECLOSURE BY POWER OF SALE PURSUANT TO THIS ARTICLE
37 SHALL NOT BE AVAILABLE TO A MORTGAGEE HOLDING A MORTGAGE ON PROPERTY
38 CONTAINING RESIDENTIAL APARTMENT UNITS WHERE THE MORTGAGEE SEEKS, IN AND
39 BY THE NON-JUDICIAL FORECLOSURE OF THE MORTGAGED PROPERTY OR AS A RESULT
40 THEREOF, TO FORECLOSE, TERMINATE, MODIFY, OR IMPAIR THE TENANT'S INTER-
41 ESTS IN ANY LEASES FOR RESIDENTIAL UNITS IN THE MORTGAGED PROPERTY OR
42 THE TENANT'S POSSESSORY RIGHTS PURSUANT THERETO.

43 S 1402. NOTICE OF INTENTION TO FORECLOSE. 1. NOT LATER THAN TEN DAYS
44 AFTER COMMENCING THE NON-JUDICIAL PROCEEDING BY FILING THE NOTICE OF
45 PENDENCY PURSUANT TO SECTION FOURTEEN HUNDRED THREE OF THIS ARTICLE, AND
46 NOT LESS THAN TEN DAYS PRIOR TO THE FIRST SERVICE OF THE NOTICE OF SALE
47 PURSUANT TO SECTION FOURTEEN HUNDRED SIX OF THIS ARTICLE, A COPY OF THE
48 NOTICE OF PENDENCY, TOGETHER WITH A NOTICE OF INTENTION TO FORECLOSE, IN
49 A WRITING COMPLYING WITH SUBDIVISION TWO OF THIS SECTION, SHALL BE SENT
50 TO THE MORTGAGOR, THE OBLIGOR ON THE NOTE, BOND, OR OTHER OBLIGATION IF
51 OTHER THAN THE MORTGAGOR, THE OWNER OF THE MORTGAGED PROPERTY, IF OTHER
52 THAN THE MORTGAGOR, AND TO ANY PERSON OR ENTITY HAVING A LIEN OF RECORD
53 UPON THE MORTGAGED PROPERTY, OR INTEREST IN THE MORTGAGED PROPERTY
54 SUBORDINATE TO THE MORTGAGE THAT THE MORTGAGEE SEEKS TO FORECLOSE, AT
55 THE TIME OF THE FILING OF THE NOTICE OF PENDENCY OF WHICH THE MORTGAGEE
56 HAS ACTUAL KNOWLEDGE OR IS ON CONSTRUCTIVE NOTICE, BOTH BY (A) REGIS-

1 TERED MAIL OR CERTIFIED MAIL AND (B) ORDINARY FIRST CLASS MAIL, OR BY
2 PERSONAL SERVICE IN THE SAME MANNER AS SERVICE OF A SUMMONS. SUCH NOTICE
3 SHALL BE SENT TO THE OWNER OF THE MORTGAGED PROPERTY AT THE ADDRESS OF
4 THE PROPERTY OR AT SUCH OTHER ADDRESS THAT IS KNOWN TO THE MORTGAGEE, TO
5 A MORTGAGOR AT THE MORTGAGOR'S ADDRESS SPECIFIED IN THE MORTGAGE OR TO
6 SUCH OTHER PLACE AS MAY HAVE BEEN DIRECTED BY THE MORTGAGOR IN WRITING
7 IN ACCORDANCE WITH THE MORTGAGE, AND TO ANY PERSON OR ENTITY HAVING A
8 LIEN OF RECORD SUBORDINATE TO THE MORTGAGE THAT THE MORTGAGEE SEEKS TO
9 FORECLOSE AT THE ADDRESS SHOWN ON SUCH LIEN. THE NOTICE SHALL BE SENT TO
10 A PERSON OR ENTITY HAVING ANY SUBORDINATE INTEREST IN THE MORTGAGED
11 PROPERTY THAT THE MORTGAGEE SEEKS TO FORECLOSE AND OF WHICH THE MORTGA-
12 GEE HAS SUCH ACTUAL KNOWLEDGE OR CONSTRUCTIVE NOTICE AT SUCH PERSON'S OR
13 ENTITY'S LAST KNOWN PERSONAL OR BUSINESS ADDRESS.

14 2. THE NOTICE SHALL:

15 (A) IDENTIFY THE MORTGAGE BY THE PARTIES THERETO, THE DATE AND RECORD-
16 ING DATE THEREOF, AND ANY RECORDED AMENDMENTS AND MODIFICATIONS THEREOF;

17 (B) (1) IF THERE IS A MONETARY DEFAULT, SET FORTH THE AMOUNTS DUE, THE
18 DATE DUE AND ANY LATE CHARGES AND DEFAULT INTEREST; (2) IF THERE IS A
19 NON-MONETARY DEFAULT, SET FORTH THE BASIS THEREOF;

20 (C) STATE THAT THE MORTGAGEE HAS (1) MADE DEMAND TO CURE A DEFAULT IF
21 SUCH DEMAND IS REQUIRED UNDER THE MORTGAGE OR THE NOTE, BOND OR OTHER
22 OBLIGATION SECURED THEREBY, WHICH DEFAULT HAS NOT BEEN CURED WITHIN THE
23 APPLICABLE CURE PERIOD, AND (2) DECLARED THE ENTIRE OBLIGATION SECURED
24 BY THE MORTGAGE TO BE IMMEDIATELY DUE AND PAYABLE BY WRITTEN NOTICE TO
25 THE MORTGAGOR;

26 (D) SET FORTH THE OUTSTANDING PRINCIPAL BALANCE DECLARED DUE AND PAYA-
27 BLE, TOGETHER WITH THE AMOUNT OF INTEREST ACCRUED THEREON AND THE
28 APPROXIMATE AMOUNT OF OTHER SUMS SECURED BY THE MORTGAGE;

29 (E) STATE THAT THE INTEREST IN THE MORTGAGED PROPERTY OF THE MORTGAGOR
30 AND ALL PERSONS OR ENTITIES HAVING AN INTEREST IN THE MORTGAGED PROPERTY
31 SUBORDINATE TO THE MORTGAGE, WHO ARE SERVED WITH A COPY OF THE NOTICE OF
32 INTENTION TO FORECLOSE AND ANY OTHER NOTICES REQUIRED UNDER THIS ARTI-
33 CLE, WILL BE TERMINATED BY FORECLOSURE OF THE MORTGAGE BY POWER OF SALE
34 PURSUANT TO THIS ARTICLE AND THAT THE MORTGAGOR, OWNER, OR SUCH OTHER
35 PERSON OR ENTITY HAVING AN INTEREST IN THE MORTGAGED PROPERTY SUBORDI-
36 NATE TO THE MORTGAGE, MAY THEREUPON BE EVICTED BY JUDICIAL PROCESS;

37 (F) SET FORTH THE RIGHT OF THE MORTGAGOR, OR ANY PERSON OR ENTITY
38 HAVING AN INTEREST IN THE MORTGAGED PROPERTY SUBORDINATE TO THE MORT-
39 GAGE, TO ANY SURPLUS MONEYS OUT OF THE PROCEEDS OF SALE IN ACCORDANCE
40 WITH THE PROVISIONS OF SECTION FOURTEEN HUNDRED EIGHTEEN OF THIS ARTI-
41 CLE; AND, IF A DEFICIENCY JUDGMENT IS PERMITTED, THAT THE MORTGAGEE
42 SHALL HAVE THE RIGHT TO SEEK A DEFICIENCY JUDGMENT PURSUANT TO SECTION
43 FOURTEEN HUNDRED NINETEEN OF THIS ARTICLE;

44 (G) SET FORTH THE RIGHTS AND REMEDIES, AS SPECIFIED IN SECTION FOUR-
45 TEEN HUNDRED TWENTY-ONE OF THIS ARTICLE, WHICH ARE AVAILABLE TO THE
46 MORTGAGOR, OR ANY PERSON OR ENTITY CLAIMING UNDER THE MORTGAGOR OR
47 HAVING AN INTEREST IN OR LIEN UPON THE MORTGAGED PROPERTY WHICH IS
48 SUBORDINATE TO THE MORTGAGE BEING FORECLOSED; AND

49 (H) WHERE THE UNITED STATES OF AMERICA, THE STATE OF NEW YORK, OR ANY
50 MUNICIPALITY, AGENCY OR INSTRUMENTALITY OF ANY OF THEM, IS ENTITLED TO
51 NOTICE, THE NOTICE SHALL SPECIFY WITH PARTICULARITY THE NATURE OF THE
52 INTEREST OR LIEN OF THE GOVERNMENTAL ENTITY. THE NON-JUDICIAL PROCEEDING
53 UNDER THIS ARTICLE SHALL BE DEEMED TO BE AN ACTION, FOR PURPOSES OF
54 STATUTES CONFERRING JURISDICTION OVER GOVERNMENTAL ENTITIES.

55 3. AFFIDAVITS OF SERVICE OR MAILING UPON EACH OF THE PERSONS OR ENTI-
56 TIES ENTITLED TO AND SERVED WITH THE NOTICE OF INTENTION TO FORECLOSE

1 SHALL BE FILED PRIOR TO THE DATE OF SALE UNDER THE INDEX NUMBER OF THE
2 NON-JUDICIAL PROCEEDING WITH THE CLERK OF THE COUNTY IN WHICH THE SALE
3 IS TO TAKE PLACE.

4 S 1403. NOTICE OF PENDENCY OF NON-JUDICIAL PROCEEDING FOR FORECLOSURE
5 BY POWER OF SALE. 1. THE MORTGAGEE SHALL, PRIOR TO THE FIRST SERVICE OF
6 THE NOTICE OF INTENTION TO FORECLOSE, PURCHASE AN INDEX NUMBER IN THE
7 OFFICE OF THE COUNTY CLERK OF THE COUNTY IN WHICH THE SALE IS TO TAKE
8 PLACE AND FILE IN THE CLERK'S OFFICE OF EACH COUNTY WHERE THE MORTGAGED
9 PROPERTY IS SITUATED A NOTICE OF THE PENDENCY OF THE NON-JUDICIAL
10 PROCEEDING FOR FORECLOSURE BY POWER OF SALE WHICH SHALL, IN ADDITION TO
11 THE APPLICABLE REQUIREMENTS OF ARTICLE SIXTY-FIVE OF THE CIVIL PRACTICE
12 LAW AND RULES, SPECIFY THE DATE OF THE MORTGAGE, THE PARTIES THERETO,
13 THE TIME AND PLACE OF RECORDING, THE NAME OF THE RECORD OWNER OF THE
14 MORTGAGED PROPERTY, THE NAMES OF ANY SUBORDINATE LIENORS OR HOLDERS OF
15 SUBORDINATE INTERESTS ENTITLED TO NOTICE OF THE SALE, THE OBJECT OF THE
16 PROCEEDING FOR FORECLOSURE OF THE MORTGAGE BY POWER OF SALE, AND A
17 DESCRIPTION OF THE MORTGAGED PROPERTY, INCLUDING THE NUMBER OF EACH
18 BLOCK AND LOT ON THE LAND MAP OF THE COUNTY WHICH IS AFFECTED BY THE
19 NOTICE. IF THE NOTICE IS FILED IN MORE THAN ONE COUNTY, THE NOTICE SHALL
20 DESIGNATE THE COUNTY IN WHICH THE SALE IS TO TAKE PLACE. THE PROVISIONS
21 OF ARTICLE SIXTY-FIVE OF THE CIVIL PRACTICE LAW AND RULES REQUIRING THE
22 SERVICE AND FILING OF A SUMMONS SHALL NOT BE APPLICABLE TO A NON-JUDI-
23 CIAL PROCEEDING FOR FORECLOSURE BY POWER OF SALE PURSUANT TO THIS ARTI-
24 CLE.

25 2. THE FILING OF THE NOTICE OF PENDENCY SHALL BE DEEMED TO BE THE
26 COMMENCEMENT OF THE NON-JUDICIAL PROCEEDING FOR FORECLOSURE BY POWER OF
27 SALE PURSUANT TO THIS ARTICLE.

28 3. THE NOTICE OF PENDENCY SHALL BE EFFECTIVE FOR A PERIOD OF THREE
29 YEARS FROM THE DATE OF FILING. BEFORE EXPIRATION OF A PERIOD OR EXTENDED
30 PERIOD, THE COURT, UPON MOTION OF THE MORTGAGEE AND UPON SUCH NOTICE AS
31 THE COURT MAY REQUIRE, MAY, FOR GOOD CAUSE SHOWN, GRANT AN EXTENSION FOR
32 AN ADDITIONAL THREE YEAR PERIOD. AN EXTENSION ORDER SHALL BE FILED AND
33 INDEXED BEFORE EXPIRATION OF THE NOTICE OF PENDENCY. IN THE EVENT THE
34 SALE HAS NOT TAKEN PLACE PRIOR TO THE EXPIRATION OF A PENDENCY PERIOD,
35 AND A LAPSE IN EXTENDING THE NOTICE OF PENDENCY HAS OCCURRED, A NEW
36 NOTICE OF PENDENCY MAY BE FILED UPON A COURT ORDER FROM THE SUPREME
37 COURT IN THE COUNTY IN WHICH THE SALE IS TO TAKE PLACE, ON A SHOWING
38 THAT NO PERSON OR ENTITY HAS BEEN PREJUDICED BY THE FAILURE TO EXTEND
39 THE NOTICE OF PENDENCY. IN THE EVENT THAT A PERSON OR ENTITY SHALL HAVE
40 ACQUIRED, AFTER THE EXPIRATION OF A NOTICE OF PENDENCY AND BEFORE ANOTH-
41 ER SHALL BE FILED, AN INTEREST IN OR LIEN UPON THE MORTGAGED PROPERTY
42 WHICH IS SUBORDINATE TO THE MORTGAGE, SUCH PERSON OR ENTITY SHALL BE
43 ENTITLED TO NOTICE OF THE SALE.

44 4. THE FILING OF THE NOTICE OF PENDENCY SHALL BE DEEMED TO BE CONCLU-
45 SIVE RECORD NOTICE TO ANY TENANT OR OCCUPANT WHO TAKES POSSESSION OF ALL
46 OR A PART OF THE MORTGAGED PROPERTY, OR ANY PERSON WHO OR ENTITY WHICH
47 ACQUIRES AN INTEREST IN OR LIEN UPON THE MORTGAGED PROPERTY, OR ANY PART
48 THEREOF, AFTER THE FILING OF THE NOTICE OF PENDENCY AND ALL SUCH PERSONS
49 OR ENTITIES SHALL BE BOUND THEREBY AND BY THE NON-JUDICIAL PROCEEDING
50 PURSUANT TO THIS ARTICLE.

51 S 1404. CONTENTS OF NOTICE OF SALE. THE NOTICE OF SALE SHALL SPECIFY:

52 1. THE NAMES OF THE MORTGAGOR AND RECORD OWNER, IF OTHER THAN THE
53 MORTGAGOR, THE MORTGAGEE, AND OF EACH ASSIGNEE OF THE MORTGAGEE;

54 2. THE DATE OF THE MORTGAGE, THE DATE WHEN AND THE PLACE WHERE IT WAS
55 RECORDED, AND THE BOOK AND PAGE OR INDEX IN WHICH IT IS RECORDED AND THE

1 DATES AND RECORDING INFORMATION PERTAINING TO EACH ASSIGNMENT OF THE
2 MORTGAGE;

3 3. THE IDENTITY OF HOLDERS, IF ANY, OF SUBORDINATE INTERESTS IN THE
4 MORTGAGED PROPERTY WHICH THE MORTGAGEE SEEKS TO FORECLOSE WHICH ARE
5 RECORDED OR OF WHICH THE MORTGAGEE HAS ACTUAL OR CONSTRUCTIVE NOTICE AT
6 THE TIME OF THE FILING OF THE NOTICE OF PENDENCY, AND THE NATURE OF SUCH
7 SUBORDINATE INTERESTS;

8 4. THE OUTSTANDING PRINCIPAL SUM CLAIMED BY THE MORTGAGEE TO BE DUE
9 UPON THE MORTGAGE, TOGETHER WITH ACCRUED INTEREST THEREON, LATE CHARGES,
10 OTHER SUMS DUE UNDER THE MORTGAGE, AND SUMS ADVANCED BY THE MORTGAGEE
11 RECOVERABLE UNDER THE MORTGAGE INCLUDING THE COSTS OF SALE AND REASON-
12 ABLE ATTORNEYS' FEES AND DISBURSEMENTS, AT THE TIME OF THE FIRST PUBLI-
13 CATION OF THE NOTICE;

14 5. A LEGAL DESCRIPTION OF THE MORTGAGED PROPERTY, THE STREET ADDRESS,
15 AND THE BLOCK AND LOT OR OTHER TAX OR TAX MAP IDENTIFICATION;

16 6. IF THE MORTGAGED PROPERTY CONSISTS OF TWO OR MORE DISTINCT PARCELS,
17 UNLESS THE MORTGAGE PROVIDES THAT THE PARCELS SHALL BE SOLD AS ONE
18 PARCEL, THE NOTICE OF SALE SHALL SPECIFY THE ORDER IN WHICH THE PARCELS
19 SHALL BE SOLD;

20 7. THAT THE OWNER HAS THE RIGHT, UP TO AND INCLUDING THE TIME OF THE
21 SALE, TO REDEEM THE MORTGAGED PROPERTY UPON PAYMENT TO THE MORTGAGEE OF
22 THE OUTSTANDING PRINCIPAL BALANCE SECURED BY THE MORTGAGE, TOGETHER WITH
23 INTEREST ACCRUED THEREON, AND ALL OTHER SUMS DUE THEREUNDER, INCLUDING
24 THE COSTS OF SALE AND REASONABLE ATTORNEYS' FEES AND DISBURSEMENTS; AND

25 8. THE DATE, PLACE AND TIME OF SALE.

26 S 1405. NOTICE OF SALE; HOW GIVEN. NOTICE THAT THE MORTGAGE WILL BE
27 FORECLOSED BY A SALE OF THE MORTGAGED PROPERTY, OR A PART THEREOF, AT A
28 TIME AND PLACE SPECIFIED IN THE NOTICE, SHALL BE GIVEN IN THE FOLLOWING
29 MANNER:

30 1. A COPY OF THE NOTICE SHALL BE SERVED, AS PRESCRIBED IN SECTION
31 FOURTEEN HUNDRED SIX OF THIS ARTICLE, UPON:

32 (A) THE MORTGAGOR;

33 (B) THE OBLIGOR ON THE NOTE, BOND OR OTHER OBLIGATION, IF OTHER THAN
34 THE MORTGAGOR;

35 (C) THE OWNER OF THE MORTGAGED PROPERTY, IF OTHER THAN THE MORTGAGOR;

36 (D) ANY OTHER PERSON OR ENTITY IN THE MORTGAGE DESIGNATED TO RECEIVE
37 NOTICE;

38 (E) A SUBSEQUENT LIENOR OF THE MORTGAGED PROPERTY THAT THE MORTGAGEE
39 SEEKS TO FORECLOSE WHOSE INTEREST WAS RECORDED OR DOCKETED IN THE PROPER
40 OFFICE FOR RECORDING OR FILING IN THE COUNTY IN WHICH THE MORTGAGED
41 PROPERTY IS LOCATED AT THE TIME OF THE FILING OF THE NOTICE OF PENDENCY;
42 AND

43 (F) ANY PERSON HAVING A LIEN UPON OR INTEREST IN THE MORTGAGED PROPER-
44 TY, OR ANY PART THEREOF, AT THE TIME OF THE FILING OF THE NOTICE OF
45 PENDENCY THAT IS SUBORDINATE TO THE MORTGAGE AND THAT THE MORTGAGEE
46 SEEKS TO FORECLOSE. AFFIDAVITS OF SERVICE OR MAILING UPON EACH OF THE
47 PERSONS OR ENTITIES ENTITLED TO NOTICE OF THE SALE SHALL BE FILED PRIOR
48 TO THE DATE OF SALE UNDER THE INDEX NUMBER OF THE NON-JUDICIAL PROCEED-
49 ING WITH THE CLERK OF THE COUNTY IN WHICH THE SALE IS TO TAKE PLACE.

50 2. A COPY OF THE NOTICE OF SALE MUST BE PUBLISHED AT LEAST ONCE IN
51 EACH WEEK DURING THE FIVE SUCCESSIVE WEEKS IMMEDIATELY PRECEDING THE
52 DATE OF SALE, OR AT LEAST TWICE IN EACH WEEK DURING THE FOUR SUCCESSIVE
53 WEEKS IMMEDIATELY PRECEDING THE DATE OF SALE, IN A NEWSPAPER OF GENERAL
54 CIRCULATION DISTRIBUTED IN THE COUNTY IN WHICH THE PROPERTY TO BE SOLD,
55 OR ANY PART THEREOF, IS SITUATED, OR IF NO NEWSPAPER IS DISTRIBUTED IN
56 SUCH COUNTY, THEN IN A NEWSPAPER DISTRIBUTED IN AN ADJOINING COUNTY,

1 EXCEPT THAT WHERE SUCH PROPERTY IS LOCATED IN A COUNTY WHOLLY CONTAINED
2 WITHIN A CITY WITH A POPULATION OF ONE MILLION OR MORE, SUCH NOTICE OF
3 SALE SHALL BE PUBLISHED IN THE SAME MANNER AS A NOTICE OF JUDICIAL
4 PROCEEDING IN A NEWSPAPER DISTRIBUTED WITHIN SUCH COUNTY TO BE DESIG-
5 NATED BY THE CLERK OF SUCH COUNTY. ANY PERIOD OF SEVEN SUCCESSIVE DAYS
6 SHALL CONSTITUTE A WEEK UNDER THIS SECTION.

7 3. A COPY OF THE NOTICE OF SALE MUST BE FILED ON OR BEFORE THE DAY OF
8 FIRST PUBLICATION OF THE NOTICE OF SALE WITH THE CLERK OF EACH COUNTY
9 WHEREIN THE MORTGAGED PROPERTY, OR ANY PART THEREOF, IS SITUATED.

10 4. THE PUBLICATION PROVISIONS OF THIS SECTION SHALL BE FOLLOWED IN
11 LIEU OF THE PROVISIONS OF SECTION TWO HUNDRED THIRTY-ONE OF THIS CHAPTER
12 RESPECTING THE PUBLICATION OF A NOTICE OF SALE.

13 S 1406. NOTICE OF SALE; HOW SERVED. SERVICE OF NOTICE OF THE SALE AS
14 PRESCRIBED IN SUBDIVISION ONE OF SECTION FOURTEEN HUNDRED FIVE OF THIS
15 ARTICLE SHALL BE MADE UPON A PERSON OR ENTITY DESCRIBED IN SUBDIVISION
16 ONE OF SECTION FOURTEEN HUNDRED FIVE OF THIS ARTICLE THAT THE MORTGAGEE
17 SEEKS TO FORECLOSE AS FOLLOWS:

18 1. AT LEAST THIRTY DAYS BEFORE THE DATE OF SALE, BY DELIVERING A COPY
19 OF THE NOTICE, IN THE MANNER PRESCRIBED BY ARTICLE THREE OF THE CIVIL
20 PRACTICE LAW AND RULES FOR PERSONAL SERVICE OF A COPY OF A SUMMONS IN A
21 CIVIL ACTION IN A COURT OF RECORD, TO THE PERSON OR ENTITY TO BE SERVED,
22 AND BY MAILING AN ADDITIONAL COPY THEREOF TO SUCH PERSON OR ENTITY BY
23 FIRST CLASS MAIL IN AN ENVELOPE BEARING THE LEGEND "PERSONAL AND CONFI-
24 DENTIAL" AND NOT INDICATING ON THE OUTSIDE THEREOF, BY RETURN ADDRESS OR
25 OTHERWISE, THAT THE COMMUNICATION IS FROM AN ATTORNEY OR CONCERNS AN
26 ACTION OR PROCEEDING AGAINST THE PERSON OR ENTITY TO BE SERVED. IF SUCH
27 PERSON OR ENTITY IS A FOREIGN CORPORATION, OR IS NOT A RESIDENT OF OR
28 WITHIN THE STATE, THEN SERVICE THEREOF MAY BE MADE UPON IT IN LIKE
29 MANNER WITHOUT THE STATE, AT LEAST FORTY DAYS BEFORE THE DATE OF SALE.

30 2. SERVICE OF A COPY OF THE NOTICE OF SALE UPON THE MORTGAGOR, THE
31 MORTGAGOR'S SUCCESSORS OR ASSIGNS, OR A SUBSEQUENT GRANTEE OF THE PROP-
32 erty FROM THE MORTGAGOR, IN THE MANNER PRESCRIBED IN THE MORTGAGE SHALL
33 BE GOOD, VALID AND EFFECTIVE SERVICE HEREUNDER.

34 3. SERVICE OF A COPY OF THE NOTICE OF SALE UPON THE UNITED STATES OF
35 AMERICA, ITS AGENCIES OR INSTRUMENTALITIES, SHALL BE IN ACCORDANCE WITH
36 APPLICABLE FEDERAL STATUTE.

37 S 1407. SALE; HOW POSTPONED. 1. THE SALE MAY BE POSTPONED BY THE
38 MORTGAGEE FOR A PERIOD OF TIME NOT TO EXCEED FIVE WEEKS. NOTICE OF POST-
39 PONEMENT OF THE SALE SHALL BE PUBLISHED AT LEAST ONCE NOT LESS THAN FIVE
40 DAYS PRIOR TO THE NEW DATE OF THE SALE IN THE NEWSPAPER IN WHICH THE
41 ORIGINAL NOTICE WAS PUBLISHED, AND SHALL BE SERVED IN THE MANNER SET
42 FORTH IN SECTION FOURTEEN HUNDRED SIX OF THIS ARTICLE UPON EACH PERSON
43 UPON WHOM OR ENTITY UPON WHICH THE ORIGINAL NOTICE OF SALE WAS SERVED.

44 2. THE SALE MAY ALSO BE POSTPONED IF THE PERSON DESIGNATED TO CONDUCT
45 THE SALE DOES NOT APPEAR ON THE DATE SCHEDULED FOR THE SALE, IN WHICH
46 CASE NOTICE OF THE ADJOURNED DATE SHALL BE PUBLISHED AND SERVED AS
47 PROVIDED IN SUBDIVISION ONE OF THIS SECTION.

48 3. IF THE SALE IS STAYED BY APPLICATION OF ANY OTHER LAW, THEN AT SUCH
49 TIME AS THE STAY SHALL BE VACATED OR LIFTED, AN ADJOURNED SALE MAY BE
50 SCHEDULED BY THE MORTGAGEE AND PUBLICATION OF THE NOTICE OF SALE SHALL
51 BE MADE AS PRESCRIBED IN SUBDIVISION TWO OF SECTION FOURTEEN HUNDRED
52 FIVE OF THIS ARTICLE.

53 4. THE SALE MAY BE POSTPONED BY THE MORTGAGEE MORE THAN ONCE. THE
54 MANNER OF THE POSTPONEMENT AND THE PUBLICATION AND SERVICE OF NOTICE
55 THEREOF SHALL BE EFFECTED IN ACCORDANCE WITH THE PROVISIONS OF SUBDIVI-
56 SION ONE OF THIS SECTION.

1 S 1408. SALE; HOW CONDUCTED. 1. THE SALE SHALL BE AT PUBLIC AUCTION
2 BY A LICENSED AUCTIONEER, SHERIFF, MARSHAL, OR COURT APPOINTED OFFICIAL
3 FOR SUCH PURPOSE, DURING REASONABLE BUSINESS HOURS, ON A DAY OTHER THAN
4 SATURDAY, SUNDAY OR A PUBLIC HOLIDAY, IN THE COUNTY IN WHICH THE MORT-
5 GAGED PROPERTY, OR A PART THEREOF, IS SITUATED, AT ANY COURTHOUSE
6 LOCATED IN THE COUNTY, OR IF IN A COUNTY WITHIN THE CITY OF NEW YORK, AT
7 THE COURTHOUSE OF THE SUPREME COURT IN SUCH COUNTY.

8 2. IF PUBLICATION OF THE NOTICE OF SALE IS FOR FOUR WEEKS, SUCH SALE
9 SHALL TAKE PLACE ON ANY DAY ON OR AFTER THE TWENTY-EIGHTH DAY AND ON OR
10 BEFORE THE THIRTY-FIFTH DAY AFTER THE DAY OF THE FIRST PUBLICATION; AND
11 IF PUBLICATION OF THE NOTICE OF SALE IS FOR FIVE WEEKS, SUCH SALE SHALL
12 TAKE PLACE ON ANY DAY ON OR AFTER THE THIRTY-FIFTH DAY AND ON OR BEFORE
13 THE FORTY-SECOND DAY AFTER THE DAY OF THE FIRST PUBLICATION. ANY PERIOD
14 OF SEVEN SUCCESSIVE DAYS SHALL CONSTITUTE A WEEK UNDER THIS SECTION.

15 3. THE PERSON CONDUCTING THE SALE SHALL ANNOUNCE THE TERMS THEREOF AT
16 THE OUTSET OF THE AUCTION. A COPY OF THE TERMS OF SALE SHALL BE MADE
17 AVAILABLE BY THE MORTGAGEE OR PERSON CONDUCTING THE SALE AT OR PRIOR
18 THERETO.

19 4. ON ACCEPTANCE OF A BID AT THE SALE, THE BIDDER, OTHER THAN THE
20 MORTGAGEE, SHALL DEPOSIT WITH THE PERSON CONDUCTING THE SALE AT LEAST
21 TEN PERCENT OF THE BID PRICE IN CASH, CERTIFIED CHECK OR A BANK CHECK
22 DRAWN ON A BANK, TRUST COMPANY, SAVINGS BANK OR SAVINGS AND LOAN ASSOCI-
23 ATION HAVING OFFICES IN THIS STATE. A MEMORANDUM OF THE SALE, WHICH
24 SHALL INCORPORATE THE TERMS OF THE SALE, SHALL BE EXECUTED BY THE PERSON
25 CONDUCTING THE SALE AND THE SUCCESSFUL BIDDER THEREAT, INCLUDING THE
26 FORECLOSING MORTGAGEE. THE MEMORANDUM SHALL STATE THE IDENTITY OF THE
27 PURCHASER, THE AMOUNT OF THE SUCCESSFUL BID, THE AMOUNT OF THE DEPOSIT
28 WHICH, PENDING THE CONVEYANCE OF TITLE, SHALL BE RETAINED BY THE PERSON
29 CONDUCTING THE SALE IN A SEPARATE ACCOUNT IN A COMMERCIAL BANK OR
30 SAVINGS BANK LOCATED IN THE STATE OF NEW YORK, THE DATE, TIME AND PLACE
31 OF CLOSING OF TITLE AND THAT THE TERMS OF THE SALE ARE INCORPORATED
32 THEREIN. THE MEMORANDUM OF SALE SHALL NOT BE AMENDED OR MODIFIED.

33 5. IF THE SUCCESSFUL BIDDER FAILS TO MAKE THE DEPOSIT ON ACCEPTANCE,
34 OR TO COMPLETE THE TRANSACTION WITHIN THIRTY DAYS AFTER ACCEPTANCE, THE
35 MORTGAGEE MAY RESELL THE MORTGAGED PROPERTY. THE BIDDER'S DEPOSIT MAY BE
36 RETAINED OR RECOVERED BY THE MORTGAGEE AS LIQUIDATED DAMAGES REGARDLESS
37 OF THE AMOUNT BID AND PAID ON THE RESALE OF THE MORTGAGED PROPERTY.

38 6. IF THE MORTGAGED PROPERTY CONSISTS OF TWO OR MORE DISTINCT PARCELS,
39 THEY SHALL BE SOLD SEPARATELY IN THE ORDER SPECIFIED IN THE NOTICE OF
40 SALE UNLESS OTHERWISE PROVIDED IN THE MORTGAGE OR ANY INSTRUMENT EXTEND-
41 ING, AMENDING OR MODIFYING THE MORTGAGE. AS MANY OF THE PARCELS SHALL BE
42 SOLD AS IT IS NECESSARY TO SELL IN ORDER TO SATISFY THE AMOUNT DUE AT
43 THE TIME OF THE SALE, AND THE COSTS AND EXPENSES ALLOWED BY SECTION
44 FOURTEEN HUNDRED SEVENTEEN OF THIS ARTICLE. WHERE TWO OR MORE BUILDINGS
45 ARE SITUATED IN THE SAME CITY LOT OR LOCAL TAX LOT, THEY SHALL BE SOLD
46 TOGETHER.

47 S 1409. MORTGAGEE OR SUCCESSOR IN INTEREST MAY PURCHASE. THE MORTGA-
48 GEE, OR ITS ASSIGNEE, OR THE LEGAL REPRESENTATIVE OF EITHER, MAY
49 PURCHASE THE MORTGAGED PROPERTY, OR ANY PART THEREOF, AT THE SALE AND
50 SHALL BE ENTITLED TO BID. UPON ANY SUCH BID UP TO THE FULL AMOUNT OF THE
51 INDEBTEDNESS SECURED BY THE MORTGAGE, INCLUDING UNPAID INTEREST, LATE
52 CHARGES, COSTS OF SALE, REASONABLE ATTORNEYS' FEES AND DISBURSEMENTS,
53 AND ADVANCES MADE TO PROTECT THE LIEN OF THE MORTGAGE, THE MORTGAGEE, OR
54 ITS ASSIGNEE, OR THE LEGAL REPRESENTATIVE OF EITHER, SHALL NOT BE
55 REQUIRED TO MAKE ANY DEPOSIT AT THE SALE OR ANY PAYMENT OF THE AMOUNT OF

1 THE SUCCESSFUL BID UP TO THE FULL AMOUNT OF THE INDEBTEDNESS SECURED BY
2 THE MORTGAGE, UPON THE DELIVERY OF THE POWER OF SALE DEED.

3 S 1410. RIGHT TO REDEEM OF MORTGAGOR, SUBORDINATE LIENOR, OR HOLDER OF
4 SUBORDINATE INTERESTS. 1. AT ANY TIME BEFORE THE COMMENCEMENT OF THE
5 BIDDING AT THE SALE, THE MORTGAGOR, OR THE RECORD OWNER OF THE MORTGAGED
6 PROPERTY, OR THE HOLDER OF ANY SUBORDINATE SECURITY INTEREST IN OR OTHER
7 LIEN UPON THE MORTGAGED PROPERTY, MAY PREVENT THE SALE BY PAYMENT TO THE
8 MORTGAGEE, IN GOOD FUNDS, OF ALL SUMS DUE UNDER THE MORTGAGE, OR THE
9 NOTE, BOND OR OTHER OBLIGATION SECURED THEREBY, TOGETHER WITH ACCRUED
10 INTEREST THEREON, AND ALL OTHER SUMS DUE THEREUNDER, INCLUDING THE COSTS
11 OF SALE AND REASONABLE ATTORNEYS' FEES. AS BETWEEN OR AMONG HOLDERS OF
12 SECURITY INTERESTS, THE TENDER OF REDEMPTION BY THE HOLDER ENTITLED TO
13 PRIORITY PREVAILS OVER THE TENDER OF REDEMPTION BY THE HOLDER OF A
14 SUBORDINATE INTEREST.

15 2. IF A MORTGAGOR, RECORD OWNER, OR HOLDER OF ANY SUBORDINATE SECURITY
16 INTEREST IN OR OTHER LIEN UPON THE MORTGAGED PROPERTY IS ENTITLED TO
17 REDEEM UNDER THIS SECTION, THE MORTGAGOR, RECORD OWNER, OR THE HOLDER OF
18 ANY SUBORDINATE SECURITY INTEREST OR LIEN, MAY, UPON SUCH REDEMPTION,
19 REQUIRE THE MORTGAGEE, UPON FULL PAYMENT OF THE OBLIGATION, IN LIEU OF
20 THE CERTIFICATE OF DISCHARGE UNDER SECTION TWO HUNDRED SEVENTY-FIVE OF
21 THE REAL PROPERTY LAW, TO ASSIGN THE DEBT AND THE MORTGAGE WITHOUT
22 RECOURSE OR WARRANTY TO ANY PERSON OR ENTITY DESIGNATED BY THE PAYOR
23 PROVIDED THAT SUCH PERSON OR ENTITY IS NOT THE MORTGAGOR OR A PERSON OR
24 ENTITY ACTING AS A NOMINEE OF THE MORTGAGOR, AND THE MORTGAGEE IS OBLI-
25 GATED TO DO SO, PROVIDED THE PAYOR EXECUTES THE AFFIDAVIT REQUIRED UNDER
26 SECTION TWO HUNDRED SEVENTY-FIVE OF THE REAL PROPERTY LAW. THE RIGHTS
27 UNDER THIS SUBDIVISION MAY BE ENFORCED BY THE HOLDER OF ANY SUBORDINATE
28 SECURITY INTEREST IN OR LIEN UPON THE MORTGAGED PROPERTY EVEN THOUGH IT
29 IS A SUBORDINATE SECURITY INTEREST OR LIEN. THE ASSIGNMENT OF THE MORT-
30 GAGE, AND THE INDEBTEDNESS SECURED THEREBY, SHALL BE DEEMED TO BE AN
31 ASSIGNMENT OF A BONA FIDE OBLIGATION WITHIN THE MEANING OF SECTION TWO
32 HUNDRED SEVENTY-FIVE OF THE REAL PROPERTY LAW.

33 S 1411. EFFECT OF SALE. 1. A SALE, MADE AND CONDUCTED AS PRESCRIBED
34 IN THIS ARTICLE, TO A PURCHASER, INCLUDING THE MORTGAGEE OR THE PERSON
35 TO WHOM OR ENTITY TO WHICH THE PURCHASER OR THE MORTGAGEE ASSIGNS THE
36 TERMS OF SALE AND MEMORANDUM OF SALE BY ASSIGNMENT DULY EXECUTED AND
37 RECORDED, IS EQUIVALENT TO A SALE PURSUANT TO JUDGMENT IN AN ACTION TO
38 FORECLOSE THE MORTGAGE UNDER ARTICLE THIRTEEN OF THIS CHAPTER, AND
39 EXCEPT AS RESPECTS THE INTEREST OF THE UNITED STATES OF AMERICA, WHICH
40 SHALL BE FORECLOSED AS PROVIDED IN SUBDIVISION FOUR OF THIS SECTION, OR
41 THOSE RESIDENTIAL TENANTS WHOSE INTEREST MAY NOT BE FORECLOSED, TERMI-
42 NATED, MODIFIED, OR IMPAIRED PURSUANT TO THIS ARTICLE, IMMEDIATELY UPON
43 THE EXECUTION OF THE MEMORANDUM OF SALE OF THE PERSON CONDUCTING THE
44 AUCTION, SHALL BAR ANY CLAIM OR EQUITY OF REDEMPTION, UPON, OR WITH
45 RESPECT TO, THE PROPERTY SOLD, OF EACH OF THE FOLLOWING PERSONS OR ENTI-
46 TIES:

47 (A) THE MORTGAGOR, OR THE MORTGAGOR'S HEIRS, DEVISEES, EXECUTORS,
48 ADMINISTRATORS, SUCCESSORS OR ASSIGNS;

49 (B) EACH PERSON CLAIMING UNDER ANY OF THEM, BY VIRTUE OF A TITLE,
50 LIEN, TENANCY, INTEREST, ENCUMBRANCE, JUDGMENT OR DECREE, SUBSEQUENT TO
51 THE MORTGAGE, UPON WHOM THE NOTICE OF SALE WAS SERVED, AS PRESCRIBED IN
52 THIS ARTICLE;

53 (C) EACH PERSON SO CLAIMING, WHOSE ASSIGNMENT, MORTGAGE, CONVEYANCE,
54 TENANCY, OR OTHER INTEREST WAS NOT DULY RECORDED IN THE PROPER BOOK OR
55 INDEX FOR RECORDING THE SAME IN THE COUNTY IN WHICH THE PROPERTY IS
56 SITUATED, OR WHOSE JUDGMENT OR DECREE WAS NOT DULY DOCKETED IN THE COUN-

1 TY CLERK'S OFFICE, AT THE TIME OF THE FILING OF THE NOTICE OF PENDENCY
2 OF THE SALE PURSUANT TO THIS ARTICLE, AND THE EXECUTOR, ADMINISTRATOR,
3 SUCCESSOR OR ASSIGNEE OF SUCH A PERSON;

4 (D) EVERY OTHER PERSON, CLAIMING UNDER A STATUTORY LIEN OR ENCUM-
5 BRANCE, CREATED, RECORDED OR FILED SUBSEQUENT TO THE FILING OF THE
6 NOTICE OF PENDENCY, ATTACHING TO THE TITLE OR INTEREST OF ANY PERSON,
7 DESIGNATED IN ANY OF THE FOREGOING SUBDIVISIONS OF THIS SECTION.

8 2. NOTHING IN THIS ARTICLE SHALL BAR OR FORECLOSE ANY CLAIM UPON OR
9 INTEREST IN THE MORTGAGED PROPERTY SOLD OF ANY PERSON OR ENTITY WHOSE
10 INTEREST IN OR LIEN UPON THE MORTGAGED PROPERTY AROSE PRIOR TO THE
11 FILING OF THE NOTICE OF PENDENCY AND WHO HAS NOT BEEN SERVED WITH A COPY
12 OF THE NOTICE OF SALE IN THE MANNER PRESCRIBED IN THIS ARTICLE.

13 3. A CONVEYANCE MADE IN ACCORDANCE WITH SECTION FOURTEEN HUNDRED
14 TWELVE OF THIS ARTICLE TO A PURCHASER AT THE FORECLOSURE SALE, INCLUDING
15 THE MORTGAGEE, IS NOT A FRAUDULENT TRANSFER BY REASON OF THE VALUE GIVEN
16 BEING LESS THAN THE VALUE OF THE MORTGAGOR'S INTEREST IN THE MORTGAGED
17 PROPERTY.

18 4. WHERE THE UNITED STATES OF AMERICA, OR ANY OF ITS AGENCIES OR
19 INSTRUMENTALITIES, HAS A SUBORDINATE LIEN OR INTEREST OF RECORD IN THE
20 MORTGAGED PROPERTY AND IS ENTITLED TO NOTICE, THE MORTGAGEE SHALL OBTAIN
21 AN ORDER FROM THE SUPREME COURT IN THE COUNTY IN WHICH THE SALE IS TO
22 TAKE PLACE, AFTER THE TIME FOR THE UNITED STATES OF AMERICA TO APPEAR
23 HAS EXPIRED, FORECLOSING THE LIEN OR INTEREST OF THE UNITED STATES. UPON
24 SUCH ORDER, THE SALE SHALL BE DEEMED TO BE A JUDICIAL SALE FORECLOSING
25 THE LIEN OR INTEREST OF THE UNITED STATES OF AMERICA SUBJECT TO THE
26 RIGHTS OF THE UNITED STATES OF AMERICA PURSUANT TO APPLICABLE STATUTES.

27 S 1412. CONVEYANCE. 1. THE PERSON AUTHORIZED TO CONDUCT THE SALE
28 PURSUANT TO SUBDIVISION ONE OF SECTION FOURTEEN HUNDRED EIGHT OF THIS
29 ARTICLE SHALL, AT THE CLOSING OF TITLE HELD IN ACCORDANCE WITH THE TERMS
30 OF SALE, EXECUTE AND DELIVER A DEED TO THE PURCHASER IN THE FOLLOWING
31 FORM:

32 POWER OF SALE DEED

33 THIS DEED, MADE AS OF THE _____ DAY OF _____, _____, BETWEEN
34 _____, IN THE CAPACITY OF AUCTIONEER/SHERIFF/MARSHAL/REFEREE,
35 HAVING AN OFFICE AT _____, _____, NEW YORK ("GRANTOR") AND
36 _____, A _____ HAVING AN ADDRESS AT
37 _____, _____, _____ ("GRANTEE"),

38 WITNESSETH:

39 THAT _____ ("MORTGAGEE"), THE OWNER AND HOLDER OF THE
40 MORTGAGE DESCRIBED IN EXHIBIT A ATTACHED HERETO ENCUMBERING THE PROPERTY
41 DESCRIBED HEREINBELOW (THE "PROPERTY"), AND THE NOTE, BOND OR OTHER
42 OBLIGATION SECURED THEREBY, HAS FORECLOSED THE LIEN OF SAID MORTGAGE
43 PURSUANT TO ARTICLE FOURTEEN OF THE REAL PROPERTY ACTIONS AND
44 PROCEEDINGS LAW OF THE STATE OF NEW YORK;

45 THAT GRANTOR HAS BEEN DESIGNATED BY MORTGAGEE OR BY THE COURT IN THE
46 COUNTY IN WHICH THE SALE HAS TAKEN PLACE TO CONDUCT THE SALE OF THE
47 PROPERTY;

48 THAT THE SALE WAS DULY HELD ON _____, _____, AND THE
49 MEMORANDUM OF SALE ATTACHED HERETO AS EXHIBIT B WAS EXECUTED AT THE
50 CONCLUSION OF THE SALE;

51 AND THAT PURSUANT THERETO AND IN CONSIDERATION OF _____ DOLLARS
52 (\$ _____) PAID BY GRANTEE, BEING THE HIGHEST SUM BID AT THE SALE,

53 GRANTOR DOES HEREBY GRANT AND CONVEY TO GRANTEE:

54 (LAND DESCRIPTION OF THE PROPERTY)

55 TOGETHER WITH ALL RIGHT, TITLE AND INTEREST, IF ANY, OF THE GRANTOR IN
56 AND TO ANY STREETS AND ROADS ABUTTING THE ABOVE-DESCRIBED PREMISES TO

1 THE CENTER LINES THEREOF; TOGETHER WITH THE APPURTENANCES AND ALL THE
 2 ESTATE AND RIGHTS OF THE GRANTOR IN AND TO SAID PREMISES; TO HAVE AND TO
 3 HOLD THE PREMISES HEREIN GRANTED TO THE GRANTEE, THE HEIRS OR SUCCESSORS
 4 AND ASSIGNS OF THE GRANTEE FOREVER.

5 IN WITNESS WHEREOF, GRANTOR HAS HEREUNTO SET THE GRANTOR'S HAND AND
 6 SEAL THE DATE FIRST ABOVE WRITTEN.

7 _____ (ACKNOWLEDGEMENT)

8 2. BEFORE THE DEED IS EXECUTED AND DELIVERED TO THE PURCHASER, THE
 9 MORTGAGEE SHALL FILE THE MORTGAGE AND ANY ASSIGNMENT NOT SHOWN TO HAVE
 10 BEEN LOST OR DESTROYED IN THE OFFICE OF THE CLERK, UNLESS IT IS IN A
 11 FORM WHICH CAN BE RECORDED; IN WHICH CASE IT SHALL BE RECORDED IN THE
 12 COUNTY OR COUNTIES WHERE THE MORTGAGED PROPERTY OR PROPERTIES ARE SITU-
 13 ATED; THE EXPENSE OF FILING OR RECORDING AND ENTRY SHALL BE ALLOWED IN
 14 THE COSTS TO BE RECOVERED BY THE MORTGAGEE PURSUANT TO THIS ARTICLE;
 15 AND, IF FILED WITH THE CLERK, HE SHALL ENTER IN THE MINUTES THE TIME OF
 16 FILING.

17 3. THE PURCHASER OF THE MORTGAGED PROPERTY, UPON A SALE CONDUCTED AS
 18 PRESCRIBED IN THIS ARTICLE, THEREUPON OBTAINS MARKETABLE TITLE THERETO,
 19 IN THE SAME MANNER AS A PURCHASER IN A JUDICIAL FORECLOSURE SALE PURSU-
 20 ANT TO ARTICLE THIRTEEN OF THIS CHAPTER AGAINST ALL PERSONS BOUND BY THE
 21 SALE.

22 S 1413. DISTRIBUTION OF PROCEEDS OF SALE. 1. THE PROCEEDS OF THE SALE
 23 SHALL BE DISTRIBUTED AND PAID BY THE PERSON CONDUCTING THE SALE IN THE
 24 FOLLOWING ORDER:

25 (A) ALL TAXES, WATER RATES, SEWER RENTS AND ASSESSMENTS THAT ARE LIENS
 26 UPON THE REAL PROPERTY SOLD, AND ANY LIENS OR ENCUMBRANCES PLACED BY A
 27 CITY AGENCY OR A MUNICIPALITY UPON THE REAL PROPERTY THAT HAVE PRIORITY
 28 OVER THE FORECLOSED MORTGAGE.

29 (B) THE COSTS AND EXPENSES OF THE SALE, PURSUANT TO SECTION FOURTEEN
 30 HUNDRED SEVENTEEN OF THIS ARTICLE.

31 (C) TO THE MORTGAGEE, THE AMOUNT OF THE DEBT, ACCRUED INTEREST THERE-
 32 ON, LATE CHARGES, AND ALL OTHER SUMS ADVANCED BY THE MORTGAGEE WHICH ARE
 33 RECOVERABLE UNDER THE MORTGAGE, INCLUDING THE COSTS OF SALE AND REASON-
 34 ABLE ATTORNEYS' FEES AND DISBURSEMENTS, OR SO MUCH THEREOF AS THE
 35 PROCEEDS WILL PAY. THE PERSON CONDUCTING THE SALE SHALL TAKE THE AFFIDA-
 36 VIT OF THE MORTGAGEE AS TO ALL OF THE FOREGOING AMOUNTS BEING DUE, AND
 37 THE RECEIPT OF THE MORTGAGEE FOR THE AMOUNT SO PAID, AND FILE THE SAME
 38 WITH THE REPORT OF SALE.

39 (D) UPON ENTRY OF AN ORDER PURSUANT TO SECTION FOURTEEN HUNDRED EIGH-
 40 TEEN OF THIS ARTICLE PROVIDING FOR SAME, TO THE HOLDER OF ANY SUBORDI-
 41 NATE MORTGAGE OR LIEN, OR TO THE OWNER OF THE EQUITY OF REDEMPTION OR
 42 ANY PERSON OR ENTITY HAVING FILED A NOTICE OF CLAIM AGAINST THE PROPER-
 43 TY, FROM THE THEN REMAINING PROCEEDS THE AMOUNT THEN DUE TO SUCH PERSON
 44 OR ENTITY, IN THE PRIORITY THEREOF, OR SO MUCH AS THE THEN REMAINING
 45 PROCEEDS WILL PAY.

46 2. ALL SURPLUS MONEYS ARISING FROM THE SALE AFTER PAYMENT OF THE
 47 AMOUNTS DUE UNDER PARAGRAPHS (A), (B) AND (C) OF SUBDIVISION ONE OF THIS
 48 SECTION SHALL BE PAID TO THE COUNTY TREASURER FOR THE COUNTY IN WHICH
 49 THE SALE TOOK PLACE BY THE PERSON CONDUCTING THE SALE WITHIN FIVE DAYS
 50 AFTER THE SAME SHALL BE RECEIVED, IN LIKE MANNER AND WITH LIKE EFFECT AS
 51 IF THE PROCEEDING TO FORECLOSE THE MORTGAGE OCCURRED PURSUANT TO ARTICLE
 52 THIRTEEN OF THIS CHAPTER.

53 S 1414. REPORT OF SALE. 1. WITHIN FIFTEEN DAYS AFTER COMPLETING THE
 54 SALE AND EXECUTING THE PROPER CONVEYANCE TO THE PURCHASER, THE PERSON
 55 CONDUCTING THE SALE SHALL MAKE A REPORT OF THE SALE, WHICH SHALL STATE:

56 (A) THE TIME WHEN AND THE PLACE WHERE THE SALE WAS MADE;

1 (B) THE SUM BID FOR EACH DISTINCT PARCEL SEPARATELY SOLD;
2 (C) THE NAME OF THE PURCHASER OF EACH DISTINCT PARCEL; AND
3 (D) THE NAME OF EACH PERSON OR ENTITY, COURT OFFICER OR OTHER OFFICER,
4 TO WHOM PROCEEDS OF THE SALE WAS PAID, AND THE SUM THEREOF.

5 2. THE REPORT OF SALE SHALL CONTAIN:

6 (A) AFFIDAVIT OF THE PUBLICATION OF THE NOTICE OF SALE, AND OF THE
7 NOTICE OR NOTICES OF POSTPONEMENT, IF ANY, BY THE PUBLISHER OR PRINTER
8 OF THE NEWSPAPER IN WHICH THEY WERE PUBLISHED, OR BY THE PUBLISHER'S
9 FOREMAN OR PRINCIPAL CLERK;

10 (B) COPIES OF THE AFFIDAVIT OR AFFIDAVITS, OF THE SERVICE OF COPIES OF
11 THE NOTICE OF INTENTION TO FORECLOSE AND THE NOTICE OF PENDENCY THERETO-
12 FORE FILED WITH THE CLERK OF THE COURT; AND

13 (C) THE TERMS OF SALE AND EXECUTED MEMORANDUM OF SALE.

14 3. THE REPORT SHALL SPECIFY THE AMOUNT CLAIMED TO BE DUE BY THE MORT-
15 GAGEE ON THE INDEBTEDNESS SECURED BY THE MORTGAGE, TOGETHER WITH ALL
16 OTHER SUMS RECOVERABLE UNDER SECTION FOURTEEN HUNDRED SEVENTEEN OF THIS
17 ARTICLE, THE AMOUNT DISTRIBUTED BY THE PERSON CONDUCTING THE SALE PURSU-
18 ANT TO SECTION FOURTEEN HUNDRED THIRTEEN OF THIS ARTICLE, AND TO WHOM,
19 AND THE AMOUNT OF THE DEFICIENCY OR SURPLUS AFTER APPLICATION OF THE
20 PROCEEDS OF SALE THERETO. THE REPORT SHALL CONTAIN THE MORTGAGEE'S AFFI-
21 DAVIT SPECIFYING THE AMOUNT CLAIMED DUE BY THE MORTGAGEE ON THE INDEBT-
22 EDNESS SECURED BY THE MORTGAGE, TOGETHER WITH ALL OTHER SUMS RECOVERABLE
23 UNDER SECTION FOURTEEN HUNDRED SEVENTEEN OF THIS ARTICLE.

24 4. THE MATTERS REQUIRED TO BE CONTAINED IN ANY OR ALL OF THE AFFIDA-
25 VITS SPECIFIED HEREIN MAY BE CONTAINED IN ONE AFFIDAVIT, WHERE THE SAME
26 PERSON DEPOSES WITH RESPECT TO THEM. A COPY OF THE NOTICE OF SALE SHALL
27 BE ANNEXED TO EACH AFFIDAVIT.

28 S 1415. FILING OF REPORT OF SALE. 1. THE REPORT AND AFFIDAVITS SPECI-
29 FIED IN SECTION FOURTEEN HUNDRED FOURTEEN OF THIS ARTICLE SHALL BE
30 FILED, IN THE SAME MANNER AS THE FILING OF THE NOTICE OF PENDENCY PURSU-
31 ANT TO SUBDIVISION TWO OF SECTION FOURTEEN HUNDRED THREE OF THIS ARTI-
32 CLE, IN THE COUNTY CLERK'S OFFICE IN THE COUNTY WHERE THE SALE TOOK
33 PLACE WITHIN THIRTY DAYS AFTER THE COMPLETION OF THE SALE AND EXECUTION
34 OF THE PROPER CONVEYANCE TO THE PURCHASER, AND, AS SUCH, CONSTITUTE
35 PRESUMPTIVE EVIDENCE OF THE MATTERS OF FACT THEREIN STATED, WITH RESPECT
36 TO ANY MORTGAGED PROPERTY SOLD WHICH IS SITUATED IN THAT COUNTY.

37 2. EACH COUNTY CLERK IN THIS STATE IN WHOSE OFFICE REPORTS OF THE
38 FORECLOSURE OF MORTGAGES BY POWER OF SALE HAVE BEEN OR SHALL BE FILED
39 PURSUANT TO THE PROVISIONS OF SUBDIVISION ONE OF THIS SECTION, IS HEREBY
40 AUTHORIZED TO DELIVER CERTIFIED COPIES OF THE SAME TO THE PURCHASER OF
41 THE MORTGAGED PROPERTY ON THE FORECLOSURE SALE OR TO ANY MORTGAGOR,
42 OBLIGOR ON THE NOTE OR BOND, OWNER OF, OR ANY OTHER PERSON OR ENTITY
43 HAVING A SUBORDINATE INTEREST IN OR LIEN UPON, THE MORTGAGED PROPERTY
44 WHICH WAS FORECLOSED BY THE SALE, UPON REQUEST THEREFORE.

45 S 1416. MULTIPLE COLLATERAL; DESIGNATION OF ORDER OF SALE OF PARCELS.
46 WHERE THE INDEBTEDNESS IS SECURED BY MORE THAN ONE MORTGAGE ON MORTGAGED
47 PROPERTY CONSISTING OF MORE THAN ONE FUNCTIONALLY SEPARATE AND DISTINCT
48 PROPERTY, UNLESS OTHERWISE PROVIDED IN THE MORTGAGE OR IN ANY EXTENSION,
49 AMENDMENT OR MODIFICATION THEREOF OR INSTRUMENT AMENDATORY THERETO, EACH
50 PROPERTY SHALL BE SOLD EITHER (A) SEPARATELY IN THE ORDER DESIGNATED BY
51 THE MORTGAGEE (WHICH MAY BE ON A SINGLE SALE DATE, OR ON SEPARATE DATES
52 AS PROVIDED IN THE NOTICE OF SALE), OR (B) AS OTHERWISE DIRECTED BY
53 ORDER OF THE SUPREME COURT FOR THE COUNTY IN WHICH THE SALE IS TO TAKE
54 PLACE, PURSUANT TO A MOTION MADE UNDER THE INDEX NUMBER OF THE NON-JUDI-
55 CIAL PROCEEDING FOR FORECLOSURE OF POWER OF SALE. THE MORTGAGEE SHALL
56 NOT SCHEDULE OR CONDUCT THE SALE OF THE SUBSEQUENT PROPERTY SO DESIG-

1 NATED UNTIL AFTER THE DEFICIENCY HAS BEEN DETERMINED IN ACCORDANCE WITH
2 SECTION FOURTEEN HUNDRED NINETEEN OF THIS ARTICLE, WHEREUPON IN THE
3 EVENT A DEFICIENCY EXISTS, THE MORTGAGEE MAY SCHEDULE AND CONDUCT THE
4 SALE OF THE SUBSEQUENT PROPERTY IN THE ORDER DESIGNATED BY THE MORTGAGEE
5 UNLESS THE COURT ORDERS OTHERWISE, SUCH SALE TO BE CONDUCTED IN ACCORD-
6 ANCE WITH THE PROVISIONS OF THIS ARTICLE.

7 S 1417. COSTS AND EXPENSES ALLOWED. THE MORTGAGEE SHALL BE ENTITLED
8 TO RECOVER OUT OF THE PROCEEDS OF SALE, OR UPON APPLICATION FOR A DEFICI-
9 CIENCY JUDGMENT, THE COSTS AND EXPENSES OF:

10 1. ADVERTISEMENT OF THE NOTICE OF SALE, AS DETERMINED BY PAID RECEIPTS
11 THEREFOR;

12 2. SERVICE OF THE NOTICE OF INTENTION TO FORECLOSE AND THE NOTICE OF
13 SALE;

14 3. PREPARATION AND FILING OF THE AFFIDAVITS REQUIRED UNDER THIS ARTI-
15 CLE, THE POWER OF SALE DEED, AND REPORT OF SALE;

16 4. THE CONDUCT OF THE SALE, INCLUDING THE FEE OF THE OFFICER CONDUCT-
17 ING THE SALE, WHICH, EXCEPT AS SHALL BE DIRECTED BY THE COURT, SHALL NOT
18 EXCEED ONE THOUSAND DOLLARS;

19 5. RECORDING OF THE DEED IF THE MORTGAGEE IS THE PURCHASER AT THE
20 SALE;

21 6. FILING OR RECORDING THE MORTGAGE IF NOT THERETOFORE PAID FOR BY THE
22 MORTGAGOR; AND

23 7. THE REASONABLE ATTORNEYS' FEES INCURRED IN CONNECTION WITH THE
24 NON-JUDICIAL PROCEEDING UNDER THIS ARTICLE WHICH, EXCEPT AS SHALL BE
25 DIRECTED BY THE COURT, SHALL NOT EXCEED THE SUM OF TWENTY-FIVE HUNDRED
26 DOLLARS.

27 FEES DESIGNATED IN THIS SECTION IN DOLLAR AMOUNTS SHALL BE INDEXED IN
28 ACCORDANCE WITH CHANGES IN THE FEDERAL CONSUMER PRICE INDEX - ALL
29 CONSUMERS, OVER BASE YEAR TWO THOUSAND FIFTEEN.

30 S 1418. APPLICATION FOR SURPLUS. 1. ANY PERSON OR ENTITY CLAIMING THE
31 SURPLUS MONEYS ARISING FROM THE SALE OF THE MORTGAGED PROPERTY, OR A
32 PART THEREOF, MAY, WITHIN TWENTY DAYS AFTER THE FILING OF THE REPORT OF
33 THE SALE, FILE UNDER THE INDEX NUMBER ASSIGNED TO THE NON-JUDICIAL
34 PROCEEDING IN THE OFFICE OF THE CLERK OF THE COUNTY WHERE THE SALE TOOK
35 PLACE, A WRITTEN NOTICE OF THE CLAIM, STATING THE NATURE AND EXTENT OF
36 THE CLAIM. THEREAFTER, AN APPLICATION, WITH PROOF OF SERVICE UPON THE
37 MORTGAGOR, THE RECORD OWNER OF THE MORTGAGED PROPERTY, AND ANY OTHER
38 PERSON WHO OR ENTITY WHICH HAS FILED A CLAIM TO THE SURPLUS MONEYS MAY
39 BE MADE BY ANY PERSON WHO OR ENTITY WHICH HAS FILED A CLAIM TO THE
40 SURPLUS MONEYS, SEEKING AN ORDER DIRECTING PAYMENT THEREOF OUT OF THE
41 SURPLUS MONEYS.

42 2. UPON SUCH APPLICATION, OR AT ANY TIME WITHIN THREE MONTHS THEREAFT-
43 ER, ON NOTICE TO ALL PERSONS WHO OR ENTITIES WHICH HAVE BEEN SERVED WITH
44 THE NOTICE OF SALE OR FILED CLAIMS TO THE SURPLUS MONEY, OR ANY PART
45 THEREOF, ON MOTION OF ANY PERSON WHO OR ENTITY WHICH HAS FILED A NOTICE
46 OF CLAIM TO THE SURPLUS MONEY, OR ANY PART THEREOF, THE COURT, BY REFER-
47 ENCE OR OTHERWISE, SHALL ASCERTAIN AND REPORT THE AMOUNT DUE TO THE
48 APPLICANT, OR TO ANY PERSON WHO OR ENTITY WHICH HAS A LIEN ON OR CLAIM
49 TO SUCH SURPLUS MONEY, OR ANY PART THEREOF, AND THE PRIORITY OF THE
50 SEVERAL LIENS OR CLAIMS THEREON, AND SHALL ORDER DISTRIBUTION OF THE
51 SURPLUS MONEYS BY THE COUNTY TREASURER.

52 3. THE OWNER OF THE EQUITY OF REDEMPTION, OR ANY PERSON WHO OR ENTITY
53 WHICH HAS RESPONDED TO THE APPLICATION, OR ANY PERSON WHO OR ENTITY
54 WHICH FILES A NOTICE OF CLAIM OR HAS A RECORDED LIEN AGAINST THE MORT-
55 GAGED PROPERTY SHALL BE GIVEN NOTICE BY MAIL OR IN SUCH OTHER MANNER AS
56 THE COURT SHALL DIRECT, TO ATTEND ANY HEARING ON DISPOSITION OF THE

1 SURPLUS MONEYS AND SHALL HAVE THE RIGHT TO RECEIVE DISTRIBUTION OF THE
2 SURPLUS MONEYS, OR ANY PORTION THEREOF, IN ANY MANNER DIRECTED BY THE
3 COURT.

4 S 1419. DEFICIENCY JUDGMENT. 1. UNLESS OTHERWISE AGREED BY THE MORT-
5 GAGOR AND THE MORTGAGEE IN THE MORTGAGE, A PERSON WHO OR ENTITY WHICH
6 OWES PAYMENT OF AN OBLIGATION SECURED BY THE MORTGAGE FORECLOSED UNDER
7 THIS ARTICLE IS LIABLE FOR THE WHOLE RESIDUE, OR SO MUCH THEREOF AS THE
8 COURT MAY DETERMINE, OF THE DEBT REMAINING UNSATISFIED, AFTER THE SALE
9 OF THE MORTGAGED PROPERTY AND THE APPLICATION OF THE PROCEEDS, THE
10 AMOUNT OF THE DEBT REMAINING UNSATISFIED TO BE DETERMINED BY THE COURT
11 AS HEREIN PROVIDED.

12 2. NOT LATER THAN NINETY DAYS AFTER THE DELIVERY TO THE PURCHASER OF
13 THE POWER OF SALE DEED TO THE MORTGAGED PROPERTY, THE PERSON TO WHOM OR
14 ENTITY TO WHICH SUCH RESIDUE SHALL BE OWING MAY MAKE AN APPLICATION
15 UNDER THE INDEX NUMBER ASSIGNED THE NON-JUDICIAL PROCEEDING, IN THE
16 SUPREME COURT FOR THE COUNTY IN WHICH THE MORTGAGED PROPERTY IS LOCATED,
17 OR IN A COUNTY IN WHICH THE SALE HAS TAKEN PLACE FOR A DEFICIENCY JUDG-
18 MENT AGAINST THE PERSONS OR ENTITIES LIABLE THEREFOR UPON NOTICE TO SUCH
19 PERSONS OR ENTITIES. SUCH NOTICE SHALL BE SERVED PERSONALLY OR IN SUCH
20 OTHER MANNER AS THE COURT MAY DIRECT. UPON SUCH APPLICATION, THE COURT,
21 WHETHER OR NOT THE PERSON OR ENTITY CLAIMED TO BE LIABLE FOR THE RESIDUE
22 APPEARS, SHALL DETERMINE, UPON REASONABLE APPRAISAL BY A REAL ESTATE
23 APPRAISER LICENSED IN THE STATE OF NEW YORK, OR OTHERWISE AS IT SHALL
24 DIRECT, THE FAIR AND REASONABLE MARKET VALUE OF THE MORTGAGED PROPERTY
25 AS OF THE DATE THE MORTGAGED PROPERTY WAS BID ON AT AUCTION OR SUCH
26 NEAREST EARLIER DATE AS THERE SHALL HAVE BEEN ANY MARKET VALUE THEREOF
27 AND SHALL MAKE AN ORDER DIRECTING THE ENTRY OF A DEFICIENCY JUDGMENT
28 AGAINST THE PERSON OR ENTITY LIABLE THEREFOR. SUCH DEFICIENCY JUDGMENT
29 SHALL BE FOR AN AMOUNT EQUAL TO THE AGGREGATE AMOUNT OF THE INDEBTEDNESS
30 DUE TO THE MORTGAGEE, TOGETHER WITH ALL OTHER SUMS RECOVERABLE UNDER
31 SECTION FOURTEEN HUNDRED SEVENTEEN OF THIS ARTICLE AS SUCH SHALL BE SET
32 FORTH IN THE REPORT OF SALE PURSUANT TO SUBDIVISION THREE OF SECTION
33 FOURTEEN HUNDRED FOURTEEN OF THIS ARTICLE LESS THE HIGHER OF: (A)
34 MARKET VALUE OF THE MORTGAGED PROPERTY AS DETERMINED BY THE COURT OR (B)
35 THE SALES PRICE OF THE MORTGAGED PROPERTY AT THE PUBLIC SALE.

36 3. IF NO APPLICATION FOR A DEFICIENCY JUDGMENT SHALL BE MADE AS HEREIN
37 PRESCRIBED, THE PROCEEDS OF THE SALE REGARDLESS OF THE AMOUNT THEREOF
38 SHALL BE DEEMED TO BE IN FULL SATISFACTION OF THE MORTGAGE DEBT, AND NO
39 RIGHT TO RECOVER ANY DEFICIENCY IN ANY ACTION OR PROCEEDING SHALL EXIST.

40 S 1420. RECEIVER. 1. WHERE THE MORTGAGE PROVIDES THAT THE MORTGAGEE IS
41 ENTITLED TO THE APPOINTMENT OF A RECEIVER FOR THE MORTGAGED PROPERTY,
42 THE MORTGAGEE SHALL HAVE THE RIGHT AT ANY TIME AFTER THE FILING OF THE
43 NOTICE OF PENDENCY PURSUANT TO SECTION FOURTEEN HUNDRED THREE OF THIS
44 ARTICLE TO MAKE AN APPLICATION UNDER THE INDEX NUMBER ASSIGNED TO THE
45 NON-JUDICIAL PROCEEDING, IN THE SUPREME COURT IN THE COUNTY IN WHICH THE
46 SALE TAKES PLACE, FOR THE APPOINTMENT OF A RECEIVER.

47 2. WHERE THE MORTGAGE PROVIDES THAT A RECEIVER MAY BE APPOINTED WITH-
48 OUT NOTICE OR CONTAINS THE COVENANT SET FORTH IN SUBDIVISION TEN OF
49 SECTION TWO HUNDRED FIFTY-FOUR OF THE REAL PROPERTY LAW, NOTICE OF AN
50 APPLICATION FOR SUCH APPOINTMENT SHALL NOT BE REQUIRED AND THE RECEIVER
51 SHALL BE APPOINTED BY THE COURT PURSUANT TO AN ORDER SUBMITTED BY THE
52 MORTGAGEE SIMULTANEOUSLY WITH, OR AT ANY TIME AFTER, THE FILING OF THE
53 APPLICATION THEREFOR.

54 3. WHERE A RECEIVER HAS BEEN APPOINTED, UPON THE APPLICATION OF THE
55 MORTGAGEE, THE COURT MAY DIRECT THAT THE RECEIVER OF THE RENTS APPLY THE
56 RENTS RECEIVED BY THE RECEIVER TOWARDS THE PAYMENT OF ACCRUED INTEREST

1 ON THE MORTGAGE, PROVIDED DUE PROVISION SHALL HAVE BEEN MADE FOR THE
2 PAYMENT OF TAXES AND ORDINARY AND NECESSARY EXPENSES FOR THE OPERATION,
3 REPAIR AND MAINTENANCE OF THE MORTGAGED PROPERTY AND SUCH OTHER EXPENSES
4 AS THE COURT MAY DIRECT. ANY MONEYS SO PAID OVER BY THE RECEIVER SHALL
5 BE DEDUCTED FROM THE AMOUNT DUE ON THE MORTGAGE, OR THE NOTE, BOND OR
6 OBLIGATION SECURED THEREBY, AND THE MORTGAGEE'S AFFIDAVIT OF THE INDEBT-
7 EDNESS FILED WITH THE REPORT OF SALE PURSUANT TO SECTION FOURTEEN
8 HUNDRED FOURTEEN OF THIS ARTICLE SHALL SO STATE THE AMOUNTS THEREOF.

9 4. IN A CITY WITH A POPULATION OF ONE MILLION OR MORE PERSONS, AN
10 ORDER APPOINTING A RECEIVER TO RECEIVE THE RENTS AND PROFITS OF A MULTI-
11 PLE DWELLING SHALL PROVIDE THAT THE RECEIVER:

12 (A) REGISTER WITH ANY MUNICIPAL DEPARTMENT AS PROVIDED BY APPLICABLE
13 LAW; AND

14 (B) EXPEND RENTS AND INCOME AND PROFITS AS DESCRIBED IN SUBDIVISION
15 THREE OF THIS SECTION, EXCEPT THAT A PRIORITY SHALL BE GIVEN TO THE
16 CORRECTION OF IMMEDIATELY HAZARDOUS AND HAZARDOUS VIOLATIONS OF HOUSING
17 MAINTENANCE LAWS WITHIN THE TIME SET BY ORDERS OF ANY MUNICIPAL DEPART-
18 MENT, OR, IF NOT FEASIBLE, SEEK A POSTPONEMENT OF THE TIME FOR COMPLI-
19 ANCE.

20 5. THE RECEIVER SHALL BE ENTITLED TO SUCH COMMISSIONS, NOT EXCEEDING
21 FIVE PERCENT OF THE GREATER OF (A) THE SUMS RECEIVED BY THE RECEIVER OR
22 (B) THE SUMS DISBURSED BY THE RECEIVER, AS THE COURT BY WHICH THE
23 RECEIVER IS APPOINTED ALLOWS.

24 S 1421. RIGHT TO SEEK JUDICIAL INTERVENTION; MORTGAGEE'S LIABILITY FOR
25 FAILURE TO COMPLY WITH THIS ARTICLE. 1. IF THE MORTGAGEE COMMENCES
26 PROCEEDINGS UNDER THIS ARTICLE TO FORECLOSE A MORTGAGE, OR EXTENSION,
27 AMENDMENT, MODIFICATION OR CONSOLIDATION THEREOF, EXECUTED PRIOR TO THE
28 EFFECTIVE DATE OF THIS ARTICLE, THE MORTGAGOR MAY BY WRITTEN NOTICE TO
29 THE MORTGAGEE REQUIRE THAT FURTHER FORECLOSURE PROCEEDINGS BE CONDUCTED
30 JUDICIALLY AS PROVIDED IN ARTICLE THIRTEEN OF THIS CHAPTER. SUCH NOTICE
31 MUST BE DELIVERED TO THE MORTGAGEE BY REGISTERED OR CERTIFIED MAIL, OR
32 SUCH OTHER METHOD AS MAY BE SPECIFIED IN THE MORTGAGE, POSTMARKED NOT
33 LATER THAN FORTY DAYS AFTER THE DATE THE MORTGAGOR RECEIVES THE NOTICE
34 OF INTENTION TO FORECLOSE AS PROVIDED IN THIS ARTICLE, AND SHALL STATE
35 (A) THE DATE ON WHICH THE MORTGAGE, OR EXTENSION, AMENDMENT, MODIFICA-
36 TION OR CONSOLIDATION THEREOF, THAT THE MORTGAGEE SEEKS TO FORECLOSE WAS
37 EXECUTED, AND (B) THAT THE MORTGAGOR IS EXERCISING ITS RIGHT UNDER THIS
38 SECTION TO REQUIRE THAT THE FORECLOSURE OF THE MORTGAGE BE CONDUCTED
39 THROUGH THE JUDICIAL PROCESS.

40 2. IF THE MORTGAGEE COMMENCES PROCEEDINGS UNDER THIS ARTICLE TO FORE-
41 CLOSE A MORTGAGE, OR EXTENSION, AMENDMENT, MODIFICATION OR CONSOLIDATION
42 THEREOF, EXECUTED AFTER THE EFFECTIVE DATE OF THIS ARTICLE, THE MORTGA-
43 GOR, NOT LATER THAN FORTY DAYS AFTER THE DATE IT RECEIVES THE NOTICE OF
44 INTENTION TO FORECLOSE AS PROVIDED IN THIS ARTICLE, MAY APPLY, BY ORDER
45 TO SHOW CAUSE, TO THE SUPREME COURT IN THE COUNTY IN WHICH THE MORTGAGED
46 PROPERTY IS LOCATED FOR AN ORDER DIRECTING THAT FURTHER PROCEEDINGS BE
47 CONDUCTED PURSUANT TO ARTICLE THIRTEEN OF THIS CHAPTER, AND FOR A TEMPO-
48 RARY RESTRAINING ORDER STAYING FURTHER PROCEEDINGS UNDER THIS ARTICLE
49 PENDING A HEARING OF THE APPLICATION. THE APPLICATION SHALL INCLUDE ONE
50 OR MORE AFFIDAVITS (A) STATING WHETHER A PREVIOUS APPLICATION FOR THE
51 SAME OR SIMILAR RELIEF HAS BEEN MADE, AND IF SO THE OUTCOME THEREOF, AND
52 (B) STATING FACTS TO SUPPORT ONE OR MORE OF THE FOLLOWING ALLEGATIONS:

53 (1) THAT THE MORTGAGE, OR EXTENSION, AMENDMENT, MODIFICATION OR
54 CONSOLIDATION THEREOF, SOUGHT TO BE FORECLOSED DOES NOT CONTAIN A
55 PROVISION PERMITTING THE FORECLOSURE THEREOF BY POWER OF SALE OR OTHER
56 NON-JUDICIAL MEANS;

1 (2) THAT THE OBLIGATION SECURED BY THE MORTGAGE IS INVALID OR NOT
2 OTHERWISE DUE;

3 (3) THAT THE MORTGAGOR IS NOT IN DEFAULT UNDER THE MORTGAGE OR OTHER-
4 WISE HAS A MERITORIOUS DEFENSE TO THE FORECLOSURE THEREOF;

5 (4) THAT THE MORTGAGEE HAS NOT COMPLIED WITH THE TERMS AND CONDITIONS
6 OF THIS ARTICLE; OR

7 (5) THAT UNDER THE FACTS AND CIRCUMSTANCES, ALLOWING THE FORECLOSURE
8 TO PROCEED UNDER THIS ARTICLE WOULD CAUSE AN UNDUE HARDSHIP TO THE MORT-
9 GAGOR.

10 3. IF THE APPLICATION IS GRANTED, THE FORECLOSURE SHALL, UNLESS THE
11 COURT SUBSEQUENTLY ORDERS OTHERWISE, PROCEED PURSUANT TO ARTICLE THIR-
12 TEEN OF THIS CHAPTER FOR THE JUDICIAL FORECLOSURE OF THE MORTGAGE.

13 4. IF THE APPLICATION IS DENIED, THE SALE MAY PROCEED PURSUANT TO THIS
14 ARTICLE.

15 5. AT ANY TIME THE MORTGAGEE MAY, WITHOUT PREJUDICE, VOLUNTARILY
16 DISCONTINUE PROCEEDINGS UNDER THIS ARTICLE AND PURSUE SUCH RIGHTS AND
17 REMEDIES AS MAY BE AVAILABLE TO IT UNDER ARTICLE THIRTEEN OF THIS CHAP-
18 TER.

19 6. AFTER RECEIVING THE NOTICE OF INTENTION TO FORECLOSE, AN INTERESTED
20 PARTY OTHER THAN THE MORTGAGOR MAY PETITION THE COURT FOR RELIEF ONLY
21 PURSUANT TO THE PROVISIONS OF ARTICLE SIXTY-THREE OF THE CIVIL PRACTICE
22 LAW AND RULES. THE COURT SHALL APPLY THE STANDARDS FOR PRELIMINARY
23 INJUNCTIVE RELIEF AND SHALL CONSIDER WHETHER GRANTING THE RELIEF
24 REQUESTED WILL PREJUDICE THE SUBSTANTIAL RIGHTS OF ANY PARTY OR UNDULY
25 DELAY THE ADJUDICATION OF SUCH RIGHTS.

26 7. ANY PERSON ENTITLED TO RECEIVE NOTICE OF THE INTENTION TO FORECLOSE
27 OR NOTICE OF SALE UNDER THIS ARTICLE MAY RECOVER FROM THE MORTGAGEE ANY
28 DAMAGES CAUSED BY THE FAILURE OF THE MORTGAGEE TO COMPLY WITH THE PROCE-
29 DURES AND CONDITIONS SET FORTH IN THIS ARTICLE.

30 S 2. This act shall take effect immediately; provided, however, that
31 any proceeding commenced following the expiration and repeal of former
32 article 14 of the real property actions and proceedings law on July 1,
33 2009, which otherwise would have been eligible under such article shall
34 be eligible under this act, pursuant to an agreement of both parties to
35 the proceeding, upon the effective date of this act.