

IN THE COURT OF COMMON PLEAS OF WASHINGTON COUNTY, PENNSYLVANIA
CIVIL DIVISION

FILED
APR 29 2009
PR. MATHENY
PROTHONOTARY

IN RE:)
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) No. 2009 - 1
MORTGAGE FORECLOSURE PROGRAM)
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AND NOW, this 28th of April, 2009, the Washington County Court of Common Pleas having recognized the current mortgage foreclosure crisis, hereby establishes the Mortgage Foreclosure Diversion Program:

- (a) When a plaintiff files a complaint in a mortgage foreclosure action, the Prothonotary's Office shall provide a copy of the Mortgage Foreclosure Diversion Program Notice to the plaintiff or the plaintiff's attorney.
- (b) The plaintiff shall serve a copy of the Mortgage Foreclosure Diversion Program Notice along with the complaint on the defendant in accordance with the Pennsylvania Rules of Civil Procedure.
- (c) Pursuant to the procedures of this program, a defendant who attends a Foreclosure Mitigation Counseling (FMC) session may seek a 90-day stay in the mortgage foreclosure proceedings for the purpose of reaching a mutually acceptable agreement with the plaintiff to resolve the case.
- (d) The defendant must attend a FMC session conducted by the Southwestern Pennsylvania Legal Services, Inc., on the Wednesday following service of the complaint and Mortgage Foreclosure Program Notice. A representative of Southwestern Pennsylvania Legal Services, Inc., will conduct an FMC session on each Wednesday, at 10:00 a.m. in the Judges' Library located on the second floor of the Courthouse.

(e) If the defendant attends an FMC session and desires the imposition of a 90-day stay in their mortgage foreclosure proceedings, the representative of Southwestern Pennsylvania Legal Services, Inc., or other legal representative, shall present a request for such a stay in writing to the President Judge.

(f) The defendant must attend an FMC session in order to qualify for the 90-day stay.

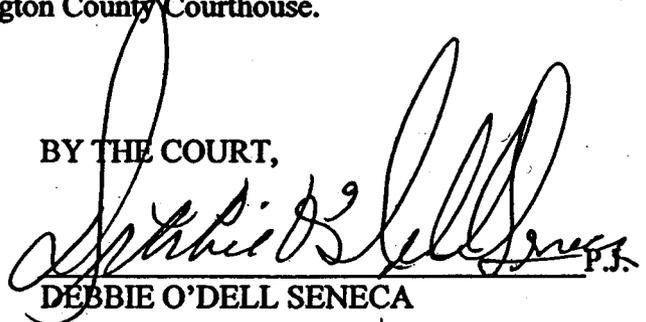
(g) Only mortgage foreclosure cases with owner-occupied residences are subject to this program.

(h) If a defendant fails to attend the FMC session, or the defendant fails to request a 90-day stay, or the parties fail to reach an agreement within the 90-day stay period, all further proceedings in the case will be handled by the miscellaneous motions judge. If a party seeks an additional 90-day stay of the mortgage foreclosure proceedings, this request shall be made in writing to the President Judge prior to the expiration of the initial 90-day stay period.

(i) This program is effective immediately.

(j) The first FMC session will be held on Wednesday, May 13, 2009 in the Judges' Library located on the second floor of the Washington County Courthouse.

BY THE COURT,



DEBBIE O'DELL SENECA P.J.

MORTGAGE FORECLOSURE DIVERSION PROGRAM NOTICE

You have been sued in court to foreclose upon the mortgage associated with your home.

You are notified that you may seek a 90-day stay in this mortgage foreclosure proceeding if you attend a **free** Foreclosure Mitigation Counseling session within 20 days of being served with the complaint in this action and this notice, and make application for this stay. The purpose of this stay is to permit you an opportunity to work with the lender/plaintiff to reach an agreement to settle this proceeding. The Foreclosure Mitigation Counseling sessions are held every Wednesday, at 10:00 a.m., in the Judges' Library, located on the second floor of the Washington County Courthouse, 1 South Main Street, Washington, Pennsylvania, 15301.

If you fail to appear for this free Foreclosure Mitigation Counseling session, you will not receive a 90-day stay of these proceedings and if you do not respond to the complaint, a default judgment may be entered.

YOU SHOULD STRONGLY CONSIDER ATTENDING A FORECLOSURE MITIGATION COUNSELING SESSION. THESE SESSIONS WILL BE CONDUCTED BY A REPRESENTATIVE OF SOUTHWESTERN PENNSYLVANIA LEGAL SERVICES. YOU MAY BE ABLE TO SEEK ASSISTANCE FROM A LEGAL PROFESSIONAL AT THE FORECLOSURE MITIGATION COUNSELING SESSION.

IF YOU HAVE QUESTIONS ABOUT THIS MATTER, YOU MAY HAVE THEM ADDRESSED AT THE FORECLOSURE MITIGATION COUNSELING SESSION, OR YOU MAY CONTACT SOUTHWESTERN PA LEGAL SERVICES AT:

10 WEST CHERRY AVENUE
WASHINGTON, PA 15301
724.225.6170
TOLL FREE: 1-800-846-0871

AMERICANS WITH DISABILITIES ACT OF 1990

The Court of Common Pleas of Washington County, Pennsylvania is required by law to comply with the Americans with Disabilities Act of 1990. For information about accessible facilities and reasonable accommodations available to disabled individuals having business before the Court, please contact our office. All arrangements must be made at least 72 hours prior to any hearing.