

FEBRUARY 2020

legalist

the industry list that lasts

alfn
membership
directory

Directory or Direction?

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Left to Right: Jane Bond, Susan Reid, Jill Rein, Wendy Reiss, Lisa Wilson, Donna "Casey" Case-Rossato, Melody Jones and Jenna Baum.

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We know business is built on relationships, trust, and results. That's why everything we do centers on one thing: people. Connecting you with the right business partner. Leveraging our experts and thought leaders to educate you. Making available our technological resources to drive value to your bottom line. Creating, refining and promoting our platforms, in print, online and face-to-face, to elevate your brand.

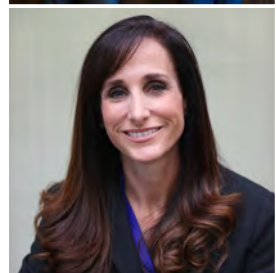
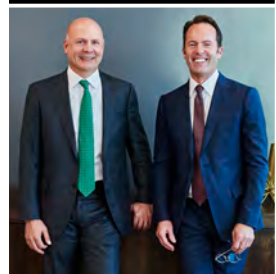
On the following pages, you'll find some of the best people doing some of the best work in mortgage servicing today. We're proud that they're ALFN members and we hope you'll make the decision to do business with us, and them, today.

ABOUT THE ALFN

The ALFN is a professional organization comprised of members of the legal and financial services industries. Our mission is to serve our members through leadership, education, advocacy, and professional development. ALFN's membership roster consists of over 150 member organizations that include law firms, foreclosure trustee's and ancillary service providers covering all 50 states.

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This guide is updated and published twice a year by the American Legal & Financial Network (ALFN). For online member searches and additional contacts, use our online member directory at ALFN.org. All rights reserved. For more information on membership, dues, sponsorship or events contact Susan Rosen at srosen@alfn.org.



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Publications

alfn angle

The ANGLE is the ALFN's premier publication, published quarterly in digital format. Each ANGLE showcases several members through updates, contributions and regular sections that include Features and State Snapshots.

legal updates

Brief, member-authored directives covering local, state and federal legal issues sent directly to over 5,000 mortgage servicing professionals.

picture the future

Published each year at ANSWERS by the Junior Professionals & Executives Group. Picture the Future showcases a mix of young professionals who stand out for their leadership and commitment of the mortgage servicing industry.

legalist

Right here. In your hands. The one resource for all your ALFN member contacts.

WILLed

A quarterly publication brought to you by ALFN's Women in Legal Leadership practice group. The purpose of WILLed is to disseminate information, promote unity, and provide updates to our members.

Groups

amicus brief

Meets as-needed and determines, drafts and files amicus briefs on behalf of the ALFN in cases deemed to have direct impact on practitioners and clients.

marketing & event planning

This group combines the important initiatives of advancing the brand value of the ALFN and its members, along with assisting in the planning of ALFN events.

women in legal leadership

The largest group in the ALFN, WILL is designed specifically as a forum for women in the mortgage servicing industry to cultivate women leaders. This group hosts its own summit each Spring called WILLPOWER.

junior professionals & executives

JPEG is the ALFN's young professionals network attracting stand-out practitioners and business professionals under 40 years of age. JPEG hosts periodic mixers, volunteer opportunities, publishes Picture the Future: The Annual List, and offers participants educational and career building opportunities.

legislative & regulatory policy group

Closely examines, monitors and provides updates on legislative and regulatory issues impacting practitioners, clients and the industry at large. This group plays a distinct role in planning the ALFN's advocacy efforts.

bankruptcy

Focuses on recent cases, bankruptcy rule changes and other issues affecting mortgage servicers. This group coordinates webinars, authors content for ALFN publications and helps host the ALFN Bankruptcy Intersect program each Spring.

complex litigation

This group focuses on complex litigation covering all aspects of default services and creditors' rights legal issues.

Events

answers

The ALFN's flagship event, ANSWERS, is held each July. An invitation-only event, ANSWERS attracts over 300 mortgage servicing professionals and is now in its 17th year offering education, networking and business development.

webinars

Top-notch education right from your desk. ALFN webinars regularly attract 100-200+ attendees and are offered free-of-charge to mortgage servicers. With archived education at alfn.org, live Q&A sessions with speakers, and complimentary marketing to over 5,000 industry professionals, there's no better option to maximize your membership ROI.

intersect

Bankruptcy Intersect is held each Spring and Foreclosure Intersect is held each Winter, both in Dallas. This two-part Intersect program drills down on industry trends, forecasts issues to come, and reinforces positive communication between your Foreclosure and Bankruptcy departments, legal counsel, borrowers, and investors. Each program is unique in that it covers either Foreclosure or Bankruptcy issues and best practices exclusively with a more in-depth approach to a higher-level learning environment.

onsite trainings

Day-long, servicer-specific seminars are coordinated periodically by servicer request.

willpower summit

This event, held each Spring in Dallas, is the definitive summit for sharing, development and networking for women leaders in the industry. Men are also encouraged to attend and be involved.

ALFN Attorney-Trustee Membership Fees

Law Firm or Foreclosure Trustee

Membership is for the Firm/Company including any in-house employees of the Firm/Company. Member shall be represented by any attorney-employee (director, officer or other in-house employee) designated by such Member

Initiation Fee — New Members Only

New Attorney-Trustee members pay a one-time initiation fee upon being approved for membership and is based on the number of attorneys in your creditors rights practice.

Initiation Fee	1-5 Attorneys	\$3,500.00
	6-10 Attorneys	\$5,250.00
	11+ Attorneys	\$7,000.00

Member Annual Dues

Dues are assessed for all states in which you perform, or advertise the ability to perform, creditor's rights legal services related to the financial services industry.

Per State Dues	First State Dues	\$3,750.00
	All Additional States	\$375.00 per state

An additional flat fee will be paid for any national default related practices for any one of the following practice areas: Bankruptcy, Eviction, REO, Litigation, Title.

National Practice Fee	Flat Fee Per National Practice	\$1,000.00
	(The National Practice maximum fee is \$3,000.00)	

If the law firm/trustee or any combination of members or partners of the law firm/trustee owns 30% or more of a separate company that provides non-legal support services to the financial services industry, then an additional flat fee will be paid. This fee will be waived if the separate company is an Associate member of ALFN.

Non-Legal Support Services Fee	Flat Fee	\$2,500.00
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ALFN Associate Member Fees

Ancillary Service Providers, Non-Law Firm or Trustee

Membership is for the Firm/Company including any in-house employees of the Firm/Company. Member shall be represented by any employee (director, officer or other in-house employee) designated by such Member.

Associate Member Annual Dues

Three membership levels are available to choose from.

Platinum Premier	\$15,000.00
Gold Partner	\$6,000.00
Silver Advocate	\$4,000.00

Legal Services Flat Fee

If an associate member is 30% or more owned by lawyers or any combination of members or partners of a law firm that provides legal services to the financial services industry, an additional fee will be assessed. This fee will be waived if the law firm is a member of ALFN.

Legal Services Flat Fee	\$2,500.00
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For new member inquiries visit alfn.org



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NetDirector provides a secure cloud-based data and document exchange solution for the default servicing ecosystem to deliver seamless interoperability between parties (i.e.: attorneys, servicers, vendors). NetDirector bridges gaps created by disparate systems & technologies by allowing companies at any location to share data & documents securely over a single internet connection with any other member of the network. Our approach allows all parties to collaborate and exchange data in a seamless bi-directional, real-time manner. Premium services include: SCRA Search, PACER Search, SSN Finder, Legal Description Extraction, and many more. NetDirector is proud to be a six-time member of the prestigious Inc. 5000 list of fastest growing U.S. based companies.

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New York

State Snapshot

from Woods Oviatt

Foreclosure Process:
JUDICIAL

Deficiency Judgments:
ALLOWED

Redemption period:
NONE*

**New York is not a redemption state. The only entity with a right of redemption is the United States.*

Analysis of the State:

New York continues to be one of the top states where a foreclosure takes the longest time frame to get to sale in addition to one of the top states plagued by the backlog of foreclosures. The Courts continue to adopt new strategies and focus on improvements within the courts to further advance Standards and Goals. Overall, we continue to see the expansion of electronic filings, with only 13 of the 62 counties not being integrated by the end of 2019. Additionally, the Office of Court Administration continues to monitor the residential foreclosure matters, conduct servicer calendars, and improve movement of the files through the court. In addition to Westchester Supreme Court, Rockland Supreme Court also has created a Mandatory Appearance Part for all foreclosure cases released from the settlement conference part, with the purpose to move the inventory and have the Plaintiff timely move for the Order of Reference. Overall, the initiative has resulted in a report from a vast majority of counties that the backlog of foreclosure cases has reduced in volume, statistics that have not been seen in New York in years.

Hot Topics

Dual-Tracking Loss Mitigation and Judgment

It has become well accepted within the industry to avoid dual-tracking a loan by proceeding to judgment in a foreclosure action while a loss mitigation review is underway. New York Courts, however, have become so focused on moving the backlog of cases that a conflict has arisen with the courts not accepting a loss mitigation hold as a valid reason to stay a foreclosure action on the grounds that if the laws were interpreted as such, it would allow a borrower to inordinately delay proceedings by continuously submitting for a loss mitigation review. Multiple courts at the state and federal level have reviewed the applicable laws, noting that 12 C.F.R. §1024.41 governs a servicer's response to a loss mitigation application, 12 C.F.R. §1024.41(c) (3) (i) (D) (2) provides that where a borrower makes application and a judicial foreclosure has already been commenced, "the servicer cannot conduct a foreclosure sale before evaluating the borrower's complete application," and also that 12 C.F.R. §1024.41(g) prohibits a servicer from either holding a foreclosure sale or moving for a sale if a borrower makes a loan mitigation application within certain time constraints. However, the courts have also taken notice that in comments on the servicing rules, the CFPB has stated that "nothing in 1024.41(g) prohibits a servicer from continuing to move forward with a foreclosure process (assuming that the first notice or filing was made before a servicer received a complete loss mitigation application) so long as the servicer does not take an action that will directly result in the issuance of a foreclosure judgment or order of sale, or a foreclosure sale (see Mortgage Servicing Rules, 78 Fed. Reg. at 10833-35). The resulting outcome is that the courts are not accepting loss mitigation holds as a reason to not move forward with the case, distinguishing that the Order of Reference or a Motion for Summary Judgment is not a Judgment of Foreclosure and Sale, and also threatening sanctions, including dismissal, for not moving the file forward.

THE SOL EVAL

1.

Review to determine if the loan was accelerated – was a prior action filed?

2.

If accelerated – has the lender revoked its election to accelerate all sums due if there is no change in the borrower's position in reliance thereon?

3.

Is tolling available by installment payments made after acceleration? Court orders? Bankruptcy filing? Probate?



Contact our Editor Natalie Grigg, Esq.
at ngrigg@woodsoviatt.com

Keep your eye on Case Law

Case Law Updates

In a decision rendered on March 13, 2019, the Second Department Appellate Division decided a case of first impression on the issue of Statute of Limitations in *Bank of New York Mellon v. Dieudonne*. While Statute of Limitations has been a significant issue over the past few years, there has been no guidance from the higher level courts as to the question of when does acceleration occur, leaving it to the Supreme Court Judges to interpret the law and mortgage instruments. This often has led to conflicting decisions among judges sitting within the same county. In *Dieudonne*, the Second Department was forced to confront the issue raised by the reinstatement provision of FNMA/FHLMC Mortgage Instrument that allows a borrower the option, under certain circumstances, to decelerate the maturity of the debt, and therefore the Statute of Limitations does not begin to run until such right is extinguished by the entry of the Judgment. The Second Department held that the reinstatement provision is not a condition precedent to acceleration of the mortgage and therefore the plaintiff had exercised its right to accelerate when it commenced a prior foreclosure action. The Second Department recently denied leave to appeal to the Court of Appeals, and a Motion for Permission to Appeal has been submitted to the Court of Appeals following that decision.

Legislation Update

On December 23, 2019, The Governor signed Senate Bill 5160, which provides that in a foreclosure proceeding related to a home loan, as defined in Real Property Action and Proceedings Law Section 1304(a), the defense of lack of standing shall not be waived if a defendant fails to raise the objection or defense in a responsive pleading or pre-answer motion to dismiss. Additionally, if a Judgment of Foreclosure and Sale was issued based upon a Defendant's default, a defendant may also raise an objection based on standing thereafter.

The implications of this new law are far reaching, and could cause issues with ensuring marketable and insurable title for a foreclosure sale or a post-sale third party closing.

4.

Are there any loan modifications or loss mitigation that may have renewed the SOL?

5.

Did the lender have standing to accelerate the loan?

6.

Does the 6 months savings clause apply?

7.

Is the property vacant and secured? A mortgagee in possession who has lawfully acquired actual possession of the mortgaged premises is exempt from the SOL.

6

Years Statute
of Limitations

90*

Days Deficiency
Judgment
Litigation

30**

Days Appeal
From Final
Order

*90 days after delivery of the Referee's Deed

**30 days from the date after service by the party of a copy of the order appealed from and written notice of its entry.

900 DAYS

*Estimated New York State Foreclosure Timeline

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Headquarters: Farmington, CT

Practice Areas

Foreclosure

Bankruptcy

Litigation

Evictions

REO

Deeds in Lieu

Loss Mitigation

Title Curative

Pictured

(Left to right):

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Bendett & McHugh, P.C. is a full service law firm offering representation and services to a wide array of local, regional and national clients in the New England States of Connecticut, Maine, Massachusetts, New Hampshire, and Vermont. Throughout our 33 years of practice, we have developed strategies and procedures to ensure that our clients receive excellent legal service within our field.

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Brock & Scott, P.L.L.C is a full service law firm with extensive experience serving the real estate and financial sectors. With offices across sixteen states, we deliver legal service with the utmost integrity and operational efficiency through our highly skilled team of attorneys and support staff. The firm has been a leading banking and mortgage partner recently celebrating our 20 year anniversary. We have physical offices across the footprint comprised of highly qualified attorneys and professional staff providing full coverage and significant years of legal experience for our clients. It is our commitment to provide exemplary high-touch service to our clients with a comprehensive, Suite of practice area offerings. By utilizing Brock & Scott, our clients gain the full benefit of our extensive regional coverage while experiencing that "hands on" approach and physical presence across our states.





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ALFN membership: 4 years

Headquartered: Milford, CT

Practice Areas

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Litigation

Bankruptcy Proceedings Title

Claims

REO Closings

Appeals

Pictured

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Direct Default, a division of Milford Law, LLC, is an end-to-end default services law firm that represents banks and non-bank servicers and investors throughout the State of Connecticut.

Direct Default handles Foreclosure, Complex Default Services Litigation (FDCPA, RESPA, TILA and Fraud), Evictions, Bankruptcy (including adversary proceedings), Title Curative, REO Transactions and Appeals in all Connecticut State and Federal Courts.

Direct Default has been engaged in end-to-end default services since 1963. Our Attorneys hold numerous on-site and off-site training seminars for its default clients that include topics such as; The Basics of Foreclosure Judicial Foreclosures in CT, Heirs and CT Default Servicing, Compliance Protocols Relative to the CFPB and Change of Law – CT Foreclosure Mediation.

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Member Spotlight

About Tromberg Law Group

Tromberg Law Group, LLC offers a comprehensive range of litigation and default servicing solutions for mortgage lenders, servicers, banks, and savings and loan associations. We proactively protect our clients' rights in foreclosure, bankruptcy, eviction, and real estate litigation. The law firm is committed to excellence in compliance, effective representation and innovative solutions. To assist with these solutions, Tromberg Law Group is composed of excellent and experienced attorneys and staff. The firm is an ALFN member in Florida, Virginia and Puerto Rico.

Learn more at tromberglawgroup.com

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Dean Morris, LLC

Making history

At a Glance

Founded: 1920s and 1930s
Headquartered: Monroe, Louisiana

Practice Areas

Foreclosure
Bankruptcy
Evictions
Real Estate and REO
Litigation
Loss Mitigation
Title
Collections

Pictured

Back Row: Candace A. Courteau,
Ashley E. Morris, Jason R. Smith,
Elizabeth Crowell Price
Front Row: Emily Courteau Morris
and John C. Morris, III

Emily Courteau Morris

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Dean Morris, LLC has a time honored and traditional dedication to their clientele buttressed by a keen eye toward the future. We invest substantial resources in advanced information technologies and explore new ways of delivering modern legal services, wherever necessary, in order to meet the rapidly evolving and highly competitive needs of the real estate finance industry. We are engaged on a national level in default servicing forums, participating in efforts to streamline foreclosure and bankruptcy transactions and supporting any necessary legislative changes in laws that affect mortgage lending/servicing or creditor rights. At all times, we remain dedicated to learning as much as possible about our clients' businesses and their needs, delivering the highest possible quality and cost-effective legal services in a timely manner.

Overall, the depth and breadth of real estate experience in our firms, coupled with an understanding of local procedures and state law, has served us well in representing national mortgage lenders within our specific jurisdictions. In our nearly ninety years of representing clients we have maintained an outstanding reputation for ethical practice, leadership within the legal profession, local knowledge and community involvement.



REPRESENTING LENDERS
IN LOUISIANA AND MISSISSIPPI

Dean Morris, LLC



LOUISIANA
MISSISSIPPI



Member Spotlight

Kass|Shuler, P.A.

KASS SHULER, P.A. is a business law firm. It has established a national reputation for its expertise in a wide variety of business matters, including Securities Arbitration and Litigation, Commercial Litigation, Bankruptcy and insolvency, Collections, Construction Litigation, Foreclosures, Evictions, Appeals, Corporate Structures, and Real Estate Transactions, including REO closings for financial institutions. We are creative, hardworking lawyers — eager to assume responsibility. We are committed to providing our business clients with the quality legal services that they deserve. We limit our practice to the areas described above, to concentrate our firm's energies, talents, and strengths on the work that we do best.



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Member Spotlight

Diaz Anselmo Lindberg, P.A.

Diaz Anselmo Lindberg, PA ("DAL") is a Martindale Hubbell Preeminent A-V rated firm and has provided legal services to the banking and mortgage industry throughout Florida, Illinois, Ohio, Indiana, Wisconsin and Kentucky for over three decades. DAL specializes in creditor's rights, foreclosure, bankruptcy, litigation, and corporate services as well as appellate and commercial litigation. Our real estate practice is extensive involving both private and commercial purchases and sales, eminent domain issues, and property closings. The firm maintains the highest legal standards and provides clients complete and thorough legal representation. Whether it is the law, technology, security or practice management, DAL exceeds its clients' expectations and provides a consistent level of excellence.



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LINDBERG P.A.

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McCalla Raymer Leibert Pierce LLC

Out Front

At a Glance

Founded: 1982
ALFN membership: 15 years
Headquartered: Roswell, GA

Practice Areas

Foreclosure
Bankruptcy
Sales & Evictions
Litigation
Real Estate Closings and REO

Pictured

Standing, L to R:
Rich Haber, Esq.,
Melody Jones-Rickels, Esq.,
Wendy Reiss, Esq.,
Marty Stone, Esq.,
Robyn Katz, Esq.

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For McCalla Raymer Leibert Pierce LLC partnership is more than just a word, it is a value engrained in every step we take.

In today's business environment it is essential to know that your partner has your back and that they are there to share the weight of the toughest decision.

A true partner is there not only when times are great, but when you are in a jam. With over 38 years of partnerships with our clients, McCalla Raymer Leibert Pierce continues to lead with integrity by demonstrating what being a leader really means.

McCalla Raymer Leibert Pierce does nothing if not carefully, thoughtfully, and well-planned. That also makes execution the easy part—and why MRLP can effectively and efficiently execute on behalf of its clients throughout the firm's entire geographic footprint including Alabama, California, Connecticut, Florida, Georgia, Illinois, Mississippi, Nevada, New Jersey & New York.

McCalla Raymer Leibert Pierce is exceptionally proud of its diverse, exceptional team. Across the industry, you'll find McCalla Raymer Leibert Pierce's employees volunteering, collaborating, educating and contributing in a broad spectrum of events, publications and other endeavors that improve the mortgage servicing industry and elevate the profession – because, simply put, that's how an industry leader leads.

MRLP

McCalla Raymer Leibert Pierce, LLC



McCalla Raymer Leibert Pierce

McMichael Taylor Gray, LLC

Forward-thinking Services

At a Glance

ALFN Membership: 3 years
Headquartered: Peachtree Corners, GA

Practice Areas

Appeals, Bankruptcy, Collections,
Contract Review, Compliance,
Deed-In-Lieu, Due Diligence
Assistance, Foreclosure, Evictions,
Litigation, REO, Title

Pictured

Standing, L to R:
Amanda Buffington-Gunderson,
Nathan Byerly, Edward Gray, January Taylor,
Valerie McMichael, Randy McMichael, Brian
Carmony, Cristina Hunt and Gregory Thorne.

Amanda Buffington-Gunderson

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McMichael Taylor Gray, LLC ("MTG") is a full-service default and creditor right law firm delivering quality, cost-effective legal services for financial institutions throughout most of the southeast. The founding partners of MTG established a forward-thinking, client focused law firm, centered on an unwavering commitment to the following core values: excellence; integrity; honesty; and respect.

From the outset, MTG's ambitious goal of growth and expansion to serve the needs and expectations of its clients, while strictly adhering to the firm's core values, has resulted in a law firm of dedicated, responsible, and competent professionals.

In the age of high volume, low touch firms, MTG takes a special interest in each client, providing the same level of service and value we seek in our own business relationships. As a result, MTG is committed to providing results for your default needs. Regardless if you are a community bank, a multi-state or national lending institution, MTG has a solution for you.



McMichael Taylor Gray, LLC

McMichael Taylor Gray, LLC



ALABAMA
FLORIDA
GEORGIA
MARYLAND
NORTH CAROLINA
SOUTH CAROLINA
TENNESSEE
VIRGINIA



Member Spotlight

Cohn, Goldberg & Deutsch

Is recognized nationally in the mortgage default legal services industry as a preeminent firm and is Martindale-Hubbell AV rated. Firm members have provided outstanding representation in Maryland and DC for more than three decades, while finding cost-effective and time sensitive solutions for their clients. The firm adheres to strict compliance standards, while solving complicated legal issues. Having received numerous industry awards, the firm has distinguished itself among its peers. Its members have served in positions of national and state leadership, served as industry speakers, and authored dozens of articles. The firm was also instrumental in changing the process in Maryland that saved creditors millions of dollars. We strive to create relationships with our clients based on trust and performance.



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National Practice Areas: Bankruptcy

Member Spotlight

Stephens Millirons, P.C.

For over 40 years, the firm of Stephens Millirons, P.C. has provided a comprehensive range of legal services to the mortgage banking industry on both a regional and national level. We have extensive experience representing the mortgage industry in foreclosures, evictions, bankruptcy, REO, title curative, real estate closings and all related litigation in state and federal court. We are dedicated to providing quality representation to our clients utilizing the latest technology that meets or exceeds regulatory security and compliance standards. This dedication has led to the firm's continued growth from its original presence in the state of Alabama to a practice that now includes the states of Mississippi, from its Jackson office, and Tennessee. We welcome the opportunity to serve clients, both current and new, throughout any or all of these jurisdictions.

**Stephens Millirons, P.C.****Robert J. Wermuth**

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Manley Deas Kochalski

Redefining the Typical Attorney-Client Experience

At a Glance

Year Founded: 2002
Headquarters: Columbus, OH
ALFN Member: 12 years
Ohio Mortgage Bankers Association
Legislative Committee Member
MReport Top 25 Company to Work
For Award Winner
2019 Volunteer Impact: 439 hours given
by employees in support of 27 partner
charities in 2019

Practice Areas

Litigation
Regional Foreclosure (OH, IL, PA, IN, KY and FL)
National Bankruptcy Practice
Title

Pictured

Standing, L to R:
Brian Deas, Partner
Ted Manley, Partner

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MDK provides financial institutions, mortgage servicing companies and real estate developers across the country with a full complement of default services. With 15 years of award-winning, dedicated experience in foreclosure and bankruptcy, we are a trusted law firm for many Fortune 50 companies. Our proprietary technology ensures regulatory compliance while providing access to real-time reporting and portfolio analytics. MDK's first-class, end-to-end default process management means we deliver superior solutions and business insights.

At MDK, we believe in redefining the typical attorney-client experience. From unrivaled technology to unwavering client commitment, our approach is a model of quality and efficiency.

MDK) BUILT ON TECHNOLOGY
DESIGNED FOR SERVICE



MDK

OHIO
ILLINOIS
PENNSYLVANIA
INDIANA
KENTUCKY
FLORIDA

Schiller, Knapp, Lefkowitz & Hertzelt, LLP

Your Go-To Advisor & Counsel

Building Lasting Partnerships One Case at a Time

At a Glance

Year Founded: 1998

Headquarters: Latham, NY

Providing services in New York, New Jersey,

Vermont and Pennsylvania

ALFN Member Since 2015

Practice Areas

Foreclosure

Bankruptcy

Loss

REO

Evictions

Litigation

Real Estate Closings

Title Curative

Pictured

(L to R): Back Row:

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Lisa Milas, Esq. (Partner)

Front Row:

William Schiller, Esq., (Partner)

Candice Archibald (Director)

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Established in 1998, Schiller, Knapp, Lefkowitz & Hertzelt, LLP, has experienced steady, organic growth and has recruited – and continues to enlist – an impressive team of attorneys and legal professionals across their footprint.

Our mission is to aggressively protect our clients' interests. Our goal is to establish long-term working relationships, founded on an understanding of our clients' business objectives, and sustained by providing high-caliber professional services. With offices strategically located throughout New York, New Jersey, Pennsylvania and Vermont, our attorneys can travel with ease to ensure full coverage for our clients across these jurisdictions.

SKLH provides creditors' rights legal representation throughout New York, New Jersey, Pennsylvania and Vermont in all State and Federal Courts. With clients ranging from some of the region's largest lenders and mortgage servicers to local banks and credit unions, we counsel and assist our clients in managing their default portfolio – in a timely manner – while minimizing costs and providing quality legal services.





Schiller, Knapp, Lefkowitz & Hertznel, LLP

Member Spotlight

Scott & Corley, P.A.

Offers statewide representation to national, regional and local banks and mortgage lenders as well as national non-bank mortgage servicers. All legal services are rendered in compliance with FHA/VA/FNMA/FHLMC investor guidelines, where applicable. Ron Scott, Reggie Corley and the law firm have repeatedly been selected for inclusion in the prestigious professional guide for attorneys, BEST LAWYERS IN AMERICA® (Woodward/White Inc.). Other individual selections include Ron Scott for SUPER LAWYERS® and AMERICA'S TOP 100 ATTORNEYS® and Reggie Corley for SUPER LAWYERS® and DIVERSITY FELLOW of the RILEY INSTITUTE®. The firm has also been listed as a Metropolitan Tier 1 Firm for Mortgage Banking Foreclosure Law in the US News & World Report 2014-2020 rankings of Best Lawyers- Best Law Firms®. The law firm has attained Martindale-Hubbell's® highest rating of "AV Preeminent" for excellence in legal ability and the highest ethical standards. The firm maintains a long-standing public service philosophy through its support of charitable projects and diversity outreach. Both senior partners have likewise been recognized professionally for their diversity and inclusion outreach.



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Member Spotlight

Gilbert Garcia Group, P.A.

Gilbert Garcia Group, P.A., exceeds the expectations of its clients, its profession, and its communities. The group's innovative technology, exemplary communication, and professionalism ensure this. It is a growth-oriented law firm that provides value-added legal services and promotes entrepreneurial business solutions for its clients. The Gilbert Garcia Group encourages staff to expand their horizons, leave their comfort zones, and to become the best people/employees they can be. To adjust to today's challenging legal landscape, Gilbert Garcia Group looks for other business opportunities, such as networking with note-buyers and signing up for local referral programs. They have also launched other non-law businesses, such as leasing co-working space in a segregated part of their building.



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Tromberg Law Group

A Reliable Partner Providing Legal Solutions, Support, and Results.

At a Glance

Headquartered: Boca Raton, FL
Founded: 2007

Practice Areas

Foreclosure
Creditor Litigation
Fair Debt Collection Practices Act
Title Curative Issues
Foreclosure Liens Redemption
Homeowner Association Matters
Mobile Home Curative
Compliance Issues

Tromberg Law Group offers a full range of litigation and legal solutions for mortgage lenders, servicers, banks and investors. The firm proactively protects its clients' rights in foreclosure, bankruptcy, eviction, appeals, unsecured collections and title litigation. The firm's high touch approach provides clients with excellent representation, competitive timelines and strong compliance.

Andrea Tromberg, the firm's owner, purchased the firm which she had served as managing partner since 2011. This ownership change and subsequent renaming of the firm to Tromberg Law Group made the firm one of the largest woman-owned creditor firms in Florida that also serves Virginia and Puerto Rico. Andrea Tromberg serves as the first elected Chairwoman on the Board of Directors for the American Legal and Financial Network (ALFN) and has served on numerous committees and is a current member of the leadership committee for Women in Legal Leadership (WILL). Further, Andrea Tromberg has been engaged as a speaker at various industry events including ALFN, NARCA, IMN and Five Star.

Pictured

Andrea Tromberg

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Tromberg Law Group

Usset, Weingarden & Liebo PLLP

Your Minnesota Mortgage Attorneys

At a Glance

ALFN Membership: 4 years

AV Rated

Headquartered: Minneapolis, MN

Practice Areas

Cradle-to-Grave Mortgage Default

Legal Services,

Deeds-in-Lieu, Foreclosures,

Evictions, Bankruptcies, REO,

Litigation, FHA services, FNMA,

FHLMC, VA, GNMA

Pictured

(L to R):

Kevin Dobie, Partner

Paul Weingarden, Founding Partner

Brian Liebo, Managing Partner

Hong Nelson, Operations Co-Manager

Craig Barbee, Partner

Brian Liebo

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Minnesota-based for over 40 years, Usset, Weingarden & Liebo PLLP practices the highest quality real estate law for financial institutions in our state. Minnesota is a “strict compliance state” where there is no room for error. A single error can invalidate an entire foreclosure and expose a client to liability. That is why you want to choose a law firm that has a laser focus, long history, and vast experience with Minnesota’s stringent foreclosure laws.

Usset, Weingarden & Liebo, PLLP’s practicing attorneys include founders Paul Weingarden and David Usset, managing partner Brian Liebo, and partners Craig Barbee and Kevin Dobie, along with our experienced associates. We, along with our talented staff, practice exclusively in representing mortgage lenders, GSEs, and servicers in end-to-end legal matters throughout the entire state of Minnesota.

Both Paul Weingarden and Brian Liebo are Board Certified Real Property Law Specialists by the Minnesota Bar Association, which is a special designation awarded to fewer than 3% of all registered attorneys in Minnesota. If you are in need of our particular expertise in the state of Minnesota, let us show you why we call ourselves “Your Minnesota Mortgage Attorneys®.”

USSET, WEINGARDEN & LIEBO PLLP

YOUR MINNESOTA MORTGAGE ATTORNEYS

Usset, Weingarden & Liebo, PLLP



Member Spotlight

Sheldon May & Associates, P.C.,

Founded in 1985, specializes in Creditor's Rights, Commercial & Residential Mortgage Banking, Default Services & Commercial Litigation law. The firm's hallmark is its commitment to providing quality, expeditious service in a bespoke manner. Within the ever-changing mortgage banking industry, we have earned our reputation for offering the business acumen and technological expertise associated with larger firms, while providing the personalized service and attention to detail often linked to smaller organizations. Our greatest asset lies in our relationships – many of which are long-term and are maintained, and enriched, by our hands-on approach: the very same partners, and staff, that have successfully handled a multitude of residential and commercial real estate transactions will manage your legal affairs. We look forward to being of service to new and existing clients in New York and now in the State of Florida through our affiliated firm, Mayersohn Law Group, P.A.



SHELDON MAY
& ASSOCIATES, P.C.

Now you're assured.

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Member Spotlight

Clunk, Hoose Co., LPA

With over 100 years of combined legal experience, Clunk, Hoose Co., LPA (CH) represents clients throughout Ohio and Kentucky. CH knows your business and excels in customer service and satisfaction. The law firm is structured as a business first-and-foremost. Every milestone in the foreclosure process from litigation, evictions, bankruptcy, and home retention is handled by a dedicated team of expert attorneys and staff. CH is prepared to handle the surge of peak cycles and strives for maximum results without excessive litigation.



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Woods Oviatt Gilman LLP

New York State of Mind With a National Perspective

At a Glance

Founded: 1852
ALFN membership: 5 years
Headquartered: Rochester, NY
Member: Meritas Global Alliance

Practice Areas

Foreclosure
Bankruptcy
Evictions
REO

Pictured

(L to R):
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Natalie A. Grigg, Esq.

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Woods Oviatt Gilman LLP is a full-service law firm with a national and worldwide reach from our headquarters in Rochester, NY with offices in Buffalo, NY and Phoenix, AZ and our colleagues in the Meritas global alliance.

Woods Oviatt Gilman LLP has assisted some of the nation's largest lenders with their default service needs over the last 25 years. Our team of attorneys and staff has experience in judicial foreclosures, loss mitigation, mediation, litigation, title curative, bankruptcy, eviction, and REO matters.

Now more than ever we are deeply aware of what our clients need. The Default Servicing Department works with the specific needs of each client and tailors its strategy and systems to align with client expectations while monitoring both portfolio, and reputational, risk for the client as well as compliance issues. Communication is essential in our partnerships. We provide our clients with immediate updates and status reports, along with a streamlined approach from start to finish.

Through the oversight of its management team, we are able to provide exceptional legal services, advisory opinions, and training on New York law and processes. Our focus is to build strategic and long term partnerships with our clients.



— ATTORNEYS —

The art of representing people®



ALFN ATTORNEY-TRUSTEE
MEMBER IN NEW YORK

Woods Oviatt Gilman LLP

legalist February 2020

Weinstein & Riley, P.S.

Look West

At a Glance

Founded: 1991
ALFN membership: 5 years
Headquartered: Seattle, WA

Practice Areas

Foreclosure
Bankruptcy
REO and Evictions
Real Estate Litigation
Title Curative

Pictured

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Weinstein & Riley, P.S., was founded as a litigation, bankruptcy and creditors' rights firm in 1991. The firm's commitment to technology has made it a leader in investor and servicer communication. The firm's founders have represented institutional and individual creditor clients for over 30 years. We provide every client with personalized service to meet their financial goals.

As a member of the legal community, we emphasize good relationships with attorneys locally and nationally. We believe in a collaborative approach to providing excellent, expert service. By participating in legal education forums, the firm shares its knowledge and learns from other practitioners. The firm's attorneys write and edit publications for state bar associations as well as national publishers.

Weinstein & Riley, P.S., has extensive state and federal court litigation experience as well as an active compliance group. Our bankruptcy group delivers national bankruptcy services to our creditor clients on both secured and unsecured assets. Additionally, the firm provides GSE authorized services in eight states. Our attorneys have the training and expertise to handle any matter quickly and efficiently and within investor timelines. The firm's litigation group provides representation in complex litigation, avoiding the need to move files to new counsel once they become contested.



WEINSTEIN & RILEY, P.S.



ARIZONA
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NEW MEXICO
OREGON
TEXAS
UTAH
WASHINGTON
WYOMING

Weinstein & Riley, P.S.

legalist February 2020

Member Spotlight

Reimer Law

Reimer Law was founded in 1971. Through the years our practice has grown and changed, but our focus has always been on legal issues relating to creditor's rights. Our services include: foreclosure, bankruptcy, motor vehicle and other personal property replevin, collection, litigation, title, manufactured home, REO, loss mitigation and eviction. We accept referrals for all these issues in Ohio and Kentucky. We also provide motor vehicle and other personal property replevin and creditor bankruptcy work in West Virginia and Indiana. The firm has fully staffed offices in Solon, Ohio and Newport and Louisville, Kentucky. We presently employ over 30 lawyers and 200 staff members in all three offices. We take great pride in the professional development of our organization and our advancements in technology specifically built for the purpose of exceeding industry expectations relating to quality, compliance and customer service. The firm stands ready to meet the needs of creditor's rights clients throughout the region.



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Bankruptcy Intersect

February 12, 2020
Marriott Dallas Las Colinas
Irving, TX

5th Annual WILLPOWER Summit

May 5-6, 2020
The Ritz-Carlton Dallas
Dallas, TX

ANSWERS**ALFN's 18th Annual Conference**

July 19-22, 2020
Hyatt Regency Coconut Point Resort
Bonita Springs, FL

Foreclosure Intersect

November 18, 2020
Marriott Dallas Las Colinas
Irving, TX

2021 ANSWERS**ALFN's 19th Annual Conference**

July 18-21, 2021
Hyatt Regency Tamaya Resort
Santa Ana Pueblo, NM

2022 ANSWERS**ALFN's 20th Annual Conference**

July 17-20, 2022
Park Hyatt Beaver Creek Resort
Beaver Creek, CO

ABOUT THE LEGALIST

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