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At ALFN we believe that our business is your business. As a membership association, our investment runs deep because your people are our people.

We know business is built on relationships, trust and results. That's why everything we do centers on one thing: people. Connecting you to 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.

REPRESENTING, DEFENDING AND EDUCATING AMERICA'S MORTGAGE SERVICING INDUSTRY.

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 200 members that include law firms, foreclosure trustee's and ancillary service providers covering all 50 states.

ABOUT THIS DIRECTORY

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 information on membership, dues, sponsorship or events contact ALFN at info@alfn.org.

Publications

alfn angle

The ANGLE is the ALFN's premier publication, published quarterly in digital format. Each issue includes updates, contributions and regular sections like Snap Shot, Q&ALFN and On the Books.

legal updates

Brief, member-authored directives covering local, state and federal legal issues sent directly to over 4,000 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 to the mortgage servicing industry.

legalist

This thing right here in your hands. Fabulous isn't it?

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.

conference planning

Aids the ALFN Executive Team and Board of Directors in planning the ALFN's flagship event, the annual leadership conference, ANSWERS, held each July.

marketing

Includes veteran marketers and business development professionals tasked with increasing brand awareness for the Association and attracting additional mortgage servicing personnel to ALFN events, webinars and publications.

women in legal leadership

The largest practice 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 April called WILLPOWER.

junior professionals & executives

JPEG is the ALFN's young professionals network attracting stand-out practitioners under 40 years of age or with fewer than five years of industry experience. JPEG hosts periodic mixers, volunteer opportunities, publishes Picture the Future: The Annual List,

and offers participants educational 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 annual Advocacy Day held each spring in Washington, D.C.

bankruptcy

Focuses on recent cases, bankruptcy rules 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 February.

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 15th year offering education, networking and business development.

alfn webinars

Top-notch education right from your desk. ALFN webinars regularly attract 150+ attendees and are offered free-of-charge to mortgage servicers. With over five years of 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 February and Foreclosure Intersect is held each November. 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.

onsite trainings

Day-long, servicer-specific seminars are coordinated periodically by servicer request. Attendees are client-selected with remaining opportunities offered through a lottery process available to all members.

willpower summit

This event, held each April, is the definitive summit for sharing, development and networking for women leaders in the industry.

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Gold Partner Level Associate Spotlight: LenderLive



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Your State

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Throughout the ALFN Legalist, our official member directory updated, printed, and distributed twice each year, you'll see enhanced listings that look just like this one. Your free, basic listing stays under your state(s) of membership, and here we call out your brand, state of membership, contact information, and logo. We also include a one paragraph description of your services. Enhanced listings are just \$295 a year and they include enhancements to your online listing at ALFN.org as well. Your brand will populate at the top of the list when mortgage servicers or other potential business partners search your state or service via our online portal. Two page profile spreads are available for \$995 in the first year and \$495 annual renewals (does not include photography).

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Gilbert Garcia Group

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Diversity

In Florida with Gilbert Garcia Group

Entrepreneurship is at the heart of the story behind Gilbert Garcia Group, a women- and minority-owned and operated ALFN attorney member in Florida. It's also the impetus behind the firm's expansion and its focus on community. Often representing the firm publicly is principal and Managing Partner Michelle Gilbert, a woman who invests as much in her industry as she does in her own firm.

Gilbert Garcia Group maintains memberships and a high level of involvement in many major industry associations, often with leadership roles and substantial volunteer work on behalf of the industry.

As a collaborative leader, Gilbert works with practitioners from across the country, competition down the street, her lawmakers and regulators on Capitol Hill, and both the consumers and clients on each side of the legal issues she weighs everyday.

Gilbert's (standing, far left) partners, Jennifer Lima-Smith (front right), Managing Litigation/Risk Management Attorney, Laura Layne Walker (front left), Managing First Legal Attorney, Robert Garcia, Jr. (standing, center), Managing Attorney for Business Law and Amy McGrotty (standing, right) Managing Attorney for Foreclosure and Closings, manage key parts of the firm's business.

At-A-Glance Stats

Founded: 1991
ALFN membership: 7 years
Headquartered: Tampa, FL
Women-Owned Firm
Minority-Owned Firm

Industry Practice Areas

Foreclosure
Bankruptcy
Sales & Evictions
Litigation
Real Estate and REO

Pictured

Standing, L to R:
Michelle Gilbert, Esq.,
Robert Garcia, Esq.,
Amy McGrotty, Esq.;
Seated, L to R:
Laura Layne Walker, Esq., and
Jennifer Lima-Smith, Esq.

Michelle Gilbert, Esq.

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For over 40 years, Stephens Millirons, P.C. has provided a comprehensive range of legal services to the mortgage banking industry on a national and statewide level. We have extensive experience representing the mortgage industry in foreclosures, evictions, bankruptcy and 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.



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Founded: 2016
ALFN membership: 1 year
Headquartered: Boca Raton, FL

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and Monika E. Siwec,
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Responsiveness and a focus on creating specifically-tailored solutions for our clients are the foundation of The Gibson Law Firm, P.A. Founding partner, and ALFN member, Albert D. Gibson set out to create a boutique practice that understood the continually changing landscape of the mortgage servicing industry, and could provide its clients with innovative and effective litigation strategies.

Coming from the Nation's leading law firms, most recently working exclusively with servicers, lenders and creditors, Albert D. Gibson and Monika E. Siwec offer big-firm experience, while maintaining a small-firm feel. The Gibson Law Firm, P.A. obtains cost-efficient and effective results, while at the same time fostering one-on-one relationships with our clients. Our firm defends creditors' and servicers' rights, focusing our practice on post-judgment and collection litigation, complex debt recovery, foreclosure litigation from inception through post-judgment, bankruptcy and federal litigation, up and through the appeals process.

Located in Palm Beach County, our attorneys can travel with ease throughout South Florida's major hubs, with quick and convenient access to the west coast of Florida, Central Florida, up and through north Florida and the panhandle. With over fifteen years of combined experience in civil litigation, The Gibson Law Firm, P.A. has the knowledge and expertise to quickly evaluate our servicer and lender clients' matters, offering the most efficient and effective resolution strategy.



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Out Front

McCalla Raymer Leibert Pierce

Sound decision-making, whether it's hiring, geographic expansion, or building a new practice area, McCalla Raymer Leibert Pierce does nothing if not carefully, thoughtfully, and well-planned. That also makes execution the easy part—and why McCalla Raymer Leibert Pierce can effectively and efficiently execute on behalf of its clients throughout the firm's entire geographic footprint that now includes Florida, Georgia, Alabama, Mississippi and, most recently, Illinois and Connecticut.

The firm was in Georgia for 26 years before expanding and now, in its 35th year, covers a significant portion of the southeastern United States along with its new footprint in the midwest. Brick and mortar locations as well as seamless IT solutions keep the firm integrated and cohesive. It also helps keep the firm's focus on compliance, quality control, time lines and cost-effectiveness top of mind for its dedicated, world-class workforce.

McCalla Raymer Leibert Pierce is exceptionally proud of its diverse, industry-leading people. Across the industry, you'll find McCalla Raymer Leibert Pierce's employees volunteering, collaboration, 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.

At-A-Glance Stats

Founded: 1982
ALFN membership: 7 years
Headquartered:
Roswell, GA
LGBT-Owned

Industry Practice Areas

Foreclosure
Bankruptcy
Sales & Evictions
Litigation
Real Estate Closings and REO

Pictured

(L to R) Marty Stone, Esq., Melody Jones, Esq., Jill Rein, Esq., Robyn Katz, Esq., Lee Perres, Esq., and Jane Bond, Esq. (seated).

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Offering decades of experience, we work closely with lending and servicing clients to find creative, cost- and time-effective solutions. We offer litigation and regulatory compliance assistance for escalated residential mortgage matters. We work with our award-winning Knowledge Management team to build client-specific databases to manage large portfolios of litigation, and are known for our ability to quickly resolve complicated legal issues and return loans to performing status. With our 40+ lawyers across 24 offices, our attorneys know the courts, the issues, and the opposition. Baker Donelson is an ALFN Enterprise member in the District of Columbia, Florida, Georgia and Tennessee. The firm also operates in Alabama, Louisiana, Maryland, Mississippi, South Carolina, Texas and Virginia. Learn more at BakerDonelson.com.

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With a standing commitment to excellence, Shechtman Halperin Savage, LLP utilizes its 30 years of mortgage banking expertise to provide lenders and servicers a single-source for foreclosure, bankruptcy, eviction, REO, HOA, compliance and litigation services. As an AV-Rated regional law firm, our exceptional attorneys and staff possess the experience necessary to deliver the highest-quality legal services in an innovative and cost-effective manner. The Default Servicing Practice Group has handled thousands of commercial and consumer foreclosure, bankruptcy, eviction, REO, HOA and litigation matters throughout Massachusetts / New England and regularly services all types of GSE loans including FNMA and FHLMC.

The firm provides partner-level participation at the most critical stages of the servicing process to ensure accurate results and added value to the client. SHS also has an unparalleled litigation department with senior litigators who have practiced for decades handling all types of matters including complex lender defense litigation. The hallmarks of the firm's service philosophy include: enthusiastic analysis of clients' needs; responsiveness consistent with the client's sense of urgency and careful attention to the costs of legal services. Through the combined experience of our attorneys and the utilization of an exceptional professional staff and technology, we provide all of our clients with the experience, depth, and diversity necessary to deliver the highest-quality legal services.

At-A-Glance Stats

Founded: 1979
ALFN membership: 14 years
Headquartered: Pawtucket, RI
AV-Rated
FNMA & FHLMC Approved

Industry Practice Areas

Foreclosure, Bankruptcy
Eviction, REO, Title Curative,
Loan Closings, Complex Litiga-
tion, Loss Mitigation, Collec-
tion Actions

Pictured

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Your Arizona Answer

ABOUT THE FIRM

Folks & O'Connor is a "high touch", Phoenix-based law firm serving banks, mortgage servicers and other financial institutions with interests throughout the State of Arizona. In protecting the legal interests of our leading financial services industry clients — such as representative clients Fannie Mae and Freddie Mac — the attorneys at Folks & O'Connor offer efficient, coordinated legal services related to consumer and commercial foreclosure, bankruptcy, eviction, collection and mortgage deficiency litigation, creditors' rights litigation and other default services. Our values are clear: Responsiveness, Integrity, Value, Efficiency, and an unshakable commitment to your legal objectives. If you're looking for sound, experienced, and value-driven legal expertise in Arizona, you will find it at Folks & O'Connor. Our attorneys view those qualities as the foundation for providing the highest level of legal service and achieving excellent results for our clients. From our Phoenix offices, the attorneys at Folks & O'Connor offer practical advice and well-conceived solutions in fulfilling these commitments to our clients.

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Florida

IN FOCUS

SHD Legal Group, P.A.
SHD Legal Group P.A. is a Martindale-Hubbell Preeminent AV-rated firm. For more than 22 years, SHD has provided legal services to the mortgage banking industry on a statewide basis. Services include mortgage foreclosure, litigation, bankruptcy, eviction, and REO services. The firm maintains the highest legal standards and provides clients complete and thorough legal representation. SHD is proud to be a leader in establishing Florida case law supporting the mortgage servicing industry.



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About Tromberg Law Group
Tromberg Law Group, P.A. 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 and Puerto Rico.

Learn more at tromberglawgroup.com

New York

Woods Oviatt Gilman

Woods Oviatt Gilman 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. We represent a broad spectrum of clients, from publicly traded corporations and financial institutions to family-owned businesses and private individuals; from high-technology and industrial enterprises to construction firms; from real estate developers to educational institutions and charities.

Woods Oviatt Gilman has represented institutional and private lenders and servicers in residential and commercial foreclosure matters throughout New York State for over 25 years. Our team of attorneys and staff has extensive experience in judicial foreclosures, loss mitigation, mediations, litigation, title curative, bankruptcy, eviction, and REO matters.

The Default Servicing Department recognizes that each client has specific needs 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. 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.

At-A-Glance Stats

Founded: 1852
ALFN membership: 2 years
Headquartered:
Rochester, NY
Member: Meritas Global
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Industry Practice Areas

Foreclosure
Bankruptcy
Evictions
REO

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IN FOCUS

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Shapiro Kreisman & Associates, LLC provides a comprehensive range of legal services throughout the State of Illinois to mortgage lenders and servicing clients. For decades, our firm has concentrated its practice in providing end to end default related legal services; including foreclo-sure, bankruptcy, litigation and REO closing services. As a LOGS Network firm, Shapiro Kreisman & Associates, LLC is committed to excellence in compliance and investing in technology to provide innovative solu-tions for our clients.



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New York

State Snapshot
from Woods Oviatt



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ALLOWED

REDEMPTION
PERIOD
NONE

Analysis: State of the State

In February 2016, after taking office, Chief Judge Janet DiFore announced the Excellence Initiative in New York, which was designed to evaluate overall court operations and improve timelines. As a result of this initiative, we have seen multiple courts scheduling Administrative Dismissal days or status conferences, with the expectation that counsel appear and report the file is moving forward, and if not, the reason for the delay. Additionally, the Courts have adopted numerous strategies for dealing with the backlog including Mandatory Appearance Parts, centralizing the adjudication of cases with fewer judges, employing quasi-judicial staff to assist with settlement conferences, and even utilizing court attorneys in the upstate judicial districts to draft decisions on the backlog of motions. 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.

1283 DAYS

*Estimated New York State Foreclosure Timeline at the end of 2016

90 Day Notice Update

While the legislation that went into effect earlier this year amended the requirements that a servicer has when issuing the 90 day notice, an unexpected change came from the Department of Financial Services requiring three new fields upon registration of the Step 1 filing to include whether the loan is seller finances, the lender's NMLS and the mortgage loan officer's NMLS.

Expedited Judgement of Foreclosure

Plaintiff in any foreclosure proceeding may make an application by notice of motion or order to show cause for a judgment of foreclosure and sale on the grounds that the subject property is vacant and abandoned. The Motion papers or Order to Show Cause must contain language set out in the statute that advises the defendant that the lender is asking the court to expedite a judgment of foreclosure and sale of his or her property on the ground that it is vacant and abandoned and also be supported by an affidavit and other proof of the ownership of the note and mortgage, photographs evidencing the property is vacant and abandoned, and other supporting documentation of same.

Keep your eye on the New York Case Law

Avail Holding LLC v. Ramos

Avail Holding LLC v. Ramos, 2017 U.S. Dist. LEXIS 34660: Defendant made a motion to dismiss a residential foreclosure action commenced in federal court, pursuant to the abstention doctrine. The Defendant argued that abstention was appropriate because the New York State courts continue to grapple with the parameters for good faith negotiation standard and appropriate remedies for failure to negotiate in good faith. The court declined to dismiss the action, noting that there was not any case law that suggested it was standard practice for federal courts to defer to state courts when it comes to residential mortgage foreclosure actions.

LEGISLATION

RPAPL 1308 – applies only to first lien mortgage holders on a vacant and abandoned residential 1-4 family property. 1308 establishes rules for inspecting, security and maintaining vacant, abandoned residential real property in that within 90 days of a borrower delinquency the servicer shall complete an exterior inspection of the subject property to determine occupancy. Thereafter, throughout the delinquency of the loan, the servicer shall conduct an exterior inspection of the property every 25-35 days, at different times of the day. Once it is determined that the property meets the vacant and abandoned criteria, a servicer shall post a notice on the property within seven days containing a toll free number and contact information. In the event there is no response from the posted notice, the service thereafter shall take reasonable and necessary actions to maintain the property.



Hot in New York: Statute of Limitations

Statute of Limitations continues to be a hot topic item in New York given the backlog of cases in the court system and the courts attempt to clear that backlog by scheduling administrative dismissal calendars. Notably, this year we received a new and important ruling out of the Supreme County in Suffolk County in the Nationstar v. MacPherson (N.Y. Supr. Court, Suffolk County, April 3, 2017). MacPherson held that under the terms of a Fannie/Freddie Uniform Instrument, New York's 6 year Statute of Limitations does not completely bar suit on a previously accelerated loan. A second foreclosure action is not time-barred but is instead limited to the unpaid installments occurring six-years immediately preceding the commencement of the second action.

THE SOL EVAL

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1. Review dismissal orders and the reason for the dismissal. If the dismissal was for lack of standing, then the debt was never accelerated and remains on a monthly installment default.

2. Review restart reasons for the same standing issues. If an action needed to be restarted because it was commenced in the wrong plaintiff name, the loan was not properly accelerated as the prior entity would not have had the ability to do so.

3. Review whether the action voluntarily discontinued during the 6 year time frame and if the discontinuance constitutes a deacceleration.

4. Review for any tolling of time due to court orders and/or Bankruptcy filings.

5. Review for prior loan modifications or loss mitigation options that may have renewed the Statute.

6. Review for any affirmative act of deacceleration.

7. Review if a dismissal was with prejudice – if so, a new action may be able to commenced on a new default.

8. Review whether the loan is federal owned/insured as in New York, courts have recognized that state statutes of limitations do not apply to Federal Agencies or their assignees.

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New York, New Jersey & Vermont

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About Schiller Knapp
In operation since 1998, Schiller, Knapp, Lefkowitz & Hertzell, LLP (SKLH) provides innovative legal services tailored to aggressively protect our clients’ portfolios in a timely and cost efficient manner. We believe that creativity, individualized attention and an eye to detail differentiate us as a leading practitioner capable of managing the most challenging default portfolios. Trusted as a “go to” advisor, SKLH provides counsel on complex and sensitive matters in foreclosure, bankruptcy, litigation, collections, evictions, REO, loss mitigation, creditors’ rights, and lender liability. Schiller, Knapp, Lefkowitz & Hertzell, LLP is an ALFN Enterprise member in New York, New Jersey, and Vermont.

Learn more at schillerknapp.com

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Kentucky

IN FOCUS

Clunk, Paisley, Hoose Co., LPA
With over 100 years combined legal experience, Clunk, Paisley, Hoose Co., LPA (CPH) represents clients throughout Ohio and Kentucky. CPH 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. CPH is prepared to handle the surge of peak cycles and strives for maximum results without excessive litigation.



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DEFAULT Servicing

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During our many years representing creditors, the legal professionals at Felty and Lembright Co., L.P.A. have dealt with virtually every issue that could arise in representing a lender with regard to foreclosures, bankruptcies, real estate title and evictions.

Since 2001, Freddie Mac (FHLMC) has been a representative client of Managing Partner Kriss Felty in Ohio, and the staff at Felty and Lembright has always had delegated authority from Freddie Mac to handle default servicing and REO-related matters. Since 2011, Fannie Mae (FNMA) has also been a representative client of the firm.

This experience has honed the firm's knowledge of industry standards, the legal processes and requirement for default-related services and REO-related services for Ohio. The firm's exclusive representation and experience in these areas have also developed a sophisticated understanding of the substantive legal issues lenders encounter in Ohio.

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Felty & Lembright is certified by the NLGCC (National Lesbian and Gay Chamber of Commerce) as an LGBT Business Enterprise and diversity supplier.

At-A-Glance Stats

Founded: 2008
ALFN membership: 5 years
Headquartered: Cleveland, OH
Member: National Lesbian & Gay
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Industry Practice Areas

Foreclosure
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Loss Mitigation & Mediation
Eviction & REO matters
Real Property Litigation

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