

IN THE COURT OF COMMON PLEAS OF NORTHAMPTON COUNTY,  
PENNSYLVANIA

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: In Re: MFDP -  
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**CASE MANAGEMENT ORDER**

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

- (1) The Defendant shall file with the Prothonotary's Office a **Certification of Participation** form (attached as Exhibit "E") no later than two weeks prior to the Conciliation Conference. No continuances will be granted from the date of the Conciliation Conference;
- (2) The Housing Counselor and the Defendant, in conjunction with assistance from Pro Bono Legal Services, if available, will explore options which may include: bringing the mortgage current, paying off the mortgage, a repayment plan to bring the account current over time, vacating the premises in the near future in exchange for not contesting the matter, a monetary payment, offering the lender a deed in lieu of foreclosure, filing bankruptcy proceedings, paying the mortgage default over sixty months, request a loan modification, filing an answer or motion

to open or strike the judgment. At Defendant's request, the Housing Counselor and/or Pro Bono Legal Services shall promptly prepare and submit a written proposal for addressing the mortgage delinquency, payment plan, together with the **Work out Options** and **Counseling Form** (Exhibit "F") and any and all supporting financial information to Plaintiff's attorney at least ten (10) days before the date of any scheduled Conciliation Conference.

- (3) The Plaintiff shall evaluate and respond to Defendant's proposal at the Conciliation Conference.
- (4) A representative of the Plaintiff or investor who has actual authority to modify mortgages, to enter into alternative payment agreements with the Defendant, or otherwise resolve the action shall be present at the Conciliation Conference. The failure of the Plaintiff or of a representative of the Plaintiff or investor with such authority to appear for the Conciliation Conference may result in the rescheduling of the Conciliation Conference and/or the further postponement of the Sheriff Sale of property upon proper application for stay by Defendant.
- (5) A Conciliation Conference is scheduled for \_\_\_\_\_, 2009, at \_\_\_\_\_ A.M./P.M. in Mediation Room \_\_\_\_\_, Northampton County Government Center, 669 Washington Street, Easton, Pennsylvania.

- (6) The failure of the Defendant to attend the Conciliation Conference shall result in the matter proceeding to judicial disposition whether by default judgment, Sheriff Sale or trial. Furthermore, the failure of the Defendant to attend the Conciliation Conference shall result in the lifting of any applicable stay.

BY THE COURT,

By: \_\_\_\_\_  
J.