

BENCH-BAR FORECLOSURE COMMITTEE MEETING
Wednesday, July 30, 2025 – 3:30 PM
via Microsoft Teams

Attendees: Hon. Claudia A. Baio, Chair, Hon. Mark T. Altermatt, Hon. Walter M. Spader, Jr., Attorney Travis Claxton, Attorney George P. Generas, III, Attorney Jeffrey S. Gentes, Attorney James A.R. Pocklington, Attorney Maria Salatto-Gilhuly, Attorney Nastajha Douglas Ortiz and Attorney Rebecca R. Schmitt

Excused: Hon. Andrew W. Roraback

1. Call to order

Judge Baio called the meeting to order at 3:32 p.m.

2. Welcome new members

Attorney Travis Claxton and Attorney Nastajha Douglas Ortiz were welcomed to the committee.

3. Approval of Minutes of April 30, 2025, Meeting

Upon motion by Judge Spader, seconded by Attorney Generas, and carried unanimously, the draft minutes of the April 30, 2025, meeting were approved. Attorney Claxton and Attorney Douglas Ortiz abstained.

4. Old business

a. Outstanding Recommendations

i. Timing of Supplemental Judgment

The JD-CV-79 was updated and posted with the recommended language.

ii. Signs on the property

The Committee's recommendation was passed on to Judge Bellis and is pending review. The original recommendation was to allow appearing parties to opt out of having the sign on the property.

There were follow up questions for. The questions are:

1. Do other states require signs?
2. Non appearing notice issue- how frequently does this occur, why, is it a different issue?
3. Is there something else being missed, beyond the sign, that is causing the default?

Send any thoughts to Attorney Schmitt within the next 30 days. Answers will be compiled and submitted for Judge Baio's review. It will be shared with the group in advance of the next meeting.

b. Holding sales at the property

As Attorney Gentes mentioned at the last meeting, Vermont is the only other state he is aware of that holds sales at the property. Other states hold sales at the courthouse. At the prior meeting the committee discussed whether it should make a recommendation to hold sales at the property.

Discussion ensued and the matter was tabled under old business.

c. Committee Fee Rates

Issue was originally raised by Judge Altermatt. There are different rates across the state. It seems appropriate that there are different rates. Discussion ensued and consensus is that it is appropriate to leave it to the judges.

The committee was unanimous that there is not a need for a recommendation.

5. New Business

a. Defaults for Failure to Appear with a Motion for Finding Further Notice
Unnecessary, per Practice Book 9-1.

Judge Baio raised the issue that after the granting of no further notice, a motion for default should not be denied due to no notice. This happened in one location and the clerk reached out to some other locations. One of the suggestions made was for practitioners to file the motion for order no further notice and motion for default in the same motion.

Discussion ensued and the consensus is that it is a training issue that can be addressed internally by Court Operations. No formal recommendation is required for Attorney Schmitt to address the matter.

b. Motions to Open

Attorney Generas raised the issue of motions to open that are filed with a casflow request indicating consent, where there was no contact. There is also the scenario where the motion to open is for an imminent sale and the court rules on it without allowing the opportunity for the plaintiff to be heard. Discussion ensued.

Upon motion by Attorney Gentes and seconded by Attorney Douglas Ortiz and unanimously carried, Judge Baio and Attorney Schmitt will draft a

recommendation that the clerk make a reasonable effort to confirm that the opposing party has received notice.

- c. [Notice of Public Act No 25-46](#), effective 1/1/2026

The committee did not reach this matter, continue as new business for the next meeting.

6. Other Business

- a. Atty. Sternberg submitted her resignation, which was accepted. Judge Baio read the letter.

7. Next Meeting

- a. October 29, 2025, at 3:30 p.m.

8. Adjourn

Upon motion by Judge Altermatt and seconded by Attorney Pocklington and unanimously carried.