

Joseph A. Simiriglio Jr
117 Mount Vernon Court
Deptford, NJ 080096
July 8, 2013
Loan Number: 1120281002 (Jean Simiriglio)

Superior Court Clerk's Office, Foreclosure Processing Services
Attention: Objection to Notice of Intention to Foreclose
P.O. Box 971
Trenton, NJ 08625

RECEIVED
JUL 11 2013
Margaret M. McVeigh, P.J.Ch.

Re: Order to Show Cause-F-017318-13
Docket No: F-059962-10

Honorable Margaret Mary McVeigh, Superior Court of New Jersey
Passaic County Courthouse, Chambers 100
71 Hamilton Street, Paterson, NJ 07505

And

Mr. Theodore V. Wells, Esq @ Paul, Weiss, Wharton & Garrison LLP
1285 Avenue of the Americas, New York, NY 10019

On August 8, 2012 (see attachments).

I completed forms issued by Citi "Road to Recovery." I mailed all the data requested on the forms. I followed up with phone calls and informed my documents were being reviewed. I did not receive any response via mail, phone, email from Citi on the documents mailed out on August 8, 2012.

When I phoned Citimortgage I was simply told to "sit tight, it's a long process, we will get back to you, Thank You for being so diligent in your effort to preserve your home." That was the response to me when I phoned Citimortgage at their "800" number.

I am now in receipt of documents mailed to my home, to my ex-wife concerning the property. (I am on the deed/title)

I would like to become the sole owner/mortgage holder of 117 Mount Vernon Court. My financial situation is stable. I am employed 40 hours per week.

I request foreclosure be placed on hold.

- (1) I made an offer in my documents of August 8,2012
- (2) Citimortgage never responded to my documents of August 8.2012 in any format
- (3) I have maintained the home to perfection at my expense daily
- (4) I am employed full time
- (5) I have excellent credit
- (6) Citi has been silent concerning the home until the notice received in the mail on July 3,2013

I request Citimortgage do the following:

Offer me the home at \$75,000,to include all escrows, treat as first time homebuyer.

Free of all liens, debts, and any and all other expenses, encumbrances, such as Delinquency expenses, property inspections,etc.

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I have resided, maintained the home solely since my ex-wife walked out on me on January 9, 2010 and later divorced me on December 8, 2010. At the time of our separation then divorce, I was employed part-time at the Home Depot, I operated a small sales representative business called SimBeverage and Spices for added income, but it wasn't enough to meet the mortgage payment and the home expenses based on the \$150,000 mortgage amount.

My ex-wife discontinued making mortgage payments in August/September 2010, she moved to Philadelphia, and rented an apartment. She is employed at Jefferson Hospital in Philadelphia. She refused to continue making mortgage payments.

In March of 2012, I was hired full time at Revel Entertainment, Atlantic City, NJ I am paid \$13.95 an hour or \$558.00 gross per week. I also receive tips from casino guests who hit jackpots for an average of \$400.00 additional per month over a 12 month period.

I have cared for my home, made all required repairs, maintained the property in top condition.

If I had the left the property, it would have cost Citi an average of \$2,000 per month to maintain the property with an outside service beginning September of 2010 to the present at a potential cost of \$68,000 for winterization, and other expenses associated with an abandoned property. By residing in the home, I preserved the expense for Citi.

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Citi maintains there is a debt of \$43,538.66 on the home in missing mortgage payments, interest, etc.

Should the Court and Citi consider the following: Value of Loan \$150,000-\$68,000=\$82,000. There are 800+ homes in the foreclosure process in Gloucester County as published in 2012(source Trulia). There are many homes in my development(liberty Place) and adjacent to my development(Rittenhouse) where many homes are in default, none are being sold. All are still empty.

I am requesting Citi offer me the home via modification or whatever process available to offer me the home at \$75,000.

By offering me the home for \$75,000 at 2% to 3% interest,30 year loan

- (a) I am able to stay in the home that I love very much
- (b) It is a viable property, where Citi will have me as a customer for life
- (c) I would be a first time homebuyer
- (d) The offer too me will be good for my the town of Deptford
- (e) The offer will be good for my neighborhood
- (f) The offer is fair or equitable to Citi and myself

Should Citi, turn down my offer, and I am asked to leave the property and purchase another property, it will be a loss for Citimortgage.

I have provided Citimortgage with all documents requested on August 8,2012. I abided by the individual I spoke too concerning the property and waited for a response, with hopes it would be positive and in my favor.

I would like my response to the documents received by me on July 3,2013 to be considered a negotiation to preserve the home and transferred into my name with a modified, new mortgage.

It is my hope the Superior Court of New Jersey and Citi sit down with me in an amicable setting to offer me the home based on my current income.

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Currently my monthly gross income is: \$2,232.00

I can cover a \$75,000 mortgage

I have excellent credit my score is 762

I am requesting Citi to NOT proceed with Foreclosure Proceeding
Instead sell me the home at \$75,000.00

I am requesting Superior Court of New Jersey recommend to Citi to offer me
the home at \$75,000.00 and to Freeze/"Stay" any progression of the
foreclosure process on 117 Mount Vernon Court, Deptford, NJ 08096

I don't have the income or saving to assume the loan or make payment on the
owed balance. I cannot afford on my own the current mortgage and tax
payments.

I do hope this is the first step in offering me 117 Mount Vernon Court,
Deptford, NJ 08096.

I am ready to provide any documentation to begin the process of selling me
the home at \$75,000.00 I am open to discuss any fair, reasonable remedy to
stay in the home.

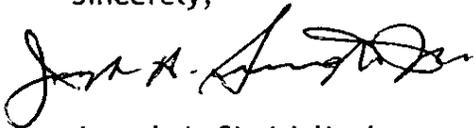
THEREFORE:

I am requesting a "stay", of Foreclosure on 117 Mount Vernon Court.

I am requesting CitiMortgage to consider my offer to purchase the home via
a new mortgage loan by Citimortgage at \$75,000

I am requesting Citi consider my offer and/or make me a reasonable offer to
transfer to me 117 Mount Vernon Court, Deptford, NJ 08096

Sincerely,



Joseph A. Simiriglio Jr

