VALLEY NATIONAL BANK
Mortgage Services
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WALTER R. BARISONEK, A.J.S.C. Ret.
SPECIAL MASTER

IN THE MATTER OF RESIDENTIAL MORTGAGE FORECLOSURE PLEADING AND DOCUMENT IRREGULARITIES	**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION** Administrative Order 01-2010 Docket No. F-238-11 SUPPLEMENTAL CERTIFICATION OF VALLEY NATIONAL BANK IN RESPONSE TO ADMINISTRATIVE ORDER DIRECTING SUBMISSION OF INFORMATION FROM RESIDENTIAL MORTGAGE FORECLOSURE PLAINTIFFS CONCERNING THEIR DOCUMENT EXECUTION PRACTICES TO A SPECIAL MASTER

I, Paul Granski, of full age, do hereby certify as follows:

1. I am a Vice President of VALLEY NATIONAL BANK ("**Valley**"), and I am authorized to make this Supplemental Certification. Valley is headquartered in Wayne, New Jersey. Valley is a national bank organized and existing under the laws of the United States.

2. This Supplemental Certification is based upon personal knowledge or information obtained by my review of business records created by or for Valley, and maintained by Valley in the ordinary course of its business.

3. This Supplemental Certification is submitted in further response to the Administrative Order Directing Submission of Information from Residential Mortgage Foreclosure Plaintiffs concerning their Document Execution Practices to a Special Master (the "**Administrative Order**"). Valley is obligated to submit a response as a servicer of mortgage

loans for FannieMae ("**FNMA**"). Valley previously submitted that certain Certification of Valley National Bank in Response to Administrative Order Directing Submission of Information from Residential Mortgage Foreclosure Plaintiffs Concerning Their Document Execution Practices to a Special Master dated July 13, 2011 (the "**Initial Certification**").

4. More specifically, the following are Valley's answers to the additional questions raised by the Special Master with respect to the Administrative Order and Valley's Initial Certification:

Additional Question 1. Break down Valley National's policies and procedures under 4:64-1 and separately under 4:64-2, and advise if they are in writing.

Response: *Valley's policies and procedures with respect to R. 4:64-1* ("Foreclosure Complaint, Uncontested Judgment Other than in Rem Tax Foreclosures") *and R. 4:64-2* ("Proof; Affidavit") *are set forth in writing in the attached Default Administration Manual.*

Additional Question 2. Detail how many documents on foreclosures are reviewed per diem by the Collection Manager, both under 4:64-1 and 4:64-2

Response: *The Collection Manager currently reviews on a daily basis approximately 2 documents, including affidavits, proofs, certifications and pleadings, that are covered under R. 4:64-1 and R. 4:64-2.*

Additional Question 3. Verify whether Valley uses a checklist for submissions under both rules and if so, attach a copy.

Response: *Valley uses a documentation checklist to compile the initial foreclosure package that is assembled and forwarded to outside counsel assigned to a foreclosure matter A copy of this checklist is attached.*

Additional Question 4. Verify whether foreclosure counsel can make any changes on the MISER system, and whether any change made by an employee of Valley National shows the old information imputed as well as the change made and whether any review is made to check on the number of changes made by specific employees.

Response:

1. *Valley's foreclosure counsel has no access to Valley's MISER system, and can not make any changes of any kind on MISER.*
2. *Any change to a MISER account made by an employee with authorization privileges will be recorded and reflected on an internal report. This report reflects both the prior, existing information and the new information entered into MISER.*

3. *All managers are required, on a daily basis, to review the activities of staff members with authorization privileges on MISER and note any unusual activity on an internal report.*

Additional Question 5. Provide detail on how employees are trained and for what period of time in response to (e) on page 4.

Response: *Question 1(e) in the original Certification asked Valley to "State in detail any training programs you have in place for individuals completing certifications/affidavits to ensure that their knowledge of the contents of the certification/affidavit is be based upon personal knowledge or business records which would be admissible in a New Jersey Court."*

Valley has no formal training program for the individuals completing certifications and affidavits. As explained by Valley, however, ***all affidavits and certifications*** *are prepared by Valley's Foreclosure Specialist and then reviewed with the Collection Manager, who is a Vice President of Valley, to ensure that all information is complete and factual. In the Collection Manager's absence, a First Vice President of Valley reviews the certifications/affidavits with the Foreclosure Specialist.*

At present, the Collection Manager (26 years) and the Foreclosure Specialist (24 years) have approximately fifty years of combined mortgage collection and foreclosure experience. They are seasoned professionals with significant expertise and industry knowledge. In order to keep current with the changes in the mortgage servicing industry, both are provided with an online program called AllRegs, which updates changes to servicing requirements and regulations by state and investor. In addition, the Collections Supervisor, who serves as the primary back-up person for these positions, receives constant on the job training with both the Collection Manager and the Foreclosure Specialist. The Collections Department also uses webinars held by HUD, FNMA and FHLMC to keep current with changes in the mortgage servicing industry

Additional Explanatory Response. *As reflected in Valley's answers both in this Supplemental Certification and in the Initial Certification, it is Valley's position that it does not have any issues with the improper procedures and practices currently affecting the mortgage servicing industry, such as robo-signing, improper notarizations or filing improper affidavits or certifications. Valley's mortgage servicing department is, relatively speaking, small by industry standards. For example, Valley is currently servicing 188 total loans in various stages of foreclosure proceedings in all the states in which is services loans for both its own portfolio and the loans owned by its investor clients. Of these 188 loans in foreclosure, ___ are in New Jersey, and only ___ involve FNMA*

Many of these New Jersey loans have been in foreclosure for an extended period of time and do not require significant time and attention on a daily basis, primarily due to the significant backlog of foreclosures actions pending in New Jersey Valley's small size and scope with respect to foreclosure actions allows Valley's Collections Manager and Foreclosure Specialist to have significant individual involvement in all foreclosure actions serviced by Valley. These individuals have significant industry knowledge and experience. In addition, all questions regarding appropriate practices and procedures can directed to in-house counsel or to outside counsel assigned to a specific matter.

5. I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

DATED: September 14, 2011

Paul Granski, Vice President

STATE OF NEW JERSEY:
ss
COUNTY OF PASSAIC:

On this 14 day of September, 2011, Paul Granski personally appeared before me and acknowledged himself to be a Vice President of Valley National Bank, and that he, as such and being authorized to do so, executed the foregoing document for the purposes therein contained by signing the name of the corporation by himself as Vice President.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signed and sworn to before me on this 14 day of September, 2011.

Notary Public

DEBRA HAMILTON
NOTARY PUBLIC OF NEW JERSEY
MY COMMISSION EXPIRES MAY 7, 2012