

**KNUCKLES, KOMOSINSKI & ELLIOTT, LLP**  
565 Taxter Road, Suite 590  
Elmsford, NY 10523  
Tel: (914) 345-3020  
Fax: (914) 345-0080  
Attorneys for Statebridge Company, LLC

**IN RE APPLICATION BY STATEBRIDGE  
COMPANY, LLC TO ISSUE CORRECTED  
NOTICES OF INTENT TO FORECLOSE  
ON BEHALF OF AN IDENTIFIED  
FORECLOSURE PLAINTIFF IN CERTAIN  
UNCONTESTED CASES**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
PASSAIC COUNTY**

**DOCKET NO.: F-1646-14**

**CIVIL ACTION**

**FINAL ORDER**

THIS MATTER being brought before the Court by Knuckles, Komosinski & Elliott, LLP, attorneys for Petitioner, Statebridge Company, LLC ("Statebridge"), by way of summary action as set forth in Chief Justice Stuart Rabner's April 4, 2012 Order and based upon the facts set forth in the Verified Complaint filed on January 14, 2014 2014, Certification of Service filed by Knuckles, Komosinski & Elliott, LLP, the arguments of counsel heard on May 1, 2014, and all other documents submitted; and the Court having made the following findings of fact and conclusions of law:

1. This matter was appropriately commenced by Order to Show Cause as a summary proceeding pursuant to R. 4:67-2, as authorized by Chief Justice Rabner's April 4, 2012 Order, and the Honorable Margaret M. McVeigh, P.J.Ch., having entered an Order to Show Cause on January 17, 2014 setting a return date of May 1, 2014; and
2. The Order to Show Cause directed to all Foreclosure Defendants listed on Exhibit A to the Verified Complaint to appear and show cause why the Court should not

allow Statebridge to send new Notices of Intention to Foreclose. An updated Exhibit A is appended hereto and incorporated herein by reference reflecting the list of Foreclosure Defendants to whom corrective Notices of Intention to Foreclose were sent; and

3. The Order to Show Cause and supporting documents were served by Statebridge on each Foreclosure Defendant by regular and certified mail, return receipt requested, at the property address, last known in Statebridge's records and the address where service of process of the underlying foreclosure was effectuated, if different; and
4. One of the documents served on each Foreclosure Defendant was a new Notice of Intention to Foreclose that complies with the requirements of N.J.S.A. 2A:50-56; and
5. Notice of this Order to Show Cause was published in the Star Ledger, the Bergen County Record, the Press of Atlantic City, and the Courier Post pursuant to the Order to Show Cause; and
6. No individuals have timely submitted papers in response to this matter by the deadline to object.

THEREFORE, IT IS on this 7th day of May, 2014, ORDERED that all untimely submitted objections, if any, to the Order to Show Cause are hereby overruled for the reasons set forth on the record on May 1, 2014; and

IT IS FURTHER ORDERED that Statebridge's request to send new Notices of Intention to Foreclose on pre-final judgment foreclosure matters listed in Exhibit A to this Final Order is hereby GRANTED; and

IT IS FURTHER ORDERED that the Notices of Intention to Foreclose served in accordance with this Honorable Court's January 17, 2014 Order to Show Cause complied with the requirements of the Fair Foreclosure Act; and

IT IS FURTHER ORDERED that since more than thirty-five days have elapsed since the service of the new Notices of Intention to Foreclose, Statebridge may resume any foreclosure where the Foreclosure Defendant has not reinstated the loan, subject to any suspension or stay as a result of a bankruptcy filing or loss mitigation activity; and

IT IS FURTHER ORDERED that the Office of Foreclosure is authorized to process and recommend entry of final judgment, upon the submission of an appropriate application to enter judgment, on any foreclosure that was subject to this Order to Show Cause. Any previously filed motions for entry of final judgment that are pending review by the Office of Foreclosure are to be withdrawn and a spreadsheet is to be submitted to the Superior Court Clerk's Office listing the cases in which motions for entry of final judgment are being withdrawn and complete/updated motions for entry of final judgment (including CODIs are to be filed on notice to the Foreclosure Defendants once the withdrawals are complete); and

IT IS FURTHER ORDERED that a copy of this Final Order shall be posted on the Judiciary Web Page at <http://www.judiciary.state.nj.us>; and

IT IS FURTHER ORDERED that a copy of this Final Order, without Exhibits, will be published one time, before May 19, 2014, in the following four newspapers: (1) the Star Ledger; (2) the Bergen County Record; (3) the Press of Atlantic City; and (4) the Courier Post; and

IT IS FURTHER ORDERED that within seven days, Statebridge shall serve a copy of this Order, by regular mail, upon any party that has filed a written objection in this matter.

  
HON. MARGARET MARY MCVEIGH P.J.Ch.

Lender	Abbreviated Caption	Docket No.	Litigation	NOI Deficiencies
Wilmington Savings Fund Society, FSB*	J.P. Morgan Mortgage Acquisition Corp. v. Steven J. Dustin, et al	F-24909-09	N	NOI did not contain phone number of lender representative to whom payment shall be made. NOI did not identify whether owner and servicer are the same. NOI did not contain a telephone number of lender representative if debtor disagrees there is a default
Wilmington Savings Fund Society, FSB*	J.P. Morgan Mortgage Acquisition Corp v. Anzhelika Morell, et al	F-45038-09	N	NOI did not contain phone number of lender representative to whom payment shall be made. NOI did not identify whether owner and servicer are the same. NOI did not contain a telephone number of lender representative if debtor disagrees there is a default NOI doesn't state that mortgagor has right to cure after commencement of foreclosure
Wilmington Savings Fund Society, FSB*	Bank United v. Cleusa P. Nieves, et al	F-53354-09	N	NOI did not contain phone number of lender representative to whom payment shall be made. NOI did not identify whether owner and servicer are the same. NOI did not contain a telephone number of lender representative if debtor disagrees there is a default NOI doesn't state that mortgagor has right to cure after commencement of foreclosure
Wilmington Savings Fund Society, FSB*	J.P. Morgan Mortgage Acquisition Corp v. Fedric O. Robins, et al	F-52888-09	N	NOI did not contain phone number of lender representative to whom payment shall be made. NOI did not identify whether owner and servicer are the same. NOI did not contain a telephone number of lender representative if debtor disagrees there is a default NOI doesn't state that mortgagor has right to cure after commencement of foreclosure
Wilmington Savings Fund Society, FSB*	Bank United v. Sofia Spangler, et al	F-00773-10	N	NOI did not contain phone number of lender representative to whom payment shall be made. NOI did not identify whether owner and servicer are the same. NOI did not contain a telephone number of lender representative if debtor disagrees there is a default NOI doesn't state that mortgagor has right to cure after commencement of foreclosure

*\*The Lender is Wilmington Savings Fund Society, FSB, Not in its Individual Capacity But Solely as Trustee for the Prime Star H Fund I Trust but is abbreviated herein as "Wilmington Savings Fund Society, FSB" for practicality purposes.*