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IN RE APPLICATION BY GREEN TREE SERVICING LLC TO ISSUE REMEDIATEDNOTICES OF INTENT TO FORECLOSE IN CERTAIN UNCONTESTED FORECLOSURES	:	**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION PASSAIC COUNTY**
	:	**DOCKET NO. F-35398-13**
	:	**CIVIL ACTION**
	:	**ORDER TO SHOW CAUSE**

THIS MATTER being brought before the Court by **GREEN TREE SERVICING, LLC** ("the Servicer" or "Green Tree"), in pending foreclosure cases ("the Foreclosures"), by and through counsel, Stern, Lavinthal & Frankenberg, LLC, seeking relief by way of summary action for an Order permitting Green Tree to issue Remediated Notices of Intent to Foreclose (the "Remediated NOI") to the defendant/ mortgagor and/or parties obligated on the debt ("Foreclosure Defendants") in the pending, pre-judgment, uncontested Foreclosure identified on Exhibit A of the Verified Complaint and based upon the New Jersey Supreme Court's decision in US Bank, N.A. v. Guillaume, 209 N.J. 449 (2012), pursuant to the April 4, 2012 Order of the New Jersey Supreme Court (the "April 4th Order") and for good cause shown:

IT IS on this _____ day of _____, 2013,

ORDERED that Foreclosure Defendants whose names appear on the Remediated NOI List may appear before the Honorable Margaret Mary McVeigh, P.J. Ch., Superior Court, Passaic County, Chancery Division, at 71 Hamilton Street, Paterson, NJ 07505 at _____ o'clock or as soon thereafter as counsel can be heard, on the _____ day of _____, 2013 to object to this Court's

Order allowing Green Tree to issue Remediated NOIs pursuant to this Order to Show Cause.

AND IT IS FURTHER ORDERED THAT FOR EACH FORECLOSURE ACTION IN WHICH GREEN TREE ISSUES A REMEDIATED NOI TO A FORECLOSURE DEFENDANT:

1. Green Tree will issue a letter ("Explanatory Letter") to each Foreclosure Defendant in the form attached as an Exhibit to the Verified Complaint. The Explanatory Letter will explain:

- the reasons why the Remediated NOI is being served;
- the procedure to follow in the event a Foreclosure Defendant wishes to object to the Remediated NOI:
- their right to object to the Remediated NOI or their right to cure the default within 35 days of the date of the Remediated NOI.

2. Green Tree will issue a Remediated NOI in the form of the Remediated NOI Template as an Exhibit to the Verified Complaint and shall attach such Remediate NOI to the Explanatory Letter referenced in paragraph 1 above. The Remediated NOI will exclude attorneys' fees and Foreclosures that have been incurred in the pending foreclosure cases. In accordance with applicable servicing guidelines and as required by N.J.S.A. 2A:50-56(e), the Explanatory Letter and Remediated NOI will be sent by Green Tree in their capacity as the servicing agent for the Foreclosure Plaintiff.

3. Green Tree shall serve the Remediated NOI, the Explanatory Letter, the Verified Complaint without exhibits, and a copy of this Order to Show Cause (the "OTSC Package") via certified mail, return receipt requested, and regular mail at the last known address of the Foreclosure Defendant. The OTSC Package shall be mailed within **60** (Sixty) days from the date of this Order. For purposes of this Order to Show Cause, Green Tree may serve each martial couple

with one OTSC Package addressed to both.1

4. A copy of Green Tree's complete application to this Court shall be loaded onto the New Jersey Court's website within ____ days of the date of this Order where it will be available for review by the general public at the following link: http://www.judiciary.state.nj.us/.

5. In addition to providing service of the OTSC Package by certified and regular mail, Green Tree will, at least two days prior to _____ 2013, provide publication notice two (2) times in each of the following four (4) daily newspapers in a manner consistent with similar legal notices: Star Ledger, Bergen Record, The Press of Atlantic City, The Gloucester County Times. Attached hereto as an Exhibit is a sample legal notice.

6. Green Tree shall file with the Court its proof of service of the OTSC Package on Foreclosure Defendants on the Remediated NOI List in the manner consistent with this Order no later than nine (9) days before the return date.

7. You [Foreclosure Defendants] have the right to object (an "Objection") in this proceeding to this Order to Show Cause (the process by which this Court gave Green Tree permission to serve the Remediated NOI). You must file an original copy of the written Objection under the docket number listed on the first page of this Order for this case with the Superior Court Clerk's office, Foreclosure Processing Services in Trenton, New Jersey and you must serve copies of the Objection to both the Honorable Margaret Mary McVeigh and counsel for Green Tree. To do so, you must set forth with specificity the basis for your Objection and file your Objection with the Superior Court Clerk's office at the following address on or before _____, 2013;

Superior Court Clerk's office, Foreclosure Processing Services
Attn: Objection to Notice of Intention to Foreclose
25 Market Street
P.O. Box 971

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1 In the event that Green Tree has been provided an address for the Estate of a deceased Foreclosure Defendant, the OTSC Package shall be mailed to the address and/or the Executor or Administrator, if known and available.

Trenton, New Jersey 08625-0971

You must also serve a copy of the Objection on Green Tree's attorney, Laura Scurko, Esq, Stern, Lavinthal & Frankenberg, LLC, 105 Eisenhower Parkway, Roseland, NJ 07068, and mail a copy of your Objection to the Honorable Margaret Mary McVeigh, P.J.Ch. at the Superior Court of New Jersey, Passaic County Courthouse, 71 Hamilton Street, Chambers 100, Paterson, New Jersey 07505.

8. You [Foreclosure Defendants] also have the right to object to the Remediated NOI that you will receive. You will also have 35 days from the date of the Remediated NOI to cure your default. If you object to any of the contents of your Remediated NOI, you must file a written objection under the docket number for your Foreclosure action. You must set forth with specificity the basis for your objection and file your objection with the Superior Court Clerk's Office on or before _____, 2013:

Superior Court Clerk's office, Foreclosure Processing Services
25 Market Street
P.O. Box 971
Trenton, New Jersey 08625-0971

You must also service a copy of the Objection to Green Tree's attorney, Laura Scurko, Esq, Stern, Lavinthal & Frankenberg, LLC, 105 Eisenhower Parkway, Roseland, NJ 07068, and mail a copy of your Objection to Judge McVeigh_at the Superior Court of New Jersey, Passaic County Courthouse, 71 Hamilton Street, Chambers 100, Paterson, New Jersey 07505.

9. Green Tree may file and serve any written reply (the "Reply") to any opposition papers received by _____, 2013. The Reply must be filed with the Clerk of the Superior Court in _____ County, with a copy to Judge McVeigh and to each Foreclosure Defendant who filed an opposition.

10. If you cannot afford an attorney, you may call the Legal Services office in the County in

which you live. A list of these offices is provided with the Remediated NOI.

11. A proposed form of Order addressing the relief sought on the return date (along with a self-addressed return envelope with return address and postage) must be submitted to the Court by Green Tree no later than nine (9) days before the return date.

12. The Court will entertain argument, but not testimony, on the return date of the Order to Show Cause.

13. In the event a Foreclosure action has been suspended or stayed as a result of a pending bankruptcy case or loss mitigation activity, the OTSC Package shall not be sent unless and until the suspension or stay is lifted. In such circumstances, the following procedure shall be used. Green Tree shall mail the OTSC Package within 45 days of the lifting of the stay or suspension of the Foreclosure action. You [Foreclosure Defendant] will have 35 days from the date of the Remediated NOI in which to object to the Remediated NOI or cure your default. Any objections to the relief set forth in this Order to Show Cause shall be made in writing to the Court in the County in which your foreclosure is pending. You must also send a copy of your written papers to Green Tree's attorney, Laura Scurko, Esq, Stern, Lavinthal & Frankenberg, LLC, 105 Eisenhower Parkway, Roseland, NJ 07068 or the Court adjudicating your Foreclosure action will not be able to consider your objection.

_____

Hon. Margaret Mary McVeigh, P.J.Ch.