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Paul Innes, P.J.Ch

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**IN RE APPLICATION BY ASTORIA
FEDERAL SAVINGS AND LOAN
ASSOCIATION TO ISSUE CORRECTED
NOTICES OF INTENT TO FORECLOSE
ON BEHALF OF FORECLOSURE
PLAINTIFF ASTORIA FEDERAL
SAVINGS AND LOAN ASSOCIATION IN
UNCONTESTED CASES**

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION**

**MERCER COUNTY
DOCKET NO. F-40959-13
CIVIL ACTION**

FINAL ORDER

THIS MATTER being brought before the Court by Milstead & Associates, LLC, attorney for plaintiff, Astoria Federal Savings and Loan Association 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 November 6, 2013, the arguments of counsel 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 Paul Innes, P.J.Ch entered an Order to Show Cause on January 13, 2014 setting a return date of April 17, 2014.
2. The Order to Show Cause directed all Foreclosure Defendants listed on Exhibit B to the Order to Show Cause to show cause why the Court should not allow Astoria Federal Savings and Loan Association to send corrected Notices of Intent to Foreclose.
3. The Order to Show Cause documents were served by Astoria Federal Savings and Loan Association on each foreclosure Defendant by regular and certified mail, return receipt requested, at the property address and the last known address in Astoria Federal Savings and Loan Association's records, if different;
4. One of the documents served on each foreclosure defendant was a new Notice of Intent to Foreclose;

5. On January 31, 2014, notice of this Order to Show Cause was published in the Star Ledger, The Bergen Record, The Gloucester County Times and The Press of Atlantic City.
6. Foreclosure Defendants who were in bankruptcy and were subject to the automatic stay were not served with a copy of the Order to Show Cause and supporting documents;
7. The individuals who have submitted timely papers in response to this matter are attached hereto as Exhibit A.
8. The final hearing was held April 17, 2014.

ORDERED that all objections to the Order to Show Cause are hereby overruled for the reason set forth on the record April 17, 2014;

IT IS FURTHER ORDERED that Astoria Federal Savings and Loan Association's request to send new Notices of Intent to Foreclose on pre-judgment, uncontested foreclosure matters listed on the attached Exhibits is hereby *GRANTED*;

IT IS FURTHER ORDERED that since more than thirty days have elapsed since the service of the new Notices of Intent to Foreclose, Astoria Federal Savings and Loan Association may resume any foreclosure where the Foreclosure Defendant has not reinstated the loan;

IT IS FURTHER ORDERED that the Office of Foreclosure is authorized to process and recommend entry of final judgment, upon submission of an appropriate application to enter judgment, on any foreclosure case that was subject to this Order to Show Cause;

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

IT IS FURTHER ORDERED that a copy of this Final Order, without Exhibits, will be published one time, before **June 6, 2014**, in the following newspapers: (1) The Star Ledger, (2) The Bergen County Record, (3) Press of Atlantic City, (4) The Gloucester County Times;

IT IS FURTHER ORDERED that within 7 days, Astoria Federal Savings and Loan Association serve a copy of this Final Order (without Exhibits), by regular mail, upon any individual Foreclosure Defendant who filed a timely, written objection in this matter or on counsel for such individuals.


Honorable Paul Innes JSC