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IN RE APPLICATION BY CITIBANK, N.A., CITI RESIDENTIAL LENDING, INC., CITIMORTGAGE, INC., AND CITIFINANCIAL SERVICES, INC. TO ISSUE CORRECTED NOTICES OF INTENT TO FORECLOSE ON BEHALF OF IDENTIFIED FORECLOSURE PLAINTIFFS IN UNCONTESTED CASES	**SUPERIOR COURT OF NEW JERSEY** **CHANCERY DIVISION** **PASSAIC COUNTY** **DOCKET NO.: F-17318-13** **CIVIL ACTION** **FINAL ORDER REGARDING ALON AND IRIS AVNI, MICHAEL PARAS, JR., AND SUSAN SANDERS**

THIS MATTER being brought before the Court by Citibank, N.A., Citi Residential Lending, Inc., CitiMortgage, Inc., and CitiFinancial Services, Inc. (collectively, "Citi"), by way of summary action as set forth in Chief Justice Stuart Rabner's April 4, 2012 Order (the "April 4th Order") and based upon the facts set forth in the Verified Complaint filed May 23, 2013, Citi's Memorandum in Support of Entry of this Order, the Amended Certification of Julie Fink, Esq., the Certifications of Michelle Maccaroni, and Andrew Hart, the Amended Certification of Neil Powell, 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 Margaret M. McVeigh, P.J.Ch. having entered an Order to Show Cause on May 29, 2013, setting a return date of September 5, 2013;

2. In its application for Order to Show Cause, Citi sought relief as to a number of foreclosure actions, including the foreclosure actions against Foreclosure Defendants Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders;

3. A hearing on the Order to Show Cause was held on September 5, 2013;

4. By Order dated September 12, 2013, the Court overruled all objections to the Order to Show Cause, including the objections filed by Alon Avni, Michael Paras, Jr., and Susan Sanders, and granted final relief with respect to the foreclosure matters and Foreclosure Defendants set forth therein, excluding the foreclosure action against Foreclosure Defendants Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders;

5. A hearing with respect to Citi's application for an Order to Show Cause as it relates to Foreclosure Defendants Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders was held on September 12, 2013.

THEREFORE, IT IS on this 12th of September, 2013,

IT IS ORDERED that Citi's request to send a corrected Notice of Intention to Foreclose to Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders, which notice has been mailed in accordance with the Order to Show Cause, is hereby **GRANTED**;

IT IS FURTHER ORDERED that the corrected Notice of Intention to Foreclose served on Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders, in accordance with this Court's Order to Show Cause complied with the requirements of the Fair Foreclosure Act and was served in a manner consistent with the requirements of that Act;

IT IS FURTHER ORDERED that since more than thirty-five (35) days have elapsed since the service of the corrected Notice of Intention to Foreclose, Citi may resume its foreclosure action against Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders, on the condition that they have not reinstated, and that the foreclosure action is not subject to any suspension or stay as a result of a bankruptcy filing or loss mitigation activity;

IT IS FURTHER ORDERDED 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 the foreclosure action against Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders. Any previously filed motion for entry of Final Judgment that is pending review by the Office of Foreclosure is to be withdrawn and a complete/updated motion for entry of Final Judgment (including CODIs) is to be filed on notice to Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders once the withdrawal is complete;

IT IS FURTHER ORDERED that a copy of this Final Order shall be posted on the New Jersey Judiciary's website at: http://www.judiciary.state.nj.us in a searchable PDF format; and

IT IS FURTHER ORDERED that within seven (7) days, Citi shall serve a copy of this Final Order, by regular mail, upon Alon and Iris Avni, Michael Paras, Jr., and Susan Sanders, or their counsel.

Honorable Margaret Mary McVeigh, P.J.Ch.