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August 31, 2011

VIA ELECTRONIC FILING: SCCOForeclosure.mailbox@judiciary.state.nj.us

Clerk, Superior Court of New Jersey
Chancery Division, General Equity Part
210 S. Broad Street, 5th Floor
Trenton, NJ 08650

Re: *In the Matter of Residential Mortgage Foreclosure Pleadings
and Document Irregularities
Administrative Order 01-2010
Docket Number: F-238-11
Our File No.: 13319.55586*

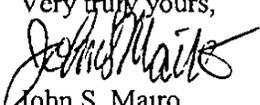
Dear Sir/Madam:

Enclosed for electronic filing, please find the following documents in connection with the above-referenced matter:

1. Certification of William C. Newland, Senior Vice-President of Nationstar Mortgage LLC, Filed in Response to the April 25, 2011 Letter Order of the Honorable Walter R. Barisonek, A.J.S.C., and
2. Certification of Service.

Please charge our account No. 81400 to cover the costs of filing, if any.

Thank you for your assistance in this regard.

Very truly yours,

John S. Mairo

JSM/lk
Enclosure

cc: Hon. Walter R. Barisonek, J.S.C. (Special Master) (w/encl. via federal express)

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Terri Jane Freedman, Esq.

and

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Gerard E. Wemberly, Jr., Esq. (Admitted *pro hac vice*)
Daniel T. Plunkett, Esq. (Admitted *pro hac vice*)

Co-counsel for Foreclosure Plaintiff/Respondent Nationstar Mortgage LLC

IN THE MATTER OF
RESIDENTIAL MORTGAGE
FORECLOSURE PLEADING AND
DOCUMENT IRREGULARITIES

SUPERIOR COURT OF NEW JERSEY

ADMINISTRATIVE ORDER 01-2010
DOCKET NUMBER F-238-11

CIVIL ACTION

**CERTIFICATION OF WILLIAM C.
NEWLAND, SENIOR VICE-PRESIDENT
OF NATIONSTAR MORTGAGE LLC,
FILED IN RESPONSE TO THE APRIL 25,
2011 LETTER ORDER OF THE
HONORABLE WALTER R. BARISONEK,
A.J.S.C.**

WILLIAM C. NEWLAND, of full age, hereby certifies as follows:

1 I am employed by Nationstar Mortgage LLC ("Nationstar") as a Senior Vice President of Foreclosure. As such, I am fully familiar with the facts stated herein.

2. This Certification, on behalf of Nationstar, is intended to supplement the information set forth in the prior certification of Jeffrey A. Connell dated June 9, 2011 ("Connell Certification").

3. Information Provided to New Jersey Foreclosure Counsel and Complaint Verification In connection with Nationstar's response to Question 1 (a) set forth in the Connell Certification, the Court has further inquired about Nationstar's processes and procedures for providing information to its local New Jersey foreclosure counsel prior to filing a foreclosure complaint. Nationstar transmits all information necessary for the preparation of a foreclosure complaint to its New Jersey counsel via LenStar, an industry-standard servicer/attorney bidirectional interface program used for defaulted residential loans. The process is initiated when the delinquent account satisfies all applicable criteria for foreclosure referral. All of the pertinent account information needed to file a valid foreclosure complaint from Nationstar's servicing system (LSAMS) will then be gathered and forwarded to the attorney via a referral through LenStar. New Jersey foreclosure counsel are instructed to obtain images of the mortgage, note, any assignments, all notices of default and demand correspondence from Nationstar's imaging system and to notify Nationstar if any images are not available. Additional relevant account information (including borrower's name, address, loan number, foreclosing entity, interest rate, origination date, current balance, last payment date and number of days past due) is also available for the attorney in LenStar. Nationstar also sends counsel an instructional cover letter, which further confirms the request for legal representation in a foreclosure proceeding. The correspondence also provides the name and direct contact information of a designated Nationstar employee (the "Processor") that counsel can contact should additional information be needed. Upon receiving the file, the attorney will conduct a detailed review of the information contained in the referral, and if any information necessary to file a foreclosure action is missing, the attorney will contact the Processor for retrieval.

After a draft complaint is prepared by New Jersey foreclosure counsel, a package is forwarded to Nationstar containing the draft complaint, a copy of the note, mortgage, assignment (if

any), and a blank New Jersey complaint certification checklist (*See Exhibit A* for an example of the checklist.) The Processor then verifies the accuracy of all information contained in the complaint by completing the checklist using the documents attached to the complaint, as well as the account information found in LSAMS. If the complaint is accurate, the Processor will sign the completed checklist and return the entire complaint package to New Jersey foreclosure counsel to then file the foreclosure complaint. If any issue is found during the Processor's review of the complaint, the Processor will immediately communicate the issue to New Jersey foreclosure counsel, who will then revise the complaint and forward an updated draft back to the Processor for final review. A Processor will never sign a checklist without a full and complete verification of the complaint that is based on personal knowledge of the applicable business records. Throughout the foreclosure process, the Processor maintains communication with the New Jersey foreclosure counsel.

4 Nationstar Employees Who Verify Information. Nationstar's response to Question 1 (a) set forth in the Connell Certification is further supplemented by stating the following: Nationstar currently employs six processors dedicated to the State of New Jersey, all of whom verify information to facilitate New Jersey foreclosures. On average all processors review and verify six to eight foreclosure files per day, however, the amount of New Jersey foreclosures could be fewer than that. As previously set forth in Paragraph 3, the package of information sent by New Jersey foreclosure counsel is received by the Processor with all referenced documents attached as exhibits. The Processor thoroughly reviews each line of the document to be verified, and compares the information with the appropriate loan file document or to the servicing system for accuracy. Any document found to have incorrect data or missing exhibits is returned to the New Jersey foreclosure firm via LenStar to be corrected and thereafter resubmitted for an additional full review.

5. Limited Power of Attorney. The Court inquired regarding Nationstar's response to Question 1 (b)(ii) set forth in the Connell Certification, whereby Nationstar indicated that local foreclosure counsel could in some cases have a limited power of attorney to execute documents on the company's behalf. Nationstar has since discontinued the use of any such limited power of attorney by New Jersey foreclosure counsel

6. Nationstar Documents – Signing Authority. The Court requested clarification regarding the statement in the Connell Certification that “[s]ome documents are required to be signed by a Vice President or Officer.” (See pg 7 of Connell Certification, third full paragraph) To clarify, this statement was a general reference to Nationstar's broader business policy, and is not specifically applicable to the New Jersey foreclosure practices contemplated by the Administrative Order. In general, all documents necessary to be executed for foreclosures in the state of New Jersey are signed by an Assistant Secretary listed on Nationstar's corporate resolution and state assignment matrix, previously attached to the Connell Certification as Exhibit E.

7. Nationstar Documents – Review. In connection with Nationstar's response to Question 1 (b)(ii) set forth in the Connell Certification, the Court also requested additional information regarding the format of the documents used by Nationstar during the verification process. Nationstar verifies all data points in the foreclosure complaint, certification or affidavit by utilizing LSAMS. If copies of the business records are needed, however, both screen shots and attached copies of the note and mortgage are utilized.

8. Information in LSAMS System. Nationstar's response to Question 1 (c) set forth in the Connell Certification is hereby supplemented to further provide the following: LSAMS maintains a history of updates and changes to the payment posting and reversal for each borrower's account. LSAMS also maintains a record of the user that made any change, and such information

permanently remains part of the history of the loan. The ability to make changes or updates to information in LSAMS is limited by job function within each Nationstar department. In addition, several changes/updates require additional security levels. Access controls in the LSAMS system do not allow job duties performed by an employee in one department to be performed by an employee in another department. Information in LSAMS is audited annually.

9. Modifications or Partial Payments. The Court has inquired concerning whether Nationstar permits modifications or partial payments once a foreclosure has been commenced. Subsequent to the commencement of foreclosure, Nationstar allows both loan modifications as well as partial payments made under an approved loss mitigation plan. Nationstar will not allow partial payments unless the amount is sufficient to reinstate the loan or is made in connection with an approved loss mitigation plan. The foreclosure attorney is notified through LenStar when a loan is modified, reinstated, or when an approved loss mitigation plan is entered into. A foreclosure sale will not occur if the loan is reinstated, modified or if the borrower is engaged in an approved loss mitigation plan. Further, if there is a full loan reinstatement, within 24 hours of the funds being posted to LSAMS, the attorney is notified through LenStar to close the foreclosure file

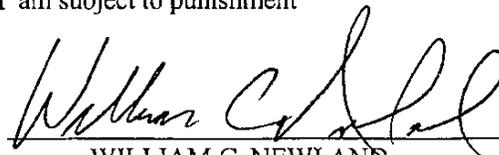
10. New Checklists Per Rule Revisions. Subsequent to the June 9, 2011 foreclosure amendments to the Rules Governing the Courts of the State of New Jersey, Nationstar's New Jersey foreclosure counsel revised its complaint certification checklist and its proof of amounts due checklist. Examples of the revised checklists used by Nationstar's New Jersey foreclosure counsel are attached hereto as **Exhibits A and B.**

11. Quality Control Review. The Court inquired as to how often Nationstar's Quality Control Group reviews its policies and procedures. As set forth on page 6 of Nationstar's Foreclosure Document Execution Procedures, "Quality Control will conduct quarterly reviews to

ensure compliance with this Policy and related Procedures. The findings and results of such reviews will be shared with Senior Management.” See Exhibit D to Connell Certification. Updates to the policies and procedures are provided by the applicable business unit when an enhancement to Nationstar’s policies and procedures are made.

12. It is my understanding that this certification is being submitted by Nationstar in response to certain informational items requested under the Letter Order and does not waive and/or prejudice Nationstar’s right to raise any and all legal arguments relating to the Administrative Order and/or any future orders or administrative requests in the proceeding.

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


WILLIAM C. NEWLAND

Dated: August 30, 2011

EXHIBIT A

NEW JERSEY COMPLAINT CERTIFICATION CHECKLIST

Loan #.
Firm File #.
Borrower Name:
NAME OF PLAINTIFF:

Instructions: THE PURPOSE OF THIS CHECKLIST IS FOR FEIN, SUCH KAHN & SHEPARD TO FILE AN ATTORNEY CERTIFICATION OF DILIGENT INQUIRY ASSERTING THAT THE FIRM HAS COMMUNICATED WITH THE PLAINTIFF OR SERVICER AND CONFIRMED THE ACCURACY OF COMPLAINT THIS IS BASED ON THE AMENDED RULE WHICH BECAME EFFECTIVE ON JUNE 9, 2011

TO COMPLETE THIS CHECKLIST YOU WILL NEED:

- The COMPLAINT
- The NOTE
- The MORTGAGE
- Any and all ASSIGNMENTS OF MORTGAGE

1 Name of checklist reviewer who personally reviewed the complaint.

Dated: _____

TITLE OF REVIEWER: _____

2 JOB DESCRIPTION of checklist reviewer. _____

3 If SERVICER signing this checklist, what is the relationship with Plaintiff? _____

I have confirmed the authority of servicer to act on behalf of Plaintiff (you must check this off)

COMPLAINT

5 Is the Plaintiff (SEE CAPTION) correct according to your company's business records?

- Yes, the plaintiff name matches our records.
- No, the plaintiff name does not match our records and should read _____

6 Do(es) the PERSON(S) WHO SIGNED THE NOTE (the obligor) see Paragraph 1 of the Complaint, match your company's business records' (person responsible for payment of the debt)

- Yes, the obligor(s) do match our records.
- No, the obligor(s) do not match our records and should read _____

7. Does the entity to whom the debt is owed (the obligee)- see paragraph 1 of the Complaint-- match your company's business records?

- Yes, the obligee(s) do match our records
- No, the obligee(s) do not match our records and should read

8. Does the entity to whom the MORTGAGE is made (the MORTGAGEE) see paragraph 2 of the Complaint --match your company's business records?

- Yes, the mortgagee does match our records.
- No, the mortgagee does not match our records and should read

9. Do(es) the persons who signed the MORTGAGE (the mortgagors) see paragraph 2 of the Complaint match your company's business records?

- Yes, the mortgagors match our records.
- No, the NAME MISSING IS/ARE: _____

10. Does the original amount of the Note and Mortgage (see Paragraph 1) match your company's records?

- Yes, the original amount of the note and mortgage matches our records
- No, the original amount should read. _____

THE MORTGAGE

1. Is the following information regarding the mortgage accurate:

- DATE of the NOTE AND MORTGAGE matches our records.
- Recording date of the mortgage matches our company records.
- The book and page numbers of recorded mortgage match our records.
- The county of recording matches our records.

If any of the above is incorrect, please note below which item must be corrected: _____

2. Does the complaint correctly set forth that the mortgage is a purchase money mortgage?

- Not applicable**, this is not a purchase money mortgage.
- Yes, this is a purchase money mortgage.
- No, the complaint does not correctly set forth purchase money mortgage.

DESCRIPTION OF THE PROPERTY- SEE SCHEDULE A TO COMPLAINT

1. Does the "commonly known address" for the property match your company business records?

- Yes, it matches our records.
- No, the "commonly known address" does not match our records and should read _____

2. Do the lot and block (and/or) qualifier number match your company's business records?

- Yes, they match our records.
- No, they do not match our records and should read _____

LOAN MODIFICATION

- NOT APPLICABLE, there is no loan modification according to our company business records
- Yes, there is a loan modification and the terms are properly set forth in the complaint and match our records
- No, the terms are not accurate accordingly to our records and should be _____

ASSIGNMENT OF MORTGAGE

Every assignment in the complaint is to be reviewed. If there is incorrect information, indicate which assignment your response is correcting. If there are no assignments, select "N/A".

- N/A - no assignments of record. GO TO NEXT SECTION.
 - Yes, the date of assignment matches our records.
 - Yes, the assignor name matches our records
 - Yes, the assignee name matches our records.
 - Yes, the recording date matches our records.
 - Yes, the book and page numbers match our records
- IF ANY INFORMATION IS INACCURATE, PLEASE CORRECT HERE:

NOTICE OF INTENT TO FORECLOSE (NOI)

Do your company's business records show that the NOI was sent to all who signed the NOI at both the mortgage premises and any alternate mailing address?

- Yes, the NOI was sent to everyone who signed the NOTE at the correct

addresses as per our records.

No, the NOI was not sent to _____ or at the
address _____

DEFAULT INFORMATION

Does the DEFAULT date match your business records?

Yes, the default date matches our records.

No, the default date does not match our records and should read:

I confirm to the best of my information, knowledge, and belief that the foregoing
responses are true and correct

(Signature of reviewer)

Dated:
Borrower Name:
Our file number:

EXHIBIT B

NJ Foreclosure Certification of Proof of Amounts Due Checklist

Loan #:
Firm File #:
Borrower Name:
NAME OF PLAINTIFF:

Instructions: THE PURPOSE OF THIS CHECKLIST IS FOR FEIN, SUCH, KAHN & SHEPARD TO FILE AN ATTORNEY CERTIFICATION OF DILIGENT INQUIRY ASSERTING THAT THE FIRM HAS COMMUNICATED WITH THE PLAINTIFF or SERVICER AND CONFIRMED THE ACCURACY OF THE CERTIFICATION OF AMOUNT DUE. THIS IS BASED ON THE AMENDED RULE WHICH BECAME EFFECTIVE ON JUNE 9, 2011

TO COMPLETE THIS CHECKLIST YOU WILL NEED:

- The COMPLAINT
- The NOTE
- The MORTGAGE
- Any and all ASSIGNMENTS OF MORTGAGE
- COMPLETED CERTIFICATION OF AMOUNT DUE

Complete either Simple Interest Loan or Adjustable Rate Loan Section fully. Ensure all checkboxes are checked and information is accurate based on Certification of Amount Due you are reviewing.

1. Name of checklist reviewer who personally reviewed the Certification of

Amount Due: _____ Dated:

2 Job description of checklist reviewer:

ACCOUNT INFORMATION AT TIME OF DEFAULT- REFER TO SCHEDULE A ON CERT OF PROOF

1. Does the principal amount due as of the date of default match your company business records?

Yes, the principal amount due as of the date of default matches our records.

No, the principal amount due as of the date of default does not match our records and should read:

2. Does the date the interest is calculated from match your company business records?

Yes, the default calculated from date matches our records.

No, the default calculated from date does not match our records and should read: _____

3. Does the date the interest is calculated to set forth in the certification match your company business records?

Yes, the date interest is calculated to matches our records.

No, the date interest is calculated to does not match our records and should read: _____

4 Do the total number of days between the date of default and the date that interest is calculated through set forth in the Certification match your company business records?

Yes, the total number of days between the date of default and date interest is calculated through matches our records.

No, the total number of days between the date of default and date interest is calculated through does not match our records and should read _____

SECTION FOR FIXED RATE INTEREST LOANS ONLY

Please note This section is only to be filled out if this is a FIXED RATE (Simple) Interest Loan

1 Does the per diem match your company business records?

Yes, the per diem interest rate matches our records.

No, the per diem interest rate does not match our records and should read: _____

2 Does the total accumulated interest TOTAL NUMBER OF DAYS MULTIPLIED BY PER DIEM based on 365 day calendar year match your company business records?

Yes, the accumulated interest matches our records

No, the accumulated interest does not match our records and should read. _____

SECTION FOR ADJUSTABLE RATE MORTGAGES ONLY

Fill out this section if this is an Adjustable Rate Loan.

1 Does the per diem interest rate due for each interest rate adjustment period set forth in the cert of proof match your company business records?

Yes, the per diem interest rates due for each interest rate adjustment period match our records

No, the per diem interest rates sdue for each interest rate adjustment period do not match our records and should read _____

2 Does the total number of days for each adjustment period set forth in the cert of proof match your company business records?

Yes, the total number of days for each interest rate adjustment period matches our records.

No, the total number of days for each interest rate adjustment period does not match our records and should read:

3 Does the total of interest due for each adjustment period match your company business records?

Yes, the total of interest due for each adjustment period matches our records.

No, the total of interest due for each adjustment period does not match our records and should read. -----

Advances *Advances for more than \$5,000.00 must be itemized in a list with the dates and amounts paid*

1. Does the amount of escrow advances set forth in the cert of proof match your company business records?

Yes, the amount of escrow advances matches our records.

No, the amount of escrow advances does not match our records and should read: -----

Late Charges *can only be included if they are due on or before the date of default, up to and including the month in which the foreclosure complaint is filed*

1 Do the monthly late charges set forth in the cert of proof match your company business records?

Yes, the monthly late charges match our records.

No, the monthly late charges do not match our records and should read. -----

(Signature of Reviewer)

Loan #
-irm file #:
Borrower Name

PORZIO, BROMBERG & NEWMAN, P.C.

100 Southgate Parkway

Morristown, NJ 07962-1997

(973) 538-4006

Attorneys for Foreclosure Plaintiff/Respondent Nationstar Mortgage LLC

Attorneys Appearing: John S. Maio, Esq.

Terri Jane Freedman, Esq.

IN THE MATTER OF
RESIDENTIAL MORTGAGE
FORECLOSURE PLEADING AND
DOCUMENT IRREGULARITIES

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GENERAL EQUITY PART
MERCER COUNTY

ADMINISTRATIVE ORDER 01-2010
DOCKET NUMBER F-238-11

CIVIL ACTION

CERTIFICATION OF SERVICE

JOHN S. MAIRO, of full age, do hereby certify as follows:

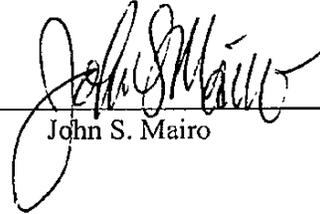
1. I am an attorney at law of the State of New Jersey, and a principal at the law firm of Porzio, Bromberg & Newman, P.C., attorneys for Nationstar Mortgage LLC, and am fully familiar with the facts of this matter.

2. On August 31, 2011, I caused to be filed with the Clerk, of the Superior Court of New Jersey via electronic filing at SCCOForeclosure.mailbox@judiciary.state.nj.us the following documents: (1) Certification of William C Newland, Senior Vice-President of Nationstar Mortgage LLC, Filed in Response to the April 25, 2011 Letter Order of the Honorable Walter R. Barisonck, A.J.S.C.; and (2) this Certification of Service.

3. On August 31, 2011, I also caused to be served via federal express a copy of the above-referenced documents to the Honorable Walter R. Barisonck, J.S.C. (Special Master) to the following address:

Superior Court of New Jersey
Union County Courthouse, Courtroom 101
2 Broad Street
Elizabeth, NJ 07207

I hereby 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.



John S. Mairo

Dated: August 31, 2011