

WHO'S WHO | in Women in Professional Services

By **LISA MORRIS JOSEFAK**

LISA M. CONFUSIONE

*Stagg, Terenzi, Confusione
& Wabnik, LLP*

Lisa M. Confusione is a founding partner at Stagg, Terenzi, Confusione & Wabnik, LLP. As the head of the firm's foreclosure and creditor's rights practice, she concentrates in the areas of residential, commercial and tax lien foreclosure, creditor's rights, workouts as well as commercial and title litigation.

STCW represents numerous lenders in mortgage foreclosure proceedings on both residential and commercial properties, as well as tax lien holders in enforcement and foreclosure of tax liens, Confusione said.

"Substantively, the issue of standing continues to be heavily litigated and failure to prove standing will result in dismissal of the action," she said. "In mortgage foreclosure actions, there is a multitude of cases establishing that to transfer the obligation there must be a written assignment of the note or physical delivery of the note prior to the commencement of the foreclosure action and the mortgage will pass with that debt as an inseparable incident. Merely executing an assignment of a mortgage without an assignment of the underlying note or physical delivery of the note, will not suffice and clearly will not establish standing."

"Prior to commencement of any action, it is incumbent upon plaintiff's



counsel to confirm that his client has standing or the capacity to bring the lawsuit so that the foreclosure action may proceed to sale and avoid dismissal," Confusione said. "Moving these cases through the judicial system will help our economy rebound from the housing crisis by putting more houses on the market, which will hopefully reduce prices and make homes more affordable."

Confusione is admitted to the state bar in New York and the Southern and Eastern United States District Courts in New York. She has written articles, appeared before professional organizations and has chaired continuing education seminars on foreclosure and creditor's rights. She was the village

prosecutor for the Incorporated Village of Malverne and is currently the acting village justice since 1995.

Confusione earned a bachelor's degree from CW Post College, Long Island University and a juris doctor from St. John's University School of Law.

Stagg, Terenzi, Confusione & Wabnik, LLP practices in New York, New Jersey and Connecticut. The firm has achieved the highest peer review rating by Martindale-Hubbell, which rates legal ability and ethical standards.

A full service law firm, its practice areas include commercial and general liability litigation, bankruptcy and creditors rights, foreclosure, banking and consumer litigation, labor and employment, securities law, municipal law, real estate, zoning and land use, environmental law, and corporate transactions.

The firm's clients include several of the largest companies in the world, including Home Depot U.S.A., Inc., JPMorgan Chase & Co., Simon Property Group, Bank of America, N.A., Masco Corporation, Capital One, N.A., and First American Title Insurance Company of New York. The firm is equally adept at representing small companies, municipalities and individuals, many who turn to it for quality representation at a reasonable cost.

The firm also acts as counsel to business clients and real estate developers in matters involving financing transactions, real estate and general commercial matters.