

JPMORGAN CHASE BANK, N.A.

v.

KEVIN M. MORNEAULT et al.

Submitted on Briefs December 18, 2014  
Decided December 23, 2014

Panel: ALEXANDER, MEAD, GORMAN, JABAR, and HJELM, JJ.

#### MEMORANDUM OF DECISION

Kevin M. Morneault appeals from a judgment of foreclosure entered by the District Court (Bangor, *Jordan, J.*) in favor of JPMorgan Chase Bank, N.A. (JPM), following a bench trial. The judgment predated the issuance of our opinion in *Bank of America, N.A. v. Greenleaf*, 2014 ME 89, 96 A.3d 700. Pursuant to our holding in that case, Morneault is entitled to judgment because the evidence establishes as a matter of law that JPM lacked standing to foreclose on the mortgaged premises. *Id.* ¶¶ 12-17.

The entry is:

Judgment vacated. Remanded for entry of judgment for Morneault.

---

**On the briefs:**

Jeffrey P. Russell, Esq., Bloomer & Russell, P.A., Bangor, for  
appellant Kevin M. Morneault

JPMorgan Chase Bank, N.A., did not file a brief

Bangor District Court docket number RE-2012-172  
FOR CLERK REFERENCE ONLY