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November 23, 2026

**VIA CERTIFIED, REGULAR & ELECTRONIC MAIL**
John Patrick Swift, Esq.
[redacted]

**Re: In the Matter of John Patrick Swift**
Docket No. DRB 26-250
District Docket No. I-2025-0020E
**LETTER OF ADMONITION**

Dear Mr. Swift:

The Disciplinary Review Board has reviewed the motion for discipline by consent (admonition) filed by the District I Ethics Committee (the DEC) in the above matter, pursuant to R. 1:20-10(b). Following a review of the record, the Board granted the motion and determined to impose an admonition for your violation of RPC 4.1(a)(1) (knowingly making a false statement of material fact or law to a third person), and RPC 8.4(c) (engaging in conduct involving dishonesty, fraud, deceit, or misrepresentation).

Specifically, on June 27, 2025, Jessica Strauss filed an ethics grievance against you, alleging that you fraudulently notarized a loan modification agreement (the Agreement) featuring her purported signature. Typewritten under her signature on the Agreement was "JESSICA M DEVLIN *SIGNING SOLELY TO ACKNOWLEDGE THIS AGREEMENT, BUT NOT TO INCUR

ANY PERSONAL LIABILITY FOR THE DEBT."[1] The April 24, 2022 Agreement amended the mortgage on a property that Strauss and her now ex-husband, John Devlin, jointly owned at the time.

In the ethics grievance, Strauss asserted that she did not sign the Agreement and did not know who signed her name. Strauss advised the DEC that, pursuant to her divorce settlement, she was not supposed to have any liability for the mortgage on the marital property.[2]

During the ethics investigation, you admitted that Strauss was not present when you notarized the Agreement. You maintained that you relied upon Devlin, as well as their son,[3] who told you Strauss had signed the Agreement but did not want to appear in person for the notarization because of the COVID-19 pandemic.

On May 17, 2022, you submitted the Agreement to the Atlantic County Clerk for recording. Two months later, the Atlantic County Clerk recorded the Agreement.

Based on the foregoing facts, you stipulated that you violated RPC 1.2(d)by notarizing the Agreement without Strauss personally appearing before you. Additionally, you stipulated that, by submitting the Agreement to the lender, you falsely indicated that Strauss had personally appeared before you, in violation of RPC 4.4(a)(1). Finally, you stipulated that your false notarization of the Agreement violated RPC 8.4(c).

In imposing only an admonition, the Board considered that you entered into this motion for discipline by consent, thereby accepting responsibility for your misconduct and conserving disciplinary resources. Additionally, there is no suggestion that Strauss was harmed by your misconduct or that you affixed your jurat for personal gain. Moreover, at the time of the misconduct, you had been practicing for sixteen years with no discipline, a factor the Board accorded some weight.

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[1] Devlin was Strauss's last name during the marriage.

[2] It is not clear from the record whether divorce proceedings were pending at the time Strauss and Devlin signed the Agreement.

[3] The record does not indicate the age of their son.

Your conduct has adversely reflected not only on you as an attorney but also on all members of the bar. Accordingly, the Board has directed the issuance of this admonition to you. R. 1:20-15(f)(4).

A permanent record of this occurrence has been filed with the Clerk of the Supreme Court and the Board's office. Should you become the subject of any further discipline, this admonition will be taken into consideration.

The Board also has directed that the cost of the disciplinary proceedings be assessed against you. An invoice of costs will be forwarded to you under separate cover.

Very truly yours,

***/s/ Timothy M. Ellis***

Timothy M. Ellis
Chief Counsel

TME/akg

c: Chief Justice Stuart Rabner
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