

## Honorable Arthur Bergman, JSC ORDERS 7/7/17

Law Clerk: Emily Pirro: (732) 519-3611

Chancery/Law Division

CAPTION	DK #	MOTION TYPE	OUTCOME
Mayo Pizza, Inc. v. APAPIP LLC, et al.	C-5-17	Motion to Enforce Settlement	Granted, See Order
21st Mortgage Corpor Vs Wallner James	F 050518-14	Motion To Withdraw As Counsel	Granted
Aspen G Llc Vs Sayyed Mubashir	F 038086-13	Motion To Amend Complaint	Granted
Bank Of America Na Vs Ventura Roseann	F 012639-15	Motion To Dismiss	Denied
Bayview Loan ServiCi Vs Giaccio Pauline C	F 029045-16	Motion To Amend Complaint	Granted
Bayview Loan ServiCi Vs Livett Michael A	F 001519-17	Miscellaneous Motion	Granted
Capital One Vs. Gessner, Robert	F 010833-16	Surplus funds	Adj. to 8/4
Christiana Trust Vs Sheikh Bushra	F 002366-15	Motion To Dismiss	Granted
Citibank Vs Deutsche Bank Trust Company	F 002964-17	Miscellaneous Motion	Granted, See Order
Citimortgage Inc Vs West Tarik	F 009753-14	Motion To Stay Of Sheriff Eviction	Denied
Deutsche Bank Nation Vs Boldizar Laura	F 015371-15	Miscellaneous Motion	Granted
Deutsche Bank Nation Vs Domond Richardso	F 022558-16	Motion For Summary Judgment	Granted
Deutsche Bank Nation Vs Samu Scott	F 026051-13	Motion For Additional Sums	Denied, see order
Ditech Financial Llc Vs Alexander Virginia L	F 031021-16	Motion To Strike Answer	Resolved Via Consent Order
Ditech Financial Llc Vs Cesareo Anthony	F 001191-16	Vacate Sheriff's Sale	Adj. to 7/21
Ditech Financial Llc Vs Michaels Jean	F 036758-14	Miscellaneous Motion	Withdrawn
Ditech Financial Llc Vs Robinson Mary	F 027228-14	Motion To Vacate	Granted
Ditech Financial Llc Vs Torrez Rosemary	F 022253-16	Summary Judgment	Resolved Via Consent Order
Ditech Financial Llc Vs Shirk Her Heirs Devi Julia	F 020040-14	Miscellaneous Motion	Granted
Emigrant Mortgage Co Vs Patel Kamal	F 011911-09	Motion To Vacate	Granted
Federal National Mor Vs Fuqua Derek	F 008270-17	Motion To Reform Mortgage	Granted
Federal National Mor Vs Switzer Alicia	F 000095-17	Motion For Summary Judgment	Granted
Fvi Inc In Trust For Vs Sudol Shara	F 015058-16	Miscellaneous Motion	Granted
Magyar Bank Vs New Street Area Deve L	F 005787-17	Motion For Summary Judgment	Adj. to 7/21
Magyar Bank Vs New Street Area Deve L	F 004852-17	Motion For Summary Judgment	Adj. to 7/21
Magyar Bank Vs New Street Area Deve L	F 005025-17	Motion For Summary Judgment	Adj. to 7/21
Mtqlq Investors, Lp Vs Grandinetti	F 015784-08	Miscellaneous Motion	Granted
Nationstar Mortgage Vs Martell Kevin	F 038288-13	Motion To Vacate	Granted
Nationstar Mortgage Vs Thomas Priya	F 054108-14	Miscellaneous Motion	Denied
Onewest Bank V. Muhammad	F 000160-14	Vacate Final Judgment	Denied
Pennymac Holding Llc Vs Harris Fidel	F 005535-14	Objection To Amount Due	Adj. to 7/21
Santander Bank Vs Camerato Lisa A	F 029505-16	Motion For Summary Judgment	Granted
Srp 2013 4 Llc Vs Young Horon	F 009518-16	Motion To Dismiss	Granted
Us Bank National Ass Vs Henn Michael J	F 020073-16	Miscellaneous Motion	Withdrawn
Us Bank V. Howley	F 024065-14	Summary Judgment	Withdrawn
Us Bank National Ass Vs Patel Ramesh	F 016693-09	Miscellaneous Motion	Granted
Us Bank National Ass Vs Speer Mr Leona	F 010474-16	Motion To Reform Mortgage	Granted
Us Bank Vs Demarco John	F 023649-16	Miscellaneous Motion	Granted
Vanderbilt Mortgage Vs Faye Khadija	F 034173-16	Motion For Summary Judgment	Adj. to 7/21
Wachovia Mortgage Fsb Vs Buscetta	F 040222-08	Motion To Set Aside Sheriffs Sale	Granted
Wells Fargo Bank Na Vs Carbajal Rutila	F 031892-13	Motion To Reinstate Case	Granted
Wells Fargo Bank Na Vs Chu Henry	F 006252-16	Miscellaneous Motion	Granted
Wells Fargo Bank Na Vs Gawler Gary	F 013108-16	Miscellaneous Motion	Granted
Wells Fargo V. Paulino	F 008318-16	Surplus Funds	Adj. to 8/4

Wells Fargo Bank Na Vs Rivera Cesar	F 014302-12	Motion To Dismiss	Granted
Wells Fargo V. Santerre	F 019890-16	Summary Judgment	Granted
Wilmington Savings Fund Society Vs Ruffini Daniel	F 027587-14	Motion To Set Aside Sheriffs Sale	Withdrawn
Wilmington Trust Vs Garcia Miguel	F 021661-16	Motion For Summary Judgment	Granted

RUSSELL M. WOODS, ESQ. - (#001391982)  
Attorney at Law  
11 Commerce Drive  
Cranford, New Jersey 07016  
(908) 276-8800  
Attorney for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION, General
Mayo Pizza, Inc.	:	Equity
	:	MIDDLESEX COUNTY
Plaintiff,	:	
v.	:	DOCKET NO.: C-5-17
	:	
APAPIP, Limited Liability Company	:	
	:	<u>CIVIL ACTION</u>
Defendant.	:	ORDER ENFORCING SETTLEMENT AND FOR OTHER RELIEF

THIS MATTER having been brought before the Court by way of Motion by Russell M. Woods, Esq., attorney for plaintiff, MAYO PIZZA, Inc., seeking to enforce a settlement placed on the record before this court on May 1, 2017 and the court having considered the application and opposition filed on behalf of the defendants (if any) and it appearing that the defendants; APAPIP, LLC., Francesca Pasqualone and Vincenzo Pasqualone have breached their obligations under the aforesaid settlement agreement;

IT IS on this 7th day of July, 2017, ORDERED that the defendants are:

1. Restrained from disposing or in any way altering or destroying or using the property at 427 Lake Avenue, Colonia, New Jersey in the restaurant facility commonly known as Mijo's Pizza (the Restaurant).
2. Compelled to turnover keys, all documents that relate to any vendors or suppliers of the Restaurant, an inventory of all food and supplies at the Restaurant, all documents that relate to any outstanding liabilities of the Restaurant and all employee documents and records for anyone who has been employed at the Restaurant within the past year.

3. Plaintiff's representatives are hereby authorized to immediately enter the premises at 427 Lake Avenue, Colonia, New Jersey with a Sheriff's Officer or Police assistance if necessary to inventory equipment and products therein and take possession of same.

It is further *ORDERED* that:

Judgment be entered against Francesca Pasqualone and Vincenzo Pasqualone, jointly and severally, on their guarantees <sup>on the record of the settlement</sup> in the amount of \$74,750, plus, interest and counsel fees as are to be determined upon appropriate application of plaintiff's counsel.

Counsel for the plaintiff may submit an affidavit of services in support of his request for counsel fees and costs within 21 days of this Order, with notice to all counsel and parties pro se.

A copy of this Order be served on all parties within 7 days hereof.

Arthur Bergman  
Hon. ~~XXXXXXXXXXXXXXXXXXXX~~ Arthur Bergman, JSC

Justin M. Gillman, Esq.,  
N.J. Attorney ID No.: 038891997  
**GILLMAN & GILLMAN, LLC**  
770 Amboy Avenue  
Edison New Jersey 08837  
(732) 661-1664  
Attorneys for Defendant, James M. Wallner

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

----- X	:	
21st Mortgage Corporation,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
v.	:	Docket No.: F-050518-14
	:	
James M. Wallner and Barbara A. Wallner, his	:	CIVIL ACTION
wife, each of their heirs, devisees, and personal	:	
representatives, and his, her, their or any of their	:	
successors in right, title and interest; et al.	:	
	:	
Defendants	:	<b>ORDER RELIEVING GILLMAN &amp; GILLMAN, LLC AS COUNSEL FOR DEFENDANT</b>
	:	
	:	
----- X	:	

THIS MATTER having been opened to the Court by way of the Motion of Gillman & Gillman, LLC, to be relieved as counsel for the Defendant, James M. Wallner; and the Defendant and Attorney for the Plaintiff having been duly served with the Notice of Motion and the Court having considered the documents submitted in support of the Motion, and for good cause shown;

It is on this 7th day of July, 2017, ORDERED as follows:

1. THAT the office of Gillman & Gillman, LLC is hereby relieved as counsel for the Defendant, James M. Wallner.

2. THAT andy and all future notices shall be sent to the Defendant at 113 Stony Road, Edison NJ 08817 or any other address as directed by the Defendant.

3. THAT a copy of this Order shall be served upon all all interested parties within within seven (7) days.

*Arthur Bergman*

Hon. Arthur Bergman, J.S.C.

unopposed

opposed

HLADIK, ONORATO & FEDERMAN, LLP

By: Stephen M. Hladik, Esquire

NJ Attorney I.D. #047471992

By: Pamela Cunningham, Esquire

NJ Attorney I.D. #033202011

298 Wissahickon Avenue

North Wales, PA 19454-1489

(215) 855-9521

Attorneys for Plaintiff

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

ASPEN G LLC,

*Plaintiff,*

vs.

MUBASHIR A. SAYYED, et al.

*Defendants.*

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY

CHANCERY DIVISION

CIVIL ACTION

NO.: F-038086-13

**ORDER GRANTING LEAVE TO  
PLAINTIFF TO AMEND ITS  
COMPLAINT TO JOIN BASIT A.  
SAYYED AS AN ADDITIONAL  
DEFENDANT**

THIS MATTER having been opened to the Court by Pamela Cunningham, Attorney for Aspen G LLC on notice to Rizwan M. Khalid, attorney for Mubashir A. Sayyed, for an Order granting Plaintiff leave to amend its Complaint to join Basit A. Sayyed as an additional defendant, and transferring the matter back to the Foreclosure Unit to proceed as an uncontested foreclosure and the Court having considered the submission of the parties, and for good cause shown;

IT IS on this 7th day of July, 2017 ORDERED:

1. Leave is granted for Plaintiff to amend its Complaint to join Basit A. Sayyed as an additional defendant by filing the proposed Amended Complaint attached as Exhibit

“E” to the Certification of Pamela Cunningham, Esq. within twenty (20) days of the date hereof.

Arthur Bergman  
Hon. Arthur Bergman, J.S.C.

This matter was:  
 Opposed  
 Unopposed

Form C

Name Roseann Ventura  
 Address 338 Delmoce Ave South Plainfield, NJ 07080  
 Daytime Telephone 732 208 1521  
 Email Address after-the-goldrush26@yahoo.com  
 Attorney ID \_\_\_\_\_

**FILED**  
**JUL 07 2017**  
 ARTHUR BERGMAN, J.S.C

Superior Court of New Jersey  
 Chancery Division - General Equity  
 Middlesex County

Wilmington Savings Fund Society as Trustee for Stanwich Mortgage Loan  
 Plaintiff(s) Trust A

Docket Number: F - 17511-125

Roseann Ventura v.  
 Defendant(s)

Civil Action F-12639-15  
**Order**

This matter having been brought before the Court on Motion of defendant for an **Order** (describe relief requested)  
 to dismiss the complaint of the plaintiff ~~to~~ to file for foreclosure

and the Court having considered the matter and for good cause appearing,

**(Do not write below this line, For Court Use Only)**

It is on this 7th day of July, 2017, **ORDERED** that:

The motion to vacate is denied. The complaint is filed within the statute of limitations, and the record discloses no violations of the N.J. Fair Foreclosure Act.

It is **FURTHER ORDERED** that a copy of this Order be served by the moving party upon all other parties or their attorneys, if any, within 7 days of the date listed above.

This motion was:

Opposed       Unopposed

Arthur Bergman  
 Hon. Arthur Bergman, P.J. Ch

Richard J. Tracy, Esq. Attorney #079152013  
**SCHILLER, KNAPP, LEFKOWITZ, & HERTZEL LLP**  
A LLP Formed in the State of New York  
Attorney for Plaintiff  
30 Montgomery Street, Suite 1205  
Jersey City, New Jersey 07302  
(518) 786-9069  
16-10710

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C.

-----  
**BAYVIEW LOAN SERVICING, LLC,**

Plaintiff

vs.

**PAULINE C. GIACCIO; et al.,**

Defendant(s)

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY**

**DOCKET NO.: F-029045-16**

**CIVIL ACTION**

**ORDER FOR LEAVE OF COURT  
TO AMEND COMPLAINT**

-----  
Upon application to the Court by SCHILLER, KNAPP, LEFKOWITZ, & HERTZEL LLP, attorneys for the Plaintiff; and it appearing to the Court that the Plaintiff requests an Order for leave of court to amend the complaint; and good cause having been shown,

IT IS on this 7th day of July, 2017, ORDERED as follows:

1. That Plaintiff is hereby permitted to file an amendment to the Complaint.
2. A copy of this Order shall be served via regular U.S. Mail upon all defendants within 10 days after receipt by Plaintiff's counsel.

*Arthur Bergman*  
\_\_\_\_\_  
Hon. Arthur Bergman, J.S.C. XXXXX

OPPOSED

UNOPPOSED

Richard J. Tracy, Esq. Attorney #079152013  
**SCHILLER, KNAPP, LEFKOWITZ, & HERTZEL LLP**  
A LLP Formed in the State of New York  
Attorney for Plaintiff  
30 Montgomery Street, Suite 1205  
Jersey City, New Jersey 07302  
(518) 786-9069  
16-12981

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

-----  
**BAYVIEW LOAN SERVICING, LLC,**

Plaintiff

vs.

**MICHAEL A. LIVETT; et al.,**

Defendant(s)

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY**

**DOCKET NO.: F-001519-17**

**CIVIL ACTION**

**ORDER EXTINGUISHING  
MORTGAGE LIEN**

-----  
Upon application to the Court by SCHILLER, KNAPP, LEFKOWITZ, & HERTZEL LLP, attorneys for the Plaintiff; and it appearing to the Court that the Plaintiff requests an Order to extinguish a mortgage; and good cause having been shown,

**IT IS** on this 7th day of July, 2017, **ORDERED** as follows:

1. That Plaintiff BAYVIEW LOAN SERVICING, LLC is the current holder of record of a mortgage encumbering the property commonly known as 800 Charles Street, Old Bridge, NJ 08879, such mortgage having been executed by MICHAEL A. LIVETT and LISA LIVETT in favor of JPMorgan Chase Bank and recorded in the Middlesex County Clerk's Office on January 29, 2013 in Book 15101 at Page 287.

2. That, by virtue of being the holder of record of such mortgage, Plaintiff BAYVIEW LOAN SERVICING, LLC is deemed the holder of a first lien on such property.

3. That the mortgage executed by Debra Lynn Cohan, Robert A. Schworn, and Dorothy Schworn, prior owners in favor of Mortgage Electronic Registration Systems, Inc., as

nominee for Accredited Home Lenders, Inc. recorded in the Middlesex County Clerk's Office on August 17, 2004, in Book 9970 at Page 475 is deemed to be satisfied and discharged of record.

4. That the Middlesex County Clerk's Office is hereby directed to record this Order to put the world on notice of the contents of this Order, noting that such satisfied and discharged mortgage in favor of the Mortgage Electronic Registration Systems, Inc., as nominee for Accredited Home Lenders, Inc. is no longer a valid or enforceable lien.

5. A copy of this Order shall be served via regular U.S. Mail upon all defendants entitled to service within 10 days after receipt by Plaintiff's counsel.

*Arthur Bergman*

Hon. Arthur Bergman, J.S.C.

~~XXXX~~

OPPOSED

UNOPPOSED

**Adam J. Friedman, Esq.**

Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 150515

**FILED**

**JUL 07 2017**

**ARTHUR BERGMAN, J.S.C**

-----X  
CHRISTIANA TRUST, A DIVISION OF SUPERIOR COURT OF NEW JERSEY  
WILMINGTON SAVINGS FUND SOCIETY, CHANCERY DIVISION  
FSB, NOT IN ITS INDIVIDUAL CAPACITY MIDDLESEX COUNTY  
BUT AS TRUSTEE OF ARLP TRUST 3, DOCKET NO.: F-002366-15  
Plaintiff

vs.

CIVIL ACTION

BUSHRA SHEIKH, ALSO KNOWN AS **ORDER DISCONTINUING WITHOUT**  
BUSHRA H. SHEIKH ALSO KNOWN AS **PREJUDICE, DISCHARGE LIS PENDENS,**  
BUSHRA HUSSAIN SHEIKH; et al., **AND VACATING FINAL JUDGMENT**

Defendant(s)

-----X  
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that that the instant foreclosure matter has been settled; and application having been made herein to discontinue the foreclosure case without prejudice; and for good cause shown,

IT IS on this 7th day of July, 2017, ORDERED as follows:

1. That the above entitled action be and is hereby discontinued without prejudice and without costs as to Defendants BUSHRA SHEIKH, ALSO KNOWN AS BUSHRA H. SHEIKH, ALSO KNOWN AS BUSHRA HUSSAIN SHEIKH, BAXTER FINANCIAL LLC, NEW CENTURY FINANCIAL SERVICES, and MR. SHEIKH, HUSBAND OF BUSHRA SHEIKH ALSO KNOWN AS BUSHRA H. SHEIKH ALSO KNOWN AS BUSHRA HUSSAIN SHEIKH.

2. No other defendants have answered the complaint in this action. As a result, Plaintiff hereby voluntarily dismisses the above-entitled action without prejudice and without costs, as to all other defendants.

3. The underlying default has been cured by Loan Modification.

4. The Lis Pendens dated January 22, 2015, recorded under Docket Number: F-002366-15 and recorded on February 5, 2015, in the Middlesex County Clerk's Office in Book 2133 on Page 321 *et seq.*, is hereby discharged, canceled, and made null and void, and the County Clerk of Middlesex County is hereby directed to cancel same.

5. The Final Judgment entered on August 22, 2016, by Honorable Paul Innes, P.J.Ch. in Middlesex County is hereby vacated.

6. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.

*Arthur Bergman*

\_\_\_\_\_  
Hon. Arthur Bergman, J.S.C

Robert L. Grundlock, Jr.  
ID No. 015351985  
Rubin, Ehrlich & Buckley, P.C.  
Crossroads Corporate Center  
3150 Brunswick Pike, Suite 310  
Lawrenceville, New Jersey 08648  
(609) 637-9500  
Co-Counsel for Defendant, Deutsche Bank Trust Company Americas

CITIBANK, N.A.,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
	:	MIDDLESEX COUNTY
Plaintiff,	:	
	:	Docket No.: F-2964-17
vs.	:	
	:	Civil Action
DEUTSCHE BANK TRUST COMPANY	:	
AMERICAS, as Trustee for Residential	:	<b>ORDER GRANTING MOTION TO</b>
Accredit Loans, Inc. Mortgage Asset-Backed	:	<b>COMPEL THE PRODUCTION OF</b>
Pass-Through Certificates, Series 2006-	:	<b>DOCUMENTS BY PLAINTIFF</b>
GS11; KENT T. NGUYEN; THU DANG;	:	
BALLY'S PARK PLACE INC. dba BALLY'S	:	
ATLANTIC CITY,	:	
Defendants.	:	

This matter having come before the Court upon the motion of Rubin, Ehrlich & Buckley, P.C., attorneys for the defendant, Deutsche Bank Trust Company Americas, as Trustee for Residential Accredit Loans, Inc. Mortgage Asset-Backed Pass-Through Certificates, Series 2006-GS11 (ADeutsche Bank@) to compel the plaintiff to produce documents pursuant to R. 4:23-5(c), and the Court having considered the papers submitted, and having heard the arguments of counsel, if any, and for good cause shown;

On this 7th day of July 2017, it is

hereby **ORDERED** that the plaintiff shall produce the previously requested documents,

including all documents responsive to Requests Nos. 10, 11 & 13 no later than ~~July 14,~~ <sup>the date agreed upon by</sup>

~~2017~~ <sup>counsel for depositions,</sup> or by providing a certification after diligent search <sup>and it is</sup> no responsive documents exist.  
~~2017~~ by providing copies to counsel for Deutsche Bank;

FURTHER ORDERED that a copy of this order will be served on all parties within five (5) days of its entry.

Arthur Bergman  
Hon. Arthur Bergman, J.S.C.

Dated: 7/7, 2017

This motion was:

Opposed X

Unopposed \_\_\_\_\_

CITIMORTGAGE, INC.,

Plaintiff,

v.

Tarik West, et al.,

Defendant.

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

DOCKET NO.: F-009753-14

*Civil Action*

**FILED**

**JUL 07 2017**

**ARTHUR BERGMAN, J.S.C.**

ORDER

AND NOW, this 7th day of July, 2017, upon consideration of the Defendant's Emergency Petition to Stay the Eviction of 47 Lackland Avenue Piscataway, NJ 08854 Scheduled for June 15, 2017 and after notice having been given to Plaintiff, it is hereby ORDERED that:

1. Defendant' Emergency Petition to Stay Eviction is ~~GRANTED, and~~ DENIED
2. ~~The Eviction of 47 Lackland Avenue Piscataway, NJ 08854 is stayed and the order~~  
~~XXXXXXXX~~

The motion seeks a stay of eviction scheduled for 6/15/17 and is returnable today 7/7/17. Moreover, no basis for the stay is provided other than an appeal of prior orders is pending with the Appellate Division.

BY THE COURT:

*Arthur Bergman*

Hon. Arthur Bergman, JSC J.

650888  
PHELAN HALLINAN DIAMOND & JONES, PC  
William Adam Aitken, Esq. ID No. 037591985  
400 Fellowship Road Suite 100  
Mt. Laurel, NJ 08054  
856-813-5500  
Attorney for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

DEUTSCHE BANK TRUST COMPANY  
AMERICAS, AS TRUSTEE FOR RALI  
2006-QS4  
PLAINTIFF

VS.

LAURA BOLDIZAR, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-015371-15  
CIVIL ACTION

ORDER FIXING TERMS OF LOST  
ASSIGNMENT AND RETURNING THE  
ACTION TO THE OFFICE OF  
FORECLOSURE

**THIS MATTER** being an action seeking foreclosure of an interest in real property and this matter having being opened to the court by William Adam Aitken, Esq. on behalf of DEUTSCHE BANK TRUST COMPANY AMERICAS, AS TRUSTEE FOR RALI 2006-QS4 (hereinafter "Plaintiff") seeking to establish the terms of a lost assignment and the Court having reviewed the Certification of the Lost Assignment filed by Plaintiff and it appearing that Plaintiff has made a good faith attempt to locate the original assignment and good cause appearing.

**IT IS** on this **7th** day of **July**, 2017, **ORDERED** and **ADJUDGED**:

1. **THAT** the original assignment has been destroyed, lost, or misplaced while in Plaintiff's possession; and,
2. **THAT** Plaintiff was entitled to enforce the note and mortgage when loss of possession occurred.



16-041617 - LiP  
RAS CITRON, LLC  
By: Jason B. Rojas- ID# 113152014  
130 CLINTON ROAD, SUITE 202  
FAIRFIELD, NJ 07004  
973-575-0707

Attorneys for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY ABS CAPITAL I INC. TRUST 2006-  
HE8 MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2006-HE8  
Plaintiff/Mortgagee

vs.

RICHARDSON DOMOND; MRS. DOMOND,  
SPOUSE OF RICHARDSON DOMOND;  
MORTGAGE ELECTRONIC REGISTRATION  
SYSTEMS, INC.; BANK OF AMERICA, NA.,  
F/K/A FIA CARD SERVICES NA;  
WHISPERING WOODS CONDOMINIUM  
Defendant(s)/Mortgagor(s)

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-022558-16

CIVIL ACTION

**ORDER FOR SUMMARY JUDGMENT AND  
ENTRY OF DEFAULT**

THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC. TRUST 2006-HE8 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-HE8 for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 7th day of July 2017, ORDERED:

1. That Summary Judgment be entered against the Defendant, RICHARDSON DOMOND, and default be entered against them and their answer, affirmative defenses and counterclaims, if any be stricken.

IT IS FURTHER ORDERED that the within matter shall be returned to the Office of Foreclosure for further proceedings as an uncontested matter.

*Arthur Bergman*

~~Hon. Arthur B. Bergman, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

\_\_\_\_ Opposed

  x   Unopposed

**RAS Citron, LLC**  
**130 Clinton Road, Suite 202**  
**Fairfield, NJ 07004**  
**973-575-0707**  
**ATTORNEYS FOR PLAINTIFF**  
**Jeffrey Grabowski, Esq.**  
**STATE BAR NUMBER: 031881989**

**FILED**  
**JUL 07 2017**  
**ARTHUR BERGMAN, J.S.C**

**DEUTSCHE BANK NATIONAL TRUST  
 COMPANY, AS TRUSTEE OF THE  
 HOME EQUITY MORTGAGE LOAN  
 ASSET-BACKED TRUST SERIES  
 INABS 2007-A, HOME EQUITY  
 MORTGAGE LOAN ASSET-BACK  
 CERTIFICATES, SERIES INABS 2007-A  
 UNDER THE POOLING AND  
 SERVICING AGREEMENT DATED MAR  
 1, 2007,  
 Plaintiff/Mortgagee**

**SUPERIOR COURT OF NEW JERSEY  
 CHANCERY DIVISION**

**MIDDLESEX COUNTY**

**DOCKET NO. F-026051-13**

**ORDER DIRECTING SHERIFF TO PAY  
 ADDITIONAL SUMS TO PLAINTIFF**

**vs.**

**SCOTT SAMU; et. al.**  
**Defendant(s)/Mortgagor(s)**

THIS MATTER being brought before the court by the law firm of RAS Citron, LLC, attorneys for plaintiff, upon Notice of Motion Directing Sheriff to Pay Additional Sums to Plaintiff, and for good cause shown;

IT IS on this 7th day of July, 2017 ORDERED that:

1. Plaintiff's motion is hereby granted; and ~~denied w/o prejudice to be filed with OOF per Rule 1:34-6(10).~~

2. ~~The Sheriff of Middlesex County pay to the Plaintiff the following amounts in addition to the amounts adjudged to be paid to the Plaintiff by virtue of the Writ of Execution in this action:~~

Real Estate Taxes	\$7,056.03
Home Owners Insurance Premium	\$0.00
Inspections	\$145.75
Winterizing/Securing	\$6,947.47
<b>TOTAL</b>	<b>\$14,149.25</b>

3. ~~Interest on the aforesaid amounts will be awarded at the lawful rate from the day after disbursement to the date of the foreclosure sale.~~

4. ~~This Order shall be effective upon its entry and delivery to the Sheriff at prior to the foreclosure sale.~~

5. A copy of this Order shall be served on all counsel of record within seven (7) days after its receipt from the Court by counsel for the Plaintiff.

Arthur Bergman  
Hon. Arthur Bergman J.S.C.

McCABE, WEISBERG & CONWAY, P.C.  
Carol R. Cobb, Esq. (NJ ID: 028761994)  
James A. French, Esq. (NJ ID: 134352014)  
216 Haddon Avenue, Suite 201  
Westmont, New Jersey 08108  
(856) 858-7080  
*Attorneys for Plaintiff, Ditech Financial LLC*

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

DITECH FINANCIAL LLC,  
Plaintiff,

v.

VIRGINIA L. ALEXANDER, et al.,  
Defendants.

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

DOCKET NO.: F-31021-16

*Civil Action*

**CONSENT ORDER**

**THIS MATTER** having been jointly opened to the Court by Plaintiff, Ditech Financial LLC ("Plaintiff") by and through its undersigned counsel, McCabe, Weisberg, and Conway, P.C., and by Defendant, Virginia L. Alexander ("Defendant") by and through her undersigned counsel, Amerihope Alliance Legal Services; and it appearing to the Court that the parties wish to amicably resolve this matter; and the parties having agreed to the within Consent Order;

**IT IS** on this 7th day of July, 2017:

**ORDERED** that Defendant hereby **WITHDRAWS** her Contesting Answer and Affirmative Defenses in their entirety; and it is

**FURTHER ORDERED** that Defendant's Contesting Answer and Affirmative Defenses shall be and hereby are **STRICKEN WITH PREJUDICE** in their entirety; and it is

**FURTHER ORDERED** that the Clerk of this Court is hereby instructed to **ENTER DEFAULT** against Defendant as though no responsive pleading has been filed; and it is

**FURTHER ORDERED** that this matter shall be and hereby is marked **UNCONTESTED** and this Court's file shall be returned to the Office of Foreclosure; and it is

**FURTHER ORDERED** that Plaintiff **SHALL NOT** submit its proofs for the entry of Final Judgment in Foreclosure before September 29, 2017; and it is

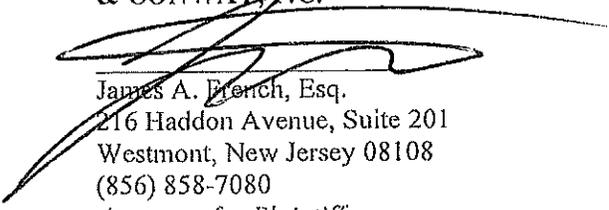
**FURTHER ORDERED** that Plaintiff hereby **WAIVES** its right to pursue any remaining deficiency balance that may be owed by Defendant upon completion of the instant foreclosure action; and it is

**FURTHER ORDERED** that counsel for Plaintiff shall serve a true and correct copy of this Order upon all parties to this action within seven (7) days of its receipt hereof.

  
Hon. ~~XXXXXXXXXXXXXXXXXXXX~~ Arthur Bergman, JSC

The undersigned counsel of record for the parties hereby consent to the form and entry of the foregoing Consent Order.

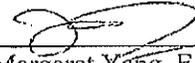
**McCABE, WEISBERG,  
& CONWAY, P.C.**

  
James A. French, Esq.  
216 Haddon Avenue, Suite 201  
Westmont, New Jersey 08108  
(856) 858-7080  
*Attorneys for Plaintiff*

Dated: June \_\_, 2017

*July 3*

**AMERISHOPE ALLIANCE  
LEGAL SERVICES**

  
Liu Margaret Yang, Esq.  
200 Centennial Avenue, Suite 200  
Piscataway, New Jersey 08854  
(877) 882-5338  
*Attorneys for Defendant*

Dated: June 30, 2017

632603

**PHELAN HALLINAN DIAMOND & JONES, PC**

John M. Anello, Esq. ID No. 903972012

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

<p>DITECH FINANCIAL LLC PLAINTIFF,</p> <p>VS.</p> <p>MARY ANN ROBINSON, ET AL. DEFENDANT(S)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-027228-14</p> <p>CIVIL ACTION</p> <p><b>ORDER VACATING SHERIFF'S SALE</b></p>
---	--

This matter being opened to the Court by Phelan Hallinan Diamond & Jones, PC attorneys for the Plaintiff for an Order Vacating Sheriff's Sale, and the Court having considered all papers and arguments presented, and for good cause shown:

IT IS on this 7th day of July, 2017 ORDERED that

1. Sheriff's sale held on January 25, 2017 and sold to Charlie Gutman for \$82,000.00, is hereby set aside and vacated unless payment is made to the Sheriff of Middlesex County within 10 days of the date of this Order; and,
2. Plaintiff may request the scheduling of a new sale date from the Sheriff of Middlesex County; and,
3. From the deposit made by third party bidder, Charlie Gutman, to the Sheriff as a result of the Sheriff Sale, the Sheriff shall deduct and retain all costs and expenses incurred from said sale, and shall also deduct and pay to the Plaintiff any deficiency between the bid at the second sale and the bid at the first sale. Thereafter, any

remaining portion of that deposit shall be returned to the original third party bidder,

Charlie Gutman.

4. A Copy of this order shall be served on all parties within seven (7) days, and upon any Pro Se party via regular and certified mail in accordance with R. 1:5-2.

*Arthur Bergman*

~~Judge Anne M. McCormick, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

\_\_\_\_\_ Opposed

  x   Unopposed

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C.

775301  
**PHELAN HALLINAN DIAMOND & JONES, PC**  
Brandon D. Pack, Esquire/033082011  
400 Fellowship Road Suite 100  
Mt. Laurel, NJ 08054  
856-813-5500  
Attorney for Plaintiff

<p>DITECH FINANCIAL LLC PLAINTIFF,</p> <p>V.</p> <p>ROSEMARY TORREZ DEFENDANT (S)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO. F-022253-16</p> <p>CIVIL ACTION CONSENT ORDER</p>
---	--

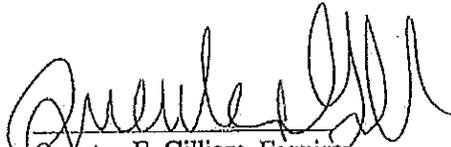
This matter being opened to the Court by Plaintiff, Ditech Financial LLC, by and through its counsel, Phelan Hallinan Diamond & Jones, PC, Brandon D. Pack, Esquire, and with the agreement and consent of Rosemary Torrez, by and through her counsel Quentin E. Gilliam, Esquire, and the parties having acknowledged that the parties do hereby agree, and the Court for good cause showing, does hereby ORDER as follows

ON THIS 7th day of July, 2017 it is hereby ORDERED that:

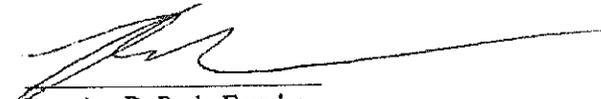
1. Defendant, Rosemary Torrez, hereby deems her answer non-contesting and any and all counterclaims are hereby withdrawn; and
2. Defendant hereby waives formal notice under Section 6 of the New Jersey Fair Foreclosure Act; and
3. Plaintiff shall not submit its proofs for entry of final judgment until September 21, 2017; and
4. Plaintiff hereby withdraws their Motion for Summary Judgment currently returnable on July 7, 2017; and

5. The matter shall be returned to the Office of Foreclosure to proceed as an uncontested matter.

I agree with the above Form of Order

  
Quentin E. Gilliam, Esquire  
Attorney for Defendant

  
~~Honorable Ann M. McCormick, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

  
Brandon D. Pack, Esquire  
Attorney for Plaintiff

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054  
Attorneys for Plaintiff  
File No. 077827\_ST\_1 ms

Filing Attorney:

- \_\_\_ Rob Saltzman, Esquire ID #043891988
- \_\_\_ Sanford J. Becker, Esquire ID #243731972
- x Robert F. Thomas, Esquire ID #018621993
- \_\_\_ Stuart West, Esquire ID #015672002
- \_\_\_ Kevin Diduch, Esquire ID #124612014
- \_\_\_ Kathleen L. Stanton, Esquire ID #012202011

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

DITECH FINANCIAL LLC,

Plaintiff,

v.

JULIA SHIRK, HER HEIRS, DEVISEES  
AND PERSONAL REPRESENTATIVES  
AND HER, THEIR OR ANY OF THEIR  
SUCCESSORS IN RIGHT, TITLE AND  
INTEREST, et al.,

Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-020040-14

CIVIL ACTION

ORDER EXTENDING DEADLINE TO  
SUBMIT APPLICATION FOR ENTRY OF  
FINAL JUDGMENT AND  
SUBSTITUTING PLAINTIFF

This matter being opened to the Court by Plaintiff, Ditech Financial LLC, by and through counsel, Pluese, Becker & Saltzman, LLC, by Robert F. Thomas, Esquire, appearing and the Court having considered the matter and good cause having been shown;

IT IS on this 7th day of July, 2017, hereby

ORDERED as follows:

1. Plaintiff's Motion shall be and the same hereby is Granted; and
2. The Complaint in this action be and hereby is amended by striking the name of Ditech Financial LLC as the party Plaintiff; and

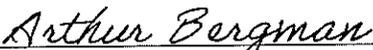
3. PROF-2013-S3 Legal Title Trust IV, by U.S. Bank National Association, as Legal Title Trustee, be and hereby is substituted in the place and stead of Ditech Financial LLC, as the party Plaintiff,

and all subsequent pleadings filed with the Court shall designate the name of the substituted Plaintiff in the caption; and

4. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket; and

5. Plaintiff shall be and same hereby is permitted to file an application for the entry of Final Judgment within 120 days from the date of this Order; and

6. A copy of this Order shall be served on all parties with seven (7) days of the date of this Order.

  
~~Honorable Ann C. McCormick, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

**BUDD LARNER, P.C.**  
**150 JOHN F. KENNEDY PARKWAY**  
**SHORT HILLS, NEW JERSEY 07078**  
**(973) 379-4800**  
Attorney for Plaintiff,  
Emigrant Mortgage Company, Inc.  
7645-173  
James B. Daniels, Esq. – ID No. 009321979

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

-----	:	SUPERIOR COURT OF NEW JERSEY
EMIGRANT MORTGAGE COMPANY, INC.,	:	CHANCERY DIVISION – MIDDLESEX
	:	COUNTY
Plaintiff,	:	
	:	
v.	:	Civil Action
	:	
KAMAL PATEL FIA CARD SERVICES, NA f/k/a	:	Docket No. F-11911-09
MBNA AMERICA BANK, NA; and NEW	:	
CENTURY FINANCIAL SERVICES;	:	
	:	<b>ORDER VACATING AND SETTING</b>
Defendants.	:	<b>ASIDE SHERIFF'S SALE</b>
	:	
Defendants.	:	
	:	
-----	:	

**THIS MATTER**, having been brought before the Court upon the application of Budd Lerner, PC, attorneys for plaintiff, EMIGRANT MORTGAGE COMPANY, INC., ("Plaintiff"), upon Notice of Motion for an Order Vacating and Setting Aside Sheriff's Sale in the within action, and for good cause shown;

IT IS on this 7th day of July, 2017;

**ORDERED**, that the Middlesex County Sheriff's sale held on December 14, 2016 for the Sale of Certain real property known as 1002 Washington Avenue, Piscataway, New Jersey, be and the same is hereby vacated and set aside; and it is further

**ORDERED**, that the Sheriff of Middlesex County be directed to schedule a resale of the said mortgaged premises pursuant to an Alias Writ of Execution; and it is further

**ORDERED**, that the Plaintiff's costs for the resale of the property be included and added to the Plaintiff's costs in the foreclosure action, together with interest at the lawful rate; and it is further

**ORDERED**, for any other relief that the Court deems necessary; and it is further

**ORDERED**, that a true copy of this Order be served upon all parties within 7 days of the date herein.

*Arthur Bergman*

Hon. Arthur Bergman, J.S.C.

STERN LAVINTHAL & FRANKENBERG LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Vincent G. Ricigliano Jr., Esq.: 013481981  
201603359

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Plaintiff

vs

DEREK FUQUA, ET. AL. ;

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-8270-17

CIVIL ACTION

**ORDER**

THIS MATTER being opened to the Court by Stern Lavinthal & Frankenberg LLC,  
Attorneys for Plaintiff, and for good cause having been shown by the Plaintiff;

IT IS, on this 7th day of July, 2017 ORDERED as follows:

1. The Mortgage from Sharon Fuqua to Allegheny Mutual Casualty Company , recorded November 29, 2006 in the Middlesex County Clerk's office in Mortgage Book 11997, Page 435, for the sum of \$20,000.00 is hereby deemed fully satisfied Nunc Pro Tunc and
2. Defendant, Allegheny Mutual Casualty Company and their successors(if any) have no further interest in the subject mortgage or the debt secured thereby; and

3. Middlesex County Clerk is hereby directed to cancel said mortgage of record pursuant to N.J.S.A. 2A: 51-1, et seq. and
4. The Mortgage from Sharon Fuqua to Allegheny Mutual Casualty Company , recorded on May 29, 2007 in the Middlesex County Clerk's office , in Mortgage Book 12384, Page 0457 , for the sum of \$ 150,000.00 is hereby deemed fully satisfied Nunc Pro Tunc: and
5. Defendant, Allegheny Mutual Casualty Company and their successors ( if any) have no further interest in the subject mortgage or the debt secured thereby; and
6. Middlesex County Clerk is hereby directed to cancel said mortgage of record pursuant to N.J.S.A. 2A: 51-1 et seq and ;
7. A true copy of this order will be recorded in the Middlesex County land records, at the expense of Plaintiff
8. Service of the within Order shall be made by Plaintiff's counsel upon defendant(s), by regular mail within 7 days after counsel's receipt of an executed copy of this Order.

*Arthur Bergman*

~~Hon. Arthur G. McGinnis, P.J. Ch.~~

Hon. Arthur Bergman, J.S.C.

\_\_\_\_\_ Opposed

  x   \_\_\_\_\_ Unopposed

STERN LAVINTHAL & FRANKENBERG LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Micah C. Pakay, Esq.: 058352014  
201602767

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION;  
  
Plaintiff,  
  
vs.  
  
ALICIA SWITZER and EDWARD  
WINGLER, HER HUSBAND;  
  
Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
  
DOCKET NO.: F-000095-17  
  
CIVIL ACTION  
  
ORDER

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC, counsel for the Plaintiff (Micah C. Pakay, Esq. appearing) and having been timely served upon the Defendants, Alicia Switzer and Edward Wingler, and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been shown;

IT IS ON this 7th day of July, 2017

ORDERED, that the Answer filed by Defendants, Alicia Switzer and Edward Wingler, be and is hereby stricken with prejudice; and it is further

ORDERED, that default be and is hereby entered as against the Defendants, Alicia Switzer and Edward Wingler; and it is further

ORDERED, that this action be remanded to the Office of Foreclosure of the Superior Court of New Jersey in Trenton to proceed as an uncontested matter; and it is further

ORDERED, that a true copy of this Order be served upon Defendants, Alicia Switzer and Edward Wingler, within 7 days of the date of receipt hereof via regular mail.

*Arthur Bergman*  
\_\_\_\_\_  
~~Honorable Arthur Bergman, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

       Opposed

  X   Unopposed

File No. 13424-15-19426/1446

**Law Offices**

**PARKER McCAY P.A.**

Gene R. Mariano, Esquire

ID No: 021091996

**9000 Midlantic Drive, Suite 300**

**P.O. Box 5054**

**Mount Laurel, NJ 08054-1539**

**(856) 810-5815**

**Attorneys for Plaintiff, OneWest Bank, FSB**

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-015058-16

CIVIL ACTION

FV-I, INC. IN TRUST FOR MORGAN  
STANLEY MORTGAGE CAPITAL  
HOLDINGS LLC,

Plaintiff,

v.

SHARA SUDOL; MR. SUDOL,  
HUSBAND OF SHARA SUDOL; AGRI  
TECH TURF MAINTENANCE INC;  
MIDLAND FUNDING LLC;  
MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS, INC. AS  
NOMINEE FOR FGC COMMERCIAL  
MORTGAGE FINANCE, DBA  
FREMONT MORTGAGE ITS  
SUCCESSORS AND ASSIGNS,

Defendants.

**ORDER TO DISCHARGE  
DEFENDANT MORTGAGEE'S  
MORTGAGE**

**THIS MATTER**, being opened to the Court by Parker McCay, P.A., Attorneys for the Plaintiff, FV-I, Inc. in Trust for Morgan Stanley Mortgage Capital Holdings LLC ("Plaintiff"), on application for an Order, inter alia, discharging Defendant Mortgagee's Mortgage; and the Court having considered the moving papers, and any opposition thereto, and for good cause having been shown;

**IT IS on this** 7th **day of** July **, 2017**

**ORDERED AS FOLLOWS:**

1. Plaintiff's Mortgage in the amount of \$413,000.00 dated August 22, 2006 and originally recorded on October 2, 2006 with the Office of the Clerk of Monmouth Couty is hereby declared as a valid first lien on the subject property, 160 Rutledge Court, North Matawan, New Jersey 07747; and
2. Defendant's Mortgage in the amount of \$400,000.00, dated May 23, 2006 and recorded in the Clerk's Office of Middlesex County on June 23, 2006 in Book 11642 Page 0264, be and is hereby declared discharged; and
3. This Court Order shall be recorded in the land records of Middlesex County; and
4. A copy of this Order shall be served on defendants or their attorney within 7 days of plaintiff's receipt of a conformed copy of same from the Court.

*Arthur Bergman*  
\_\_\_\_\_  
Hon. Arthur Bergman, J.S.C. ~~Ex Officio~~

OPPOSED \_\_\_\_\_

UNOPPOSED   X  \_\_\_\_\_

Stern Lavinthal & Frankenberg LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Jessica A. Berry, Esq.: 029912007  
200801193

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

MTGLQ INVESTORS, LP

Plaintiff

-v-

MICHAEL GRANDINETTI, et a.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-15784-08

CIVIL ACTION

**ORDER**

THIS MATTER being opened to the Court by Stern Lavinthal & Frankenberg LLC, Attorneys for Plaintiff, and the Office of Foreclosure having dismissed this action pursuant to Rule 4:64-8, and the Court having entered an Amended Order Reinstating this Action on January 6, 2017, and for good cause having been shown by the Plaintiff;

IT IS, on this 7th day of July, 2017, ORDERED as follows:

1. The Order of January 6, 2017, be and hereby is amended to reflect that Plaintiff must apply for Final Judgment within 120 days of the date of this Order;

2. In all other respects, the Order of January 6, 2017, shall remain in full force and effect;

3. Service of the within Order shall be made by Plaintiff's counsel upon defendants by regular mail within 7 days after counsel's receipt of an executed copy of this Order.

*Arthur Bergman*

\_\_\_\_\_  
Hon. Arthur Bergman, JSC

\_\_\_\_\_ Opposed

  x   Unopposed

14-98776 - JuG  
RAS CITRON, LLC  
Jeffrey Grabowski, Esq. ID No. 031881989  
130 Clinton Road, Suite 202  
Fairfield, NJ 07004  
973-575-0707  
Attorney for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

<p>NATIONSTAR MORTGAGE LLC, PLAINTIFF,</p> <p>Vs.</p> <p>KEVIN MARTELL, et al. DEFENDANT(S)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-038288-13</p> <p>CIVIL ACTION</p> <p>ORDER VACATING FINAL JUDGMENT AND WRIT OF EXECUTION AND GRANTING PLAINTIFF LEAVE TO FILE AN AMENDED COMPLAINT</p>
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This matter being opened to the Court by Jeffrey Grabowski, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution, and for good cause shown:

IT IS on this 7th day of July, 2017 ORDERED that

1. The Final Judgment and Writ of Execution entered in the above-entitled action on 27th day of July, 2015 are hereby vacated and set aside; and
2. Plaintiff is hereby granted leave to file and serve an Amended Complaint to add any necessary parties to this action; and
3. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.

*Arthur Bergman*  
\_\_\_\_\_  
Hon. Arthur Bergman, J.S.C.

Respectfully Recommended

NATIONSTAR MORTGAGE, LLC

PLAINTIFF

vs.

PRIYA THOMAS, et al.

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-054108-14

This matter having been brought before the Court on Defendant's Emergency Motion to Enforce Agreement, and the Court having considered the matter, any responses thereto, and the arguments of Counsel, and for good cause appearing,

It is on this 7th day of July, 2017, ORDERED that the Defendant's motion is ~~GRANTED~~ DENIED.

~~Plaintiff is certified and ordered to pay attorney's costs and fees~~

The motion is devoid of any comprehensible basis for relief. The certification of service says it was mailed to opposing counsel last December, which may reflect why timely opposition was not filed, although a substantive response would be impossible to formulate.

BY THE COURT:

Arthur Bergman  
Hon. Arthur Bergman J.S.C.

Form C

Name Jamil Hill  
 Address 1033 Mereline Ave Avenel, NJ 07001  
 Daytime Telephone (973) 336-8198  
 Email Address hilljamil8198@gmail.com  
 Attorney ID \_\_\_\_\_

Superior Court of New Jersey  
 Chancery Division - General Equity  
Middlesex County  
 Docket Number: F - 160-14

OneWest Bank  
 Plaintiff(s)

Jamil Hill  
 Defendant(s)

Civil Action  
 Order

This matter having been brought before the Court on Motion of defendant for an Order (describe relief requested)  
grant a motion to vacate a final judgment.

and the Court having considered the matter and for good cause appearing,

**(Do not write below this line, For Court Use Only)**

It is on this 7th day of July, 2017, ORDERED that:

The motion is denied. The relief sought is speculative, in that movant asserts it will, in the future, remedy the status of the Estate's interest.

It is FURTHER ORDERED that a copy of this Order be served by the moving party upon all other parties or their attorneys, if any, within 7 days of the date listed above.

This motion was:

Opposed       Unopposed

Arthur Bergman  
 Hon. Arthur Bergman, P.J. Ch

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

STERN LAVINTHAL & FRANKENBERG LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Micah C. Pakay, Esq.: 058352014  
201201861

SANTANDER BANK, NATIONAL ASSOCIATION;

Plaintiff,

vs.

LISA ANNE CAMERATO; GLENN HEDGES and CABE PROPERTIES LLC;

Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-029505-16

CIVIL ACTION

ORDER GRANTING SUMMARY  
JUDGMENT IN FAVOR OF PLAINTIFF

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC attorneys for the plaintiff, (Micah C. Pakay, Esq., appearing,) having been timely served upon Defendant's counsel and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been shown;

IT IS ON this 7th day of July, 2017:

ORDERED, that Plaintiff's Motion for Summary Judgment be and is hereby GRANTED,  
and

ORDERED, that the Answer filed by Defendant CABA PROPERTIES LLC be and is hereby stricken with prejudice; and it is further

ORDERED, that default be and is hereby entered as against the Defendant CABA PROPERTIES LLC; and it is further

ORDERED, that this action be remanded to the Office of Foreclosure of the Superior Court of New Jersey in Trenton to proceed as an uncontested matter; and it is further

ORDERED THAT Plaintiff shall service this Order upon Defendant by regular mail within 7 days after plaintiff counsel's receipt of an executed copy of this Order.

*Arthur Bergman*

~~Hon. Arthur G. McCormick, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

Opposed

Unopposed

**Adam J. Friedman, Esq.**

Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 150787

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

-----X  
SRP 2013-4 LLC,

Plaintiff

vs.

HORTON J. YOUNG; et al.,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO.: F-009518-16

CIVIL ACTION

**ORDER DISCONTINUING WITHOUT  
PREJUDICE, DISCHARGING LIS  
PENDENS, AND VACATING FINAL  
JUDGMENT**

-----X  
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that that the instant foreclosure matter has been settled; and application having been made herein to discontinue the foreclosure case without prejudice; and for good cause shown,

IT IS on this 7th day of July, 2017, ORDERED as follows:

1. That the above entitled action be and is hereby discontinued without prejudice and without costs as to Defendants HORTON J. YOUNG, LYNN YOUNG A/K/A LYNN F. YOUNG, and UNITED STATES OF AMERICA.

2. No other defendants have answered the complaint in this action. As a result, Plaintiff hereby voluntarily dismisses the above-entitled action without prejudice and without costs, as to all other defendants.

3. The underlying default has been cured by a short sale.

4. The Lis Pendens dated May 6, 2016, recorded under Docket No.: F-009518-16 and recorded on June 7, 2016, in Book 2140 on Page 110 *et seq.*, in the Middlesex County Clerk's Office is hereby canceled, and the County Clerk of Middlesex County is hereby directed to cancel same.

5. The Final Judgment entered on December 16, 2016, by Honorable Paul Innes, P.J.Ch. in Middlesex County is hereby vacated.

6. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.

*Arthur Bergman*

---

Hon. Arthur Bergman, J.S.C

WNI 15-007488  
Shapiro & DeNardo, LLC  
14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856)793-3080  
Chandra M. Arkema - 029552006  
Krystin M. Alex - 171402015 Renée  
Pearl Cohen - 019362009 Katherine  
Knowlton Lopez - 013502011  
Kathleen M. Magoon - 040682010  
Donna L. Skilton - 013072007 Charles  
G. Wohlrab - 016592012 Rebecca  
Cirrinicione - 031212012 Courtney A.  
Martin - 098782016

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

U.S. Bank National Association, as Trustee  
for WFMBS 2004-Z

SUPERIOR COURT OF NEW  
JERSEY CHANCERY DIVISION  
MIDDLESEX COUNTY

*PLAINTIFF,*

vs.

*Docket No:* F-016693-09

*CIVIL ACTION*

Ramesh Patel, his heirs, devisees, and  
personal representatives, and his, her, their or  
any of their successors in right, title and  
interest; Mira Bhatt a/k/a Mira Patel; First  
Washington State Bank n/k/a The Bank;  
Unity Bank; Travelodge Hotels, Inc. a DE  
Corporation; Scarinci & Hollenbeck LLC; SP  
Consulting Group Inc, a NJ Corp; Edison Sai  
Limited Liability Company, a New Jersey  
limited liability company; State of New  
Jersey; Super 8 Worldwide Inc f/k/a Super 8  
Motels Inc, a SD Corp; Gerstein & Richman  
LLC

ORDER ADJUDGING ESTABLISHMENT  
OF AN EQUITABLE MORTGAGE

*DEFENDANTS*

**THIS MATTER** being opened to the court by Chandra M. Arkema, Esquire, of the firm  
of Shapiro & DeNardo, LLC, attorneys for Plaintiff, on a Motion to Establish Equitable  
Mortgage as against Defendant, Mira Bhatt, and the Court having read and considered the papers  
in support thereof, and for good cause:

IT IS ON THIS 7th day of July 2017;

1. Plaintiff's Motion is GRANTED;
2. The Mortgage executed by Ramesh Patel, dated February 17, 2004 and recorded April 1, 2004 and re-recorded January 9, 2007 against property commonly known as 13 Joel Avenue, Edison, NJ 08837, in the Office of the Clerk of Middlesex in Book 12085 at Page 0318, is hereby found to be equitably enforced against Mira Bhatt and/or reformed as if Mira Bhatt had executed the document, subordinating Mira Bhatt's property interests to the priority of the February 17, 2004 Mortgage;
3. A copy of this Order is to be recorded in public title in the Middlesex County Clerk's Office, notated to the February 17, 2004 Mortgage recorded in the Office of the Clerk of Middlesex in Book 12085 at Page 0318 *et seq.*
4. A copy of this Order shall be served upon Parties to this Motion within seven (7) business days of Plaintiff's receipt.

*Arthur Bergman*

---

~~Honorable Court Clerk, Middlesex County, N.J.~~  
Hon. Arthur Bergman, J.S.C.

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

668113

**PHELAN HALLINAN DIAMOND & JONES, PC**

Michael R. Schoeniger, Esq. ID No. 069402013

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

U.S. BANK, NATIONAL ASSOCIATION,  
AS TRUSTEE FOR MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES  
1998-R3

PLAINTIFF

VS.

GEORGE SPEER, ET AL.

DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-010474-16

CIVIL ACTION

**ORDER REFORMING THE LOAN  
MODIFICATION AGREEMENT AND  
SUBORDINATING AND DIVESTING  
GEORGE SPEER OF ANY TITLE AND  
INTEREST HE MAY HAVE IN THE  
REAL ESTATE WITH RESPECT TO  
COMPLETING AN IN REM  
FORECLOSURE**

**THIS MATTER** having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Michael R. Schoeniger, Esquire, appearing on behalf of Plaintiff, U.S. Bank, National Association, As Trustee For Mortgage Pass-Through Certificates, Series 1998-R3, for an Order Reforming the Loan Modification and Divesting George Speer of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

**IT IS** on this 7th day of July 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of October 1, 2010 between Robert Speer, Gina Speer and Ocwen Loan Servicing, LLC (hereinafter "Loan Modification Agreement") is attached as "Exhibit A" and shall become a part of this Order;

and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of George Speer in the land records of Middlesex County; and,

3. **THAT** George Speer is not personally liable under the terms of the Loan Modification Agreement, but rather, he is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of George Speer is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on September 7, 1990 in *Mortgage Book 4001, Page 131* ; and,

5. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

6. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order.

Arthur Bergman  
~~Honorable Judge Arthur McCormick~~  
~~J.S.C.~~ Hon. Arthur Bergman, J.S.C.

\_\_\_\_\_ Opposed

  x   Unopposed

668113

**PHELAN HALLINAN DIAMOND & JONES, PC**

Michael R. Schoeniger, Esq. ID No. 069402013

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C.

U.S. BANK, NATIONAL ASSOCIATION,  
AS TRUSTEE FOR MORTGAGE PASS-  
THROUGH CERTIFICATES, SERIES 1998-  
R3

PLAINTIFF

VS.

GEORGE SPEER, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-010474-16

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE  
MORTGAGE**

**THIS MATTER** having been brought before the Court on motion of /s/ Michael R. Schoeniger, Esquire, appearing on behalf of U.S. Bank, National Association, As Trustee For Mortgage Pass-Through Certificates, Series 1998-R3 (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

**IT IS** on this 7th day of July 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of October 1, 2010 between Robert Speer, Gina Speer and Ocwen Loan Servicing, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,
2. **THAT** an equitable mortgage hereby exists between Plaintiff and George Speer upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on September 7, 1990 in *Mortgage Book 4001, Page 131* ; and,
3. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

4. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order.

Opposed

Unopposed

Arthur Bergman  
~~Honorable Judge Ann McCormick,~~  
~~J.S.C.~~ Hon. Arthur Bergman, J.S.C.

15060504-2  
**UDREN LAW OFFICES, P.C.**  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400  
Veroneque A.T Blake – 038912010

Attorneys for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

**U.S. Bank National Association, as  
Trustee, successor in interest to Bank of  
America National Association, as Trustee  
successor by merger to LaSalle Bank  
National, as Trustee for Structured Asset  
Investment Loan Trust, Mortgage Pass-  
Through Certificates, Series 2004-8**

PLAINTIFF,

vs.

**Eloise P. DeMarco, John P. DeMarco, et al**

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-023649-16

CIVIL ACTION

**ORDER VACATING THE APRIL 19,  
2017 FINAL JUDGMENT AND WRIT OF  
EXECUTION AND GRANTING LEAVE  
TO FILE ANOTHER APPLICATION  
FOR FINAL JUDGMENT AND WRIT  
OF EXECUTION**

**THIS MATTER** being opened to the Court by Udren Law Offices, P.C.,  
appearing on a Motion to Vacate the April 19, 2017 Final Judgment and Writ of Execution and,  
for Leave to file to another Application for Final Judgment and Writ of Execution, in the event  
that the loss mitigation efforts are unsuccessful, the Court having reviewed the supporting  
Certifications, and for good cause shown:

IT IS ON THIS 7th day of July, 2017 ORDERED that:

1. Plaintiff's Motion to Vacate the April 19, 2017 Final Judgment and Writ of Execution, without prejudice is hereby GRANTED;
2. Plaintiff is granted Leave to file an another Application for Entry of Final Judgment and Writ of Execution with the Office of Foreclosure; and
3. A copy of this Order shall be served upon answering parties within 7 days of receipt.

*Arthur Bergman*  
\_\_\_\_\_  
Hon. Arthur Bergman J.S.C.

2008-2561

**POWERS KIRN, LLC**  
728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
(856) 802-1000  
Attorneys for Plaintiff  
Sarah E. Powers, Esquire - 030501994

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

Wachovia Mortgage, FSB f/k/a World  
Savings Bank, FSB

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: MIDDLESEX COUNTY

**Plaintiff**

vs.

: Docket No. F-40222-08

Andrea Buscetta, et al.

: CIVIL ACTION

**Defendant(s)**

: **ORDER SETTING ASIDE**  
: **SHERIFF SALE, SETTING NEW**  
: **DATE FOR SHERIFF SALE AND**  
: **FORFEITURE OF DEPOSIT MONEY:**

THIS MATTER being opened to the Court by POWERS KIRN, LLC, Attorneys for the  
Plaintiff,

IT IS on this 7th day of July, 2017

ORDERED that the Sheriff Sale held March 22, 2017 be set aside, and it is further

ORDERED that the Sheriff of Middlesex County set a new sale date and resell the  
property without further advertising, and it is further

ORDERED that from the deposit made by the third party bidder Joe Otero to the Sheriff  
as a result of the March 22, 2017 Sheriff's sale, the Sheriff shall deduct and retain all costs and  
expenses incurred from said sale, and shall also deduct and pay to the Plaintiff any deficiency  
between the bid at the second sale and the bid at the first sale. Thereafter, any remaining portion  
of that deposit shall be returned to the original third party bidder Joe Otero, and it is further

ORDERED that the third party purchaser, Joe Otero and any of its principles, agents,



ITB15-008480  
Shapiro & DeNardo, LLC  
14000 Commerce Parkway, Suite  
B Mount Laurel, NJ 08054  
(856)793-3080  
Chandra M. Arkema - 029552006  
Attorneys for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

Wells Fargo Bank, N.A.

SUPERIOR COURT OF NEW  
JERSEY CHANCERY DIVISION  
MIDDLESEX COUNTY

*PLAINTIFF,*

vs.

Docket No: F-031892-13  
CIVIL ACTION

Rutila Carbajal, Individually and as  
Administratrix of the Estate of Thomas  
Connors; Beverly E. Eschbach; Hunterdon  
Radiological Associa; State of New  
Jersey; United States of America;

ORDER VACATING ORDER OF  
DISMISSAL ENTERED ON September 4,  
2015 AND REINSTATING MATTER TO  
ACTIVE STATUS

*DEFENDANTS*

THIS MATTER, being opened to the Court by SHAPIRO & DeNARDO, LLC, counsel for Plaintiff, appearing, on Plaintiff's Motion to Reinstate the instant matter to active status, and the Court having reviewed the record, the supporting Certification with Proofs, and Plaintiff's brief in support, and for good cause shown:

IT IS ON THIS 7th day of July, 2017, ORDERED THAT:

1. Plaintiff's motion is GRANTED; and
2. The dismissal of the instant foreclosure action, effective September 4, 2015, is VACATED; and
3. To the extent the Superior Court Clerk's Office considers the instant matter dismissed, the instant matter is immediately reinstated and restored to active status; and

4. Plaintiff must file and serve its application for the entry of final judgment in mortgage foreclosure within one hundred and eighty (180) business days from Plaintiff's receipt of this executed Order; and

5. A copy of this Order shall be served upon all defendants within seven (7) days of the date of Plaintiff's counsel's receipt of this Order.

*Arthur Bergman*

~~Honorable *Arthur Bergman* Clerk of Court, District of Columbia~~  
Hon. Arthur Bergman, J.S.C

Papers Considered:   X    
Motion Opposed             
Motion Unopposed   X

#2016-0121

**POWERS KIRN, LLC**  
728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
(856) 802-1000  
Attorneys for Plaintiff  
Jeanette J. O'Donnell, Esquire - 013962008

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

Wells Fargo Bank, N.A.

**Plaintiff**

v.

Henry R. Chu, et al.

**Defendant(s)**

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: MIDDLESEX COUNTY

:  
: Docket No. F 006252 16

:  
: CIVIL ACTION

:  
: ORDER DIRECTING THAT THE LIENS  
: HELD BY DEFENDANT UNITED STATES  
: OF AMERICA IS SUBORDINATE AND  
: SUBJECT TO PLAINTIFF'S MORTGAGE

THIS MATTER being opened to the Court on plaintiff's motion for an Order directing that the lien held by defendant United States of America, is subordinate and subject to Plaintiff's mortgage and the Court having considered the pleadings, affidavits/certifications, admissions and other moving papers, the briefs and arguments and for good cause shown:

IT IS on the 7th day of July, 2017, ORDERED:

1. The mortgage held by Wells Fargo Bank, N.A. , recorded in the Office of the Clerk of Middlesex County on February 3, 2010 in Book 13745 at Page 801 has priority over the liens held by United States of America, recorded in the Office of the Clerk of Middlesex County on May 25, 2005 in Book 74 at Page 441 and in Book 5 Page 45;
2. The aforesaid liens held by United States of America, is equitably subrogated to the Plaintiff's Mortgage;
3. Plaintiff is permitted to foreclose the interest of United States of America.
4. Plaintiff is permitted to record this Order in the Office of the Clerk of Middlesex County to provide notice of the directives set forth herein;
5. That a copy of this order shall be served on other parties by regular mail, postage prepaid, within 7 days hereof.

Motion was   x   unopposed.  
           opposed.

Arthur Bergman  
Hon. Athur Bergman, J.S.C.

WNI15-012716  
Shapiro & DeNardo, LLC  
1400 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856)793-3080  
Chandra M. Arkema - 029552006  
Krystin M. Alex - 171402015  
Ujala Aftab - 034722011  
Renée Pearl Cohen - 019362009  
Katherine Knowlton Lopez - 013502011  
Kathleen M. Magoon - 040682010  
Donna L. Skilton - 013072007  
Charles G. Wohlrab - 016592012  
Rebecca Cirrinicione - 031212012  
Courtney A. Martin - 098782016  
Attorneys for Plaintiff

WELLS FARGO BANK, N.A.

*PLAINTIFF,*

vs.

GARY GAWLER; et al.

*DEFENDANTS*

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
Docket No: F-013108-16  
*CIVIL ACTION*

**ORDER PERMITTING THE ENTRY OF  
FINAL JUDGMENT  
NOTWITHSTANDING THE LOAN  
MODIFICATION AGREEMENT NOT  
BEING RECITED IN THE  
COMPLAINT**

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC, Renée P. Cohen, Esquire, appearing on a Motion to Permit Entry of Final Judgment Notwithstanding the Loan Modification Agreement Not Being Recited in the Complaint, and the Court having reviewed the supporting Certification, Brief, Record and for good cause;

IT IS ON THIS 7th day of July, 2017 ORDERED that:

1. The Office of Foreclosure shall process the Final Judgment notwithstanding the Loan Modification Agreement with effective date May 1, 2011 not being recited in the Complaint; and
2. Plaintiff may proceed with its application for entry of Final Judgment in the

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

usual course; and

3. A copy of this Order shall be served upon defendant(s) by regular mail within  
7 days of Plaintiff's receipt.

Arthur Bergman  
~~Honorable A. G. McConkie, J.S.C., P.J. Ch.~~  
Hon. Arthur Bergman, J.S.C.

Motion Opposed \_\_\_\_\_  
Motion Unopposed   x

**Adam J. Friedman, Esq.**

Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 150359

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C.

-----X  
PNPL-SRMOF II 2014-TT1 TRUST,

Plaintiff

vs.

CESAR J. RIVERA; et al.,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO.: F-014302-12

CIVIL ACTION

**ORDER DISCONTINUING WITHOUT  
PREJUDICE AND VACATING FINAL  
JUDGMENT**

-----X  
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that that the instant foreclosure matter has been settled; and application having been made herein to discontinue the foreclosure case without prejudice; and for good cause shown,

IT IS on this 7th day of July, 2017, ORDERED as follows:

1. That the above entitled action be and is hereby discontinued without prejudice and without costs as to Defendants CESAR J. RIVERA and GLADYS RAMOS.
2. No other defendants have answered the complaint in this action. As a result, Plaintiff hereby voluntarily dismisses the above-entitled action without prejudice and without costs, as to all other defendants.
3. The underlying default has been cured by loss mitigation.

4. The Lis Pendens dated July 31, 2012, recorded under Docket No.: F-014302-12 and recorded on August 2, 2012, in Book 2111 on Page 282 *et seq.*, in the Middlesex County Clerk's Office is hereby canceled, and the County Clerk of Middlesex County is hereby directed to cancel same.

5. The Final Judgment entered on December 28, 2015, by Honorable Paul Innes, P.J.Ch. in Middlesex County is hereby vacated.

6. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.

*Arthur Bergman*

---

Hon. Arthur Bergman, J.S.C

WNI16-015952  
Shapiro & DeNardo, LLC  
14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856)793-3080  
Katherine Knowlton Lopez - 013502011  
Attorneys for Plaintiff

**FILED**  
**JUL 07 2017**  
ARTHUR BERGMAN, J.S.C

Wells Fargo Bank, N.A.

*PLAINTIFF,*

vs.

Geraldine Santerre a/k/a Geraldine A.  
Santerre a/k/a Geraldine Santenne; et al.

*DEFENDANTS*

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
Docket No: F-019890-16  
*CIVIL ACTION*

**ORDER GRANTING SUMMARY  
JUDGMENT AND/OR  
STRIKING ANSWER OF  
DEFENDANT**

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC, Katherine Knowlton Lopez, Esquire, appearing on a Motion for Summary Judgment and the Court having reviewed the supporting Certification, Brief, Record and for good cause;

IT IS ON THIS 7th day of July, 2017 ORDERED that:

1. Plaintiff's Motion for Summary Judgment is hereby granted;
2. The Answer of the Defendant(s), GERALDINE SANTERRE, is hereby stricken and Default against said Defendant(s) be entered;
3. Plaintiff is permitted to proceed uncontested before the Clerk of the Superior Court, Office of Foreclosure, for entry of Final Judgment per R. 4:64.
4. A copy of this Order shall be served upon defendant(s) within 7 days of Plaintiff's receipt.

*Arthur Bergman*

~~Honorable Ann G. McGovern, J.S.C.~~  
Hon. Arthur Bergman, J.S.C.

Papers Considered:   x  

Motion Opposed           

Motion Unopposed   x

**Priya Patel**

Attorney Id Number: 169362015

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

P: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 160685

**FILED**

**JUL 07 2017**

ARTHUR BERGMAN, J.S.C

-----X  
 WILMINGTON TRUST, NATIONAL SUPERIOR COURT OF NEW JERSEY  
 ASSOCIATION, NOT IN ITS INDIVIDUAL CHANCERY DIVISION  
 CAPACITY BUT SOLELY AS TRUSTEE MIDDLESEX COUNTY  
 FOR MFRA TRUST 2014-2, DOCKET NO.: F-21661-16

Plaintiff

CIVIL ACTION

vs.

**ORDER**

MIGUEL GARCIA; MARIA GARCIA A/K/A  
 MARIA P. GARCIA; SANTIAGO GARCIA;  
 ANDREA GARCIA; DOLORES GARCIA;  
 LUIS G. MARTE; RAFAEL GARCIA;  
 ELIZABETH GARCIA; LUCIA ROSA;  
 HIDALGO ROSA; NEW JERSEY HIGHER  
 EDUCATION STUDENT ASSISTANCE  
 AUTHORITY; STATE OF NEW JERSEY;  
 NEW CENTURY FINANCIAL SERVICES;  
 DESI BARRIOS; FIA CARD SERVICES NA  
 N/K/A BANK OF AMERICA, N.A.,

Defendant(s)

-----X  
 THIS MATTER having been opened to the Court by FRIEDMAN VARTOLO LLP,  
 attorneys for Plaintiff, upon notice to Defendants, for an Order granting summary judgment as  
 against MIGUEL GARCIA; striking the Answer of Defendant MIGUEL GARCIA; granting  
 default against all defendants; and remanding the matter to the Foreclosure Unit to proceed as an  
 uncontested matter, the Court having considered the moving papers and the opposition papers, if  
 any; and for good cause shown,

IT IS on this 7th day of July, 2017, ORDERED as follows:

1. Summary judgment for the relief demanded in the Complaint is hereby granted with prejudice.
2. The Answer filed by Defendant MIGUEL GARCIA is hereby stricken.
3. Default is granted against all defendants to the extent that default was not previously entered against him/her/it/them.
4. This action is hereby remanded to the Foreclosure Unit to proceed as an uncontested matter.
5. A copy of this Order shall be served by regular mail upon all counsel of record (or, as to any defendant not having counsel of record, upon such defendant at its address set forth in the Complaint filed herein, or at such address at which service of the Complaint was effected) within ten days after receipt by Plaintiff's counsel.

Arthur Bergman

Hon. Arthur Bergman, J.S.C