

The Honorable Frank M. Ciuffani, P.J. Ch.
 Motion Orders | February 17, 2017
 Law Clerk: Nicole Palladino
 Phone: (732) 519-3612

CAPTION	DK	DK #	YR	MTN TYPE	DISPOSITION	O/U
BANK OF AMERICA, NA VS TEMPLE INLAND	C	94	16	For Order Entering Final Judgment	Granted	u
IMO FAUSTA MONTECINOS NIETO	L	4215	16	For Name Change		u
KUMAR KAMAL VS KUMAL ANIL	C	171	07	To Enforce Litigant's Rights	ADJ'D to 3/1	u
LEGOFF FERTRUDE VS LEGOFF JR JOHN	C	144	15	To Direct Sale of the Premises	Granted	u
LMJ INT'L LOGISTICS, LLC VS RODGERS CARLTON, ET AL.	C	98	16	To Strike Defendant's Answer or Compell Discovery Responses	Denied	u
NATIONSTAR MORTGAGE VS AHMED	F	014939	10	To Substitute Plaintiff	Granted	u
NATIONSTAR MORTGAGE VS AROCHO	F	00806	16	To Establish Plaintiff as the Holder of the Note & Mortgage	Granted	u
NATIONSTAR MORTGAGE VS CATAPANE	F	027455	14	To Relist Sheriff's Sale & Forefeit Deposit	ADJ'D to 3/17	
NATIONSTAR MORTGAGE VS THOMAS PRIYA	F	054108	14	To Enforce Agreement	ADJ'D to 3/17	
PRO CAP II, LLC VS 3 JJJ, LLC, ET AL	F	020009	16	For Order Fixing the Amount, Time & Place for Redemption	Granted	
RAMAN BALAMURUGAN VS PERUMAL RAMAN	C	26	15	For Reconsideration	ADJ'D to 2/23	u
U.S. BANK, NA VS CANHAM	F	028706	15	To Reform the Mortgage & Enforce an Equitable Mortgage	Granted	u
U.S. BANK, NA VS DAMATO	F	029617	07	For an Order Directing the Sherif to Issue a Confirmatory Deed	Granted	u
U.S. BANK, NA VS GARNETT	F	042844	14	To Amend Complaint	Granted	u
U.S. BANK, NA VS HARRISON	F	036582	13	To Establish an Equitable Mortgage		u
U.S. BANK, NA VS MIRASOL	F	030424	16	To Impose an Equitable Mortgage	Granted	u
VANDRIEL MARK VS MACKENROOT WAYNE	C	210	15	For Summary Judgment M	2/14/17	
WEISMANN CAROL VS PATEL RUBEN K	C	148	16	For Summary Judgment M	Denied	
WELLS FARGO BANK, NA VS ABDEEN	F	026167	09	To Amend Judgment	Granted	u
WELLS FARGO BANK, NA VS CLARK	F	06263	16	To Vacate Order of Dismissal	Granted	u
WELLS FARGO BANK NA VS DUFFY	F	027680	15	To Vacate	Granted	
WELLS FARGO BANK, NA VS GIDWANI	F	024030	14	For Final Judgment		
WELLS FARGO VS MARRERO	F	002447	12	To be Substituted as Counsel	Granted	u
WELLS FARGO BANK, NA VS MENJIVAR YESSIC	F	014841	16	For Summary Judgment	Denied	
WELLS FARGO BANK, NA VS SANTERRE	F	19890	16	To Vacate Default & Allow Defendant to File an Answer	ADJ'D to 3/3	u
WELLS FARGO BANK, NA VS SWEET	F	016983	16	To Strike Defendant's Answer	Granted	u
WELLS FARGO BANK, NA VS TORRES NELSON, ET AL.	F	014098	16	To Vacate Default & For Leave to File Answer	ADJ'D to 3/3	u
WELLS FARGO BANK, NA VS VALOSIN TODD	F	006074	16	To Set Aside Sheriff's Sale	Granted	u
ZIFOVSKI ZLATAN VS REBA RONALD	C	80	15	To Enforce Settlement	ADJ'D to 3/3	u

2-17
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REF: PD201616/983447
PULEO DELISLE, PLLC
444 ROUTE 111
Smithtown NY 11787
631-370-1178

FILED

FEB 21 2017

Frank M. Ciuffani, P.J., Ch.

AND
LAW OFFICE OF TINA NIELSEN AMODEO, L.L.C.
1170 Delsea Dr., Ste. SF-5
Westville NJ 08093
609-617-5584
Tina Nielsen Amodeo, Esq. NJ ID # 010131994
Attorneys for Plaintiff

BANK OF AMERICA, N.A.

Plaintiff,
-VS.-

TEMPLE INLAND MORTGAGE CORPORATION A/K/A TEMPLE-INLAND MORTGAGE CORPORATION

Defendant

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

DOCKET NUMBER: C-94-16

ORDER ENTERING FINAL JUDGMENT

This matter being opened to the Court by Puleo Delisle, PLLC and Law Office of Tina Nielsen Amodeo, L.L.C., (Tina Nielsen Amodeo, Esq. appearing), attorneys for Plaintiff, on the return date of an application for an Order for Entry of Final Judgment in the above-entitled action, and proof of service having been filed herein, and no one appearing in opposition to said application, and for the reasons set forth in the moving papers and for other good cause shown:

IT IS on this 21 day of February, 2017,

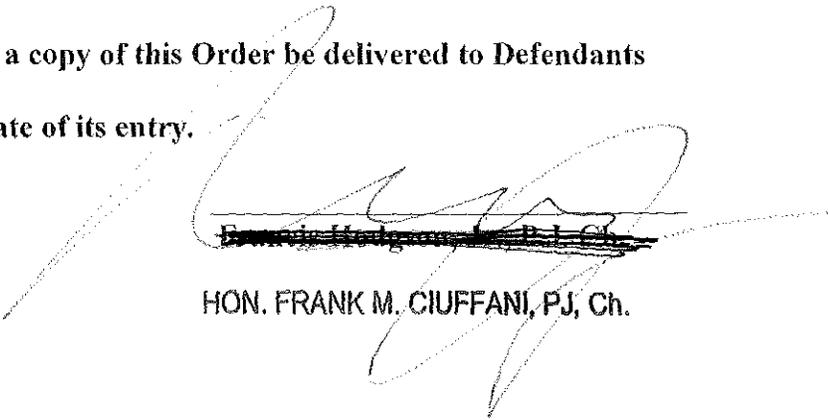
1. ORDERED THAT, there exists an Assignment of Mortgage from TEMPLE INLAND MORTGAGE CORPORATION that granted, sold, assigned, transferred and conveyed all beneficial interest under the Mortgage granted by JOHN T. HILTWEIN, JR. and KATHY J. HILTWEIN, husband and wife, to Imperial Credit Industries, Inc. a

California Corporation dated 11/30/1993 and recorded 12/08/1993 in the Middlesex County Clerk's Office in Book 4608 at Page 428 together with the Note and obligations described in the Note and the money due and to become due with interest, and all rights accrued or to accrued under said Mortgage to BANK OF AMERICA, N.A., or its predecessor(s) in interest.

2. IT IS FURTHER ORDERED THAT, the Middlesex County Clerk shall record a certified or gold-seal copy of the Order entered in this matter and index it in the manner appropriate to the Assignment of Mortgage and in the names of the parties referenced herein and therein; and,
3. IT IS FURTHER ORDERED THAT the aforementioned Mortgage dated 11/30/1993 and recorded 12/08/1993 in the Middlesex County Clerk's Office in Book 4608 at Page 428 is discharged and cancelled;
4. IT IS FURTHER ORDERED THAT, the Middlesex County Clerk shall record a certified or gold-seal embossed copy of the Order entered in this matter and index it in the manner appropriate to the Mortgage and in the names of the parties referenced herein and therein and cancel and discharge the aforesaid Mortgage of record; and,
5. IT IS FURTHER ORDERED THAT a copy of this Order be delivered to Defendants herein within 7 days of the date of its entry.

Opposition filed _____

No Opposition Filed


~~Francis Hodgson, P.J. Ch.~~
HON. FRANK M. CIUFFANI, PJ, Ch.

2-17
46

RONALD J. WRONKO, LLC
Attorney ID 019061997
134 Columbia Turnpike
Florham Park, New Jersey 07932
973-360-1001
Attorney for Plaintiff
LMJ International Logistics, LLC

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Clk.

<p>LMJ INTERNATIONAL LOGISTICS, LLC,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">v.</p> <p>CARLTON RODGERS, EWC GLOBAL LOGISTICS, INC., JOHN DOES 1-10, and ABC CORP.1-10, said names being fictitious,</p> <p style="text-align: center;">Defendants.</p>	<p>: SUPERIOR COURT OF NEW JERSEY : MIDDLESEX COUNTY – CHANCERY : DIVISION : DOCKET NO. C-98-16</p> <p>: CIVIL ACTION</p> <p>: ORDER STRIKING ANSWERS AND : SUPPRESSING AFFIRMATIVE DEFENSES : OF DEFENDANTS, OR, IN THE : ALTERNATIVE, COMPELLING MORE : SPECIFIC ANSWERS AND DISCOVERY : RESPONSES</p>
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THIS MATTER having been opened to the Court on Friday, February 17, 2017 on a Notice of Motion to Strike Answers and Suppress Affirmative Defenses of defendants Carlton Rodgers and EWC Global Logistic, Inc. by RONALD J. WRONKO LLC, attorneys for plaintiff; and defendants appearing through their counsel; and the Court having read and considered the certifications and other papers filed herein, if any, and having heard and considered the arguments of the parties and for good cause shown;

On this 17 day of February, 2017

IT IS HEREBY ORDERED THAT:

1. Defendant EWC Global Logistics, Inc.'s Answer is hereby struck without prejudice and affirmative defenses suppressed without prejudice.

[Signature]

*Motion to dismiss
has been granted
(Fru)*

2. Alternatively, defendant EWC Global Logistics, Inc. is compelled to provide within _____ days of the date hereof the following:

- a. Revised response to Request for Production containing bates references to documents being produced;
- b. A redaction and/or privilege log;
- c. A written response to plaintiff's ESI request;
- d. Identification of the individual(s) who has run the ESI searches with identification of ESI credentials; and
- e. A certified list of the number of document results for each search term in plaintiff's ESI request.

3. Defendant Carlton Rodgers' Answer is hereby struck without prejudice and affirmative defenses suppressed without prejudice.

4. Alternatively, defendant Carlton Rodgers is compelled to provide within _____ days of the date hereof the following:

- a. Responses to plaintiff's First Request for Production of Documents

5. Plaintiff shall serve a copy of this Order on defendants within 7 days of its entry.

Hon.

HON. FRANK M. CIUFFANI, PJ, Ch.

Opposed
 Unopposed

FILED

FEB 17 2017

Frank M. Ciuffari, P.J., Clk.

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Ashley L. Rose, Esq.: 002492013
201600305

NATIONSTAR MORTGAGE LLC

Plaintiff,

vs.

WAQAR AHMED; MRS. AHMED, WIFE
OF WAQAR AHMED; MORTGAGE
ELECTRONIC REGISTRATIONS
SYSTEMS INC AS NOMINEE FOR
MORTGAGEIT INC.; BANK OF AMERICA
N.A.; THE STATE OF NEW JERSEY

Defendant(s),

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-14939-10

ORDER

THIS MATTER being opened to the Court by Stern, Lavinthlal & Frankenberg, LLC, Attorneys for Plaintiff, and the Office of Foreclosure having dismissed this action pursuant to Rule 4:64-8, and the Plaintiff having filed a Motion to Reinstate pursuant to Rule 4:64-8, and for good cause having been shown by the Plaintiff;

IT IS, on this 17 day of February, 2017 ORDERED as follows:

1. The Order of December 4, 2015 Order 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 December 4, 2015 shall remain in full force and effect;
3. The Complaint and all subsequent pleadings in this action be and is hereby amended striking the name of NATIONSTAR MORTGAGE LLC, as the party Plaintiff;
4. US BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST be and is hereby substituted in the place and stead of NATIONSTAR MORTGAGE LLC as the party Plaintiff and all subsequent pleadings filed with the Court shall use the name of the substituted Plaintiff in the caption;
5. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff from NATIONSTAR MORTGAGE LLC to US BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST on the automated Case Management Docket System;
6. 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.

~~The Hon. Ann G. McCurnick, P.J. Ch.~~

Opposed

Unopposed

HON. FRANK M. CIUFFANI, PJ, Ch.

CGG15-003437
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

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

<p>NATIONSTAR MORTGAGE LLC</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>LEONIDA AROCHO; ROSA RODRIGUEZ; FIRST AMERICAN ACCEPTANCE CO LLC; STATE OF NEW JERSEY; CYPRESS FINANCIAL RECOVERIES</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-000806-16</p> <p>CIVIL ACTION</p> <p>ORDER</p>
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THIS MATTER being opened to the court by Shapiro & DeNardo, LLC, attorneys for Plaintiff, appearing on a Motion to Establish Plaintiff as Holder of Mortgage and Note, and the Court having reviewed the record, supporting certifications, brief, and for good cause shown:

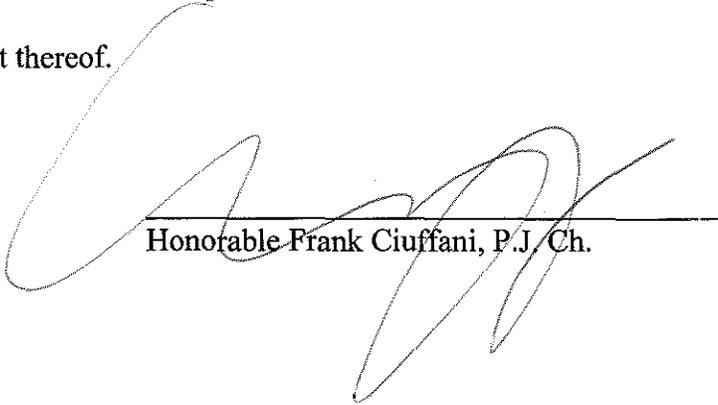
IT IS HEREBY ORDERED ON THIS 17 day of July 2017, THAT:

1. Plaintiff's Motion is granted;
2. Plaintiff is hereby established as Holder of the Note dated April 26, 2006, executed by Defendant, Rosa Rodriguez, in the amount of \$376,000.00, in favor of Legacy Mortgage Inc.

and the Mortgage recorded May 10, 2006 within the Office of the Clerk of Middlesex County in Book 11536, Page 0153.

3. Plaintiff is permitted to submit a copy of this Order to the Office of Foreclosure in support of its Application for Entry of Final Judgment.

4. A copy of this order is to be served on all parties noticed to this motion within seven (7) business days of Plaintiff's receipt thereof.



Honorable Frank Ciuffani, P.J. Ch.

Papers considered:
Motion opposed:
Motion unopposed:

GARY C. ZEITZ, L.L.C.
GARY C. ZEITZ, ESQUIRE- ID#036311994
AMBER J. MONROE, ESQUIRE - ID#099882014
1101 Laurel Oak Road, Suite 170
Voorhees, New Jersey 08043
(856) 857-1222
Attorneys for Plaintiff

FILED
FEB 17 2017
Frank M. Ciuffani, P.J., Ch.

PRO CAP II, LLC BY ITS CUSTODIAN
US BANK

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Plaintiff,

Civil Action

vs.

Docket No: F-20009-16

3 JJJ, LLC, et al.

ORDER SETTING DATE,
TIME, PLACE AND AMOUNT
OF REDEMPTION

Defendant(s).

THIS MATTER being opened to the Court by Gary C. Zeitz, L.L.C., Attorneys for Plaintiff, and it appearing that default has been entered against the Defendant(s) 3 JJJ, LLC; YUSIF SHIRINOV; SOGO BUDO, LLC; STATE OF NEW JERSEY; COUNTY OF PASSAIC; and JAY'S BAR, formerly designated as JOHN DOE; and FLEET FINANCE, INC. n/k/a BANK OF AMERICA, N.A., having filed an answer; and that Plaintiff has produced before this Court Tax Sale Certificate number(s) 13-00003, certified to be true copies. Said certificate(s) have been marked Exhibit "A" on the part of the Plaintiff. More than two years have elapsed since the sale of said lands by the Borough of South River and the lands have not been redeemed from the tax sale; that Plaintiff has produced before this Court a Certification of Plaintiff showing that there is due on said tax sale certificate(s), together with subsequent taxes and interest the amounts set forth below; and

IT IS on this 17 day of February, 2017 ORDERED AND ADJUDGED that the amount to redeem the premises referred to in tax sale certificate 13-00003 in the sum of

\$47,590.74, which includes the amount due on said tax sale certificates and subsequent taxes and interest, together with interest on said sums from December 30, 2016, together with costs of suit duly taxed in the sum of\$, ; and

IT IS FURTHERORDERED that the 3 day of April '2017, between the hours of nine o'clock in the forenoon and four o'clock in the afternoon, at the office of the Tax Collector of the Borough of South River, 48 Washington Street, South River, New Jersey 08882, be and the same is hereby fixed as the time and place for the redemption of the said lands as described in the Complaint and making up the premises concerning which the Complaint is filed, and that thereupon the Defendant who redeems shall be entitled to the certificate of tax sale duly endorsed for cancellation; and

IT IS FURTHERORDERED that if the Office of the Tax Collector is closed for business on the date fixed as the time and place for redemption as set forth in the preceding paragraph of this Order, then the date fixed as the time and place for redemption shall be the next day (excluding Saturdays, Sundays and legal holidays) upon which the Tax Collector's office is open for business; and

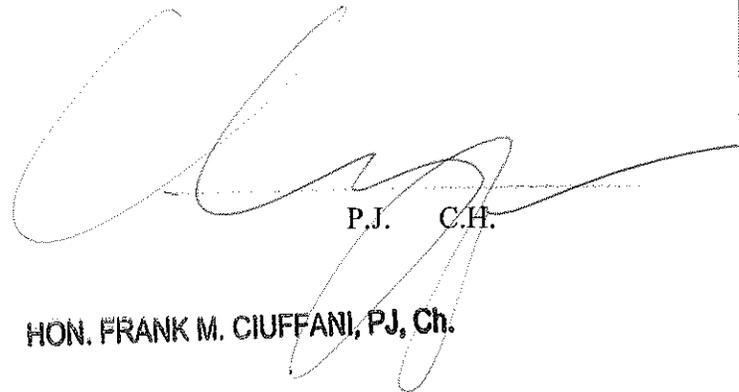
IT IS FURTHERORDERED that in default of the said Defendants paying to the Tax Collector of the Borough of South River and the Plaintiff, the said sum, interest and costs aforesaid, the said Defendants stand absolutely debarred and foreclosed of and from all right and equity of redemption on, in and to said lands and premises and every part thereof, and the Plaintiff shall have an absolute and indefeasible interest of inheritance in fee simple to said lands and premises. Anything to the contrary notwithstanding, redemption shall be permitted up until the entry of final judgment including the whole of the last date upon which judgment is entered; and

IT IS FURTHERORDERED that if the addresses of the Defendants are not known, a copy

of this Order or Notice thereof directed to such Defendants shall be published in a newspaper circulating in Middlesex County, at least one time, at least ten (10) days prior to the redemption date and in the event that Unknown Owners/Unknown Claimants, their heirs, devisees and personal representatives, and their or any of their successors in right, title and interest have been joined as defendants herein, a Notice to Redeem shall be posted to the property not later than twenty (20) days prior to the redemption date; and

IT IS **FURTHERORDERED** that a copy of the Order or a Notice thereof be served upon the Defendants, whose addresses are known, by mailing to each of them such a copy of this Order or Notice at least ten (10) days prior to the date fixed for redemption; and

IT IS **FURTHERORDERED** that a copy of this Order be delivered to the Tax Collector of the Borough of South River and that said Tax Collector certify to this Court whether the premises were or were not redeemed from the Plaintiffs tax sale certificate in accordance with the terms of this Order.



P.J. C.H.
HON. FRANK M. CIUFFANI, PJ, Ch.

682347
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

FEB 17 2017

Frank M. Ciuffari, P.J., Ch.

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION
TRUST

PLAINTIFF

VS.

DAVID CANHAM, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-028706-15

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
ROBYN RODRIGUEZ OF ANY TITLE
AND INTEREST SHE 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, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, U.S. Bank Trust, N.A., As Trustee For LSF9 Master Participation Trust, for an Order Reforming the Loan Modification and Divesting Robyn Rodriguez of Any Title and Interest she May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this 17 day of February 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of June 1, 2013 between David Canham and Wells Fargo Bank, N.A. (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 Robyn Rodriguez in the land records of Middlesex County; and,

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

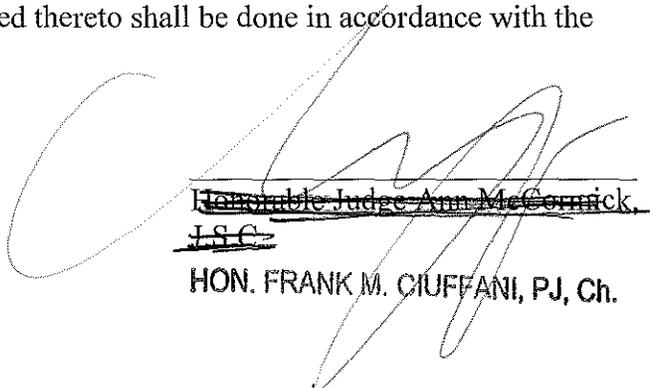
4. **THAT** the interest of Robyn Rodriguez is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on June 2, 2008 in *Mortgage Book 13004, Page 346*; and,

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.

_____ Opposed

_____ Unopposed



~~Honorable Judge Ann McCormick,~~
~~J.S.C.~~
HON. FRANK M. CIUFFANI, PJ, Ch.

682347
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

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION
TRUST
PLAINTIFF

VS.

DAVID CANHAM, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-028706-15

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE
MORTGAGE**

THIS MATTER having been brought before the Court on motion of /s/ William Adam Aitken, Esquire, appearing on behalf of U.S. Bank Trust, N.A., As Trustee For LSF9 Master Participation Trust (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

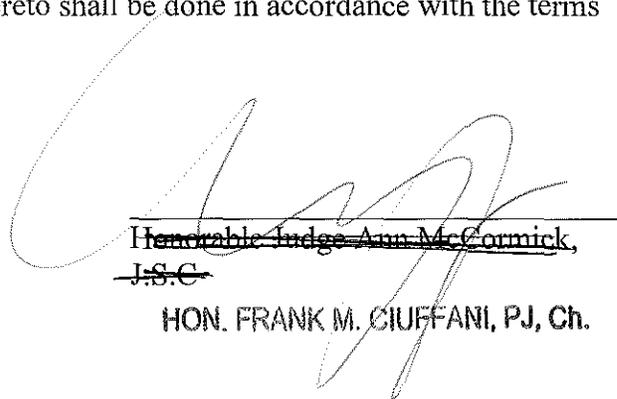
IT IS on this 12 day of February 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of June 1, 2013 between David Canham and Wells Fargo Bank, N.A. (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 Robyn Rodriguez upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on June 2, 2008 in *Mortgage Book 13004, Page 346* ; 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



~~Honorable Judge Ann McCormick,~~
~~J.S.C.~~
HON. FRANK M. CIUFFANI, PJ, Ch.

WNI15-006743
Shapiro & DeNardo, LLC
14000 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

U.S. Bank National Association, as Trustee
for MASTR Asset Backed Securities Trust
2005-AB1

PLAINTIFF,

vs.

Lisa Marie Damato, her heirs, devisees, and
personal representatives, and her, their or any
of their successors in right; title and interest;
CitiFinancial Services, Inc.

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-029617-07

CIVIL ACTION

**ORDER DIRECTING SHERIFF TO
ISSUE CONFIRMATORY DEED**

THIS MATTER having been brought before the Court by SHAPIRO & DeNARDO,
LLC, attorneys for the Plaintiff, and the Court having read the papers in support thereof, and
for good cause shown;

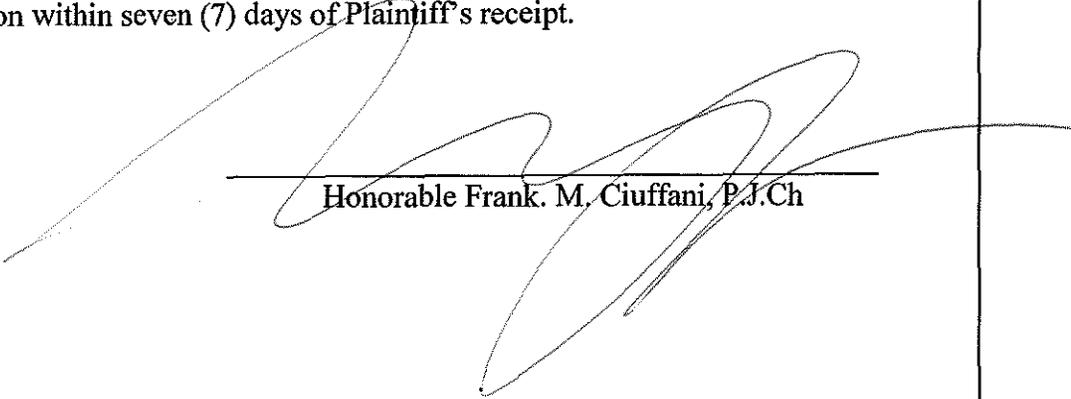
It is on this 17 day of February, 2017,

ORDERED THAT the Original Deed executed to Plaintiff, assignee, U.S. Bank
National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1,

Mortgage Pass-Through Certificates, Series 2005-AB1, is lost prior to the recording thereof;
and

IT IS FURTHER ORDERED THAT the Sheriff's Office of Middlesex County is to execute a confirmatory deed to Plaintiff, assignee, U.S. Bank National Association, as Trustee for MASTR Asset Backed Securities Trust 2005-AB1, Mortgage Pass-Through Certificates, Series 2005-AB1; and

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all parties noticed to the motion within seven (7) days of Plaintiff's receipt.



Honorable Frank. M. Ciuffani, P.J.Ch

149608

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

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

U.S. BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR RASC 2006KS6
PLAINTIFF

VS.

TODD ETHAN GARNETT,
INDIVIDUALLY AND AS
ADMINISTRATOR C.T.A. OF THE
ESTATE OF PEARL FORDE, DECEASED,
ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-042844-14
CIVIL ACTION

**ORDER TO FILE SECOND AMENDED
FORECLOSURE COMPLAINT
NUNC PRO TUNC**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esq., appearing on behalf of the Plaintiff, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE FOR RASC 2006KS6, for an Order permitting the filing of the Amended Foreclosure Complaint *nunc pro tunc* and the Court having considered the matter and for good cause appearing;

IT IS on this

17

day of

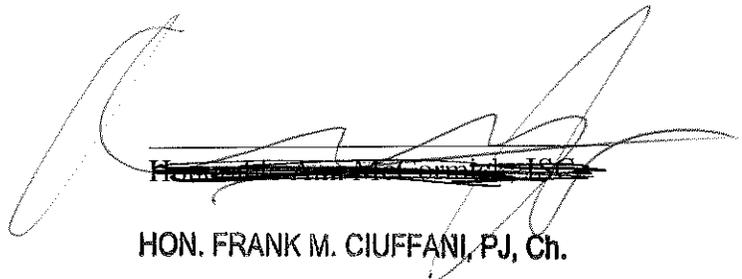
February

2017 **ORDERED:**

1. That Plaintiff may file an Amended Foreclosure Complaint *nunc pro tunc* in the within matter.

Opposed

Unopposed


~~Frank M. Ciuffani, P.J., Ch.~~
HON. FRANK M. CIUFFANI, P.J., Ch.

FEIN, SUCH, KAHN & SHEPARD, P.C.

Adam Fleischer - 007872010
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
894IDT

Attorney for Plaintiff

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

U.S. BANK TRUST, N.A., AS TRUSTEE
FOR LSF9 MASTER PARTICIPATION TRUST
Plaintiff

vs.

JOSE M. RICHARD S. MIRASOL, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-30424-16

CIVIL ACTION

ORDER IMPOSING AN EQUITABLE
MORTGAGE MODIFCATION UPON
CONSOLACION MIRASOL

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, **U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST** ("Plaintiff"), upon Notice of Motion for an Order Imposing an Equitable Mortgage Modificaton on CONSOLACION MIRASOL, in the within action, and it appearing that due to a clerical error caused by inadvertence and mistake, CONSOLACION MIRASOL failed to sign the mortgage modification, and that Plaintiff is desirous of proceeding to the entry of a Final Judgment in Foreclosure and obtaining a Writ of Execution in order to schedule a Sheriff's sale, and for good cause shown;

IT IS on this 17 day of February, 2017;

ORDERED, that an equitable mortgage is imposed upon CONSOLACION MIRASOL; and it is further

ORDERED, that the plaintiff is permitted to proceed to the entry of a Final Judgment in Foreclosure and obtain a Writ of Execution so as to schedule this matter for Sheriff's Sale; 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.

~~Hon. Frank M. Ciuffani, P.J., Ch.~~

HON. FRANK M. CIUFFANI, PJ, Ch.

Aravind Aithal Esq., ID # 12451999
Bob Smith & Associates
216-B1 Stelton Road
Piscataway, New Jersey 08854
(732) 752-3100
Attorneys for Defendants.

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Clk.

CAROL WEISMANN,

Plaintiff

VS.

RUBEN K. PATEL AND HINA K. PATEL,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

Docket No. MID-L-148-16
Civil Action

ORDER

HEMING
SUMMARY JUDGMENT
AND TRANSFERRING THE
MATTER TO THE CIVIL
DIVISION

THIS MATTER having been brought to the Court by counsel for Defendants, Ruben K. Patel and Hina K. Patel, Aravind Aithal, Esq. and Bob Smith & Associates and upon notice to the Plaintiff, Carol Weismann by and through counsel Fred R. Gruen, Esq., Gruen & Goldstein, appearing, and the Court having read the papers submitted and having heard oral argument, if any, and for further good cause having been shown,

IT IS on this 17 day of February, 2017:

ORDERED:

1. Defendants' Motion for Summary Judgment is hereby **GRANTED;**

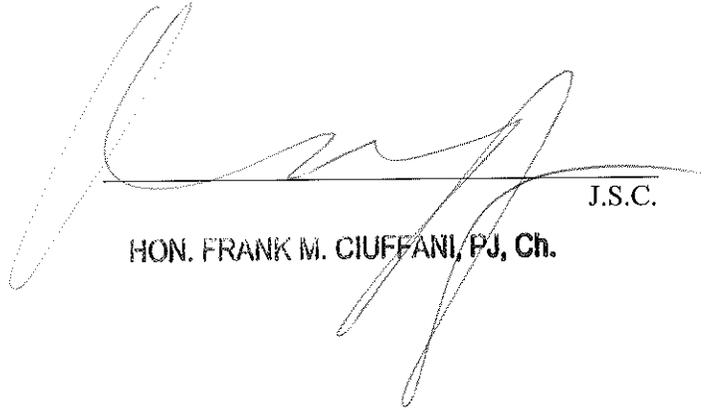
DOMINGO

These are genuine issues of material fact.

2. Plaintiff's Complaint is hereby ~~DISMISSED WITH PREJUDICE~~;

3. A copy of this Order shall be served on the Plaintiff within seven (7) days of entry of this Order.

Opposed
 Unopposed



J.S.C.
HON. FRANK M. CIUFFANI, PJ, Ch.

2. This matter is transferred to
the Law Division. There is no
longer any separable relief being
sought.
(fmd)

568390

PHELAN HALLINAN DIAMOND & JONES, PC

/attorneyNameEsqId/
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Attorney for Plaintiff

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

WELLS FARGO BANK, N.A. PLAINTIFF,	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY
Vs.	DOCKET NO: F-26167-09
NEHAD ABDEEN, ET AL. DEFENDANT(S)	CIVIL ACTION ORDER AMENDING THE FINAL JUDGMENT AND WRIT OF EXECUTION

This matter, being opened to the Court by Phelan Hallinan Diamond & Jones, PC, attorneys for the Plaintiff, and it appearing that the entry of final judgment has been amended, and for good cause shown:

It is on this 17 day of Feb, 2017, **ORDERED** and **ADJUDGED** that:

1. The Final Judgment and Writ of Execution entered on November 17, 2010 are hereby amended as reflected in the attached Amended Order of Final Judgment and Writ of Execution.
2. A copy of the order shall be served on all appearing parties within (7) days of the date of this order.

_____ Opposed _____ Unopposed

~~Honorable Ann G. McCormick, JSC~~

HON. FRANK M. CIUFFANI, PJ, Ch.

FILED

FEB 17 2017

Frank M. Ciuffari, P.J., Ch.

566026

PHELAN HALLINAN DIAMOND & JONES, PC

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

WELLS FARGO BANK, N.A.	:	SUPERIOR COURT OF NEW JERSEY
Plaintiff,	:	CHANCERY DIVISION
Vs.	:	MIDDLESEX COUNTY
	:	
NEHAD ABDEEN, ET AL.	:	
Defendants.	:	DOCKET NO. F-26167-09
	:	
	:	<u>Civil Action</u>

AMENDED FINAL JUDGMENT

This matter being opened to the Court by Phelan Hallinan & Diamond, PC, attorney's for plaintiff, and it appearing that service of the Summons, Complaint and Amendment to Complaint, if any, has been made upon the following defendants, in accordance with the rules of this court, and default having been entered against said defendants:

**NEHAD ABDEEN;
SAID HASSAN**

and the plaintiff's fixed rate note, mortgage, assignment of mortgage, and assignment of judgment to U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A. if any, having been presented and marked as exhibits by the Court, and proofs having been submitted of the amount due on plaintiff's obligation and mortgage and sufficient cause appearing;

IT is on this *17* day of *February* *2017*

ORDERED AND ADJUDGED that U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A. is entitled to have first the sum of **\$393,104.52**, being the total

principal, interest, and late fees due as of November 17, 2010, together with lawful interest thereon from November 17, 201; and U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A. is entitled to have secondly the sum of **\$71,052.58**, being the total advances made through _____, together with lawful interest from _____; together with costs including a counsel fee of \$ _____, raised and paid out of the mortgaged premises; and it is further

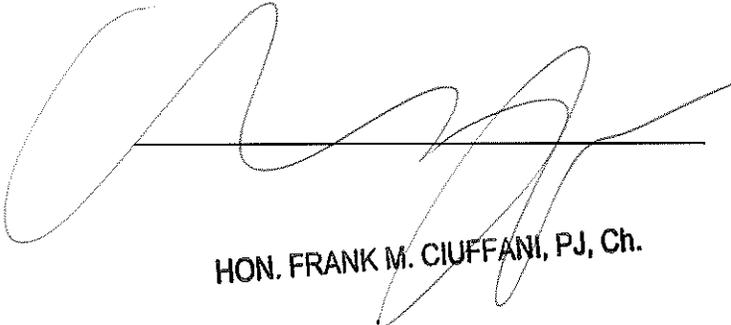
ORDERED that U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A. or its assignee or any purchaser under the foreclosure sale duly recover against the following defendants, NEHAD ABDEEN and SAID HASSAN and all parties holding under said defendants the possession of the premises mentioned and described in the said Complaint and Amendment to Complaint, if any, with the appurtenances; and it is further

ORDERED and ADJUDGED that the mortgaged premises be sold to raise and satisfy the several sums of money due, in the first place, to U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A., the aforementioned sums of **\$393,104.52** and **\$71,052.58** together with interest thereon to be computed as aforesaid with the plaintiff's costs to be taxed, with lawful interest thereon, and that an execution for that purpose be duly issued out of this Court directed to the Sheriff of MIDDLESEX County, commanding said Sheriff to make sale according to law of the mortgaged premises described in the Complaint and Amendment to Complaint, if any, and out of the money arising from said sale, that said Sheriff pay in the first place, to U.S. BANK TRUST, N.A. AS TRUSTEE FOR LSF9 MASTER PARTICIPATION

TRUST successor in interest by transfer of judgment by WELLS FARGO BANK, N.A., said plaintiff's debt, with interest thereon as aforesaid and plaintiff's costs with interest thereon as aforesaid and in case more money shall be realized by the said sale than shall be sufficient to satisfy such several payments as aforesaid, that such surplus be brought into this Court to abide the further Order of this Court and that the Sheriff aforesaid make a report of the aforesaid sale without delay as required by the rules of this Court; and it is further

ORDERED and ADJUDGED that the defendants in this cause, and each of them stand absolutely debarred and foreclosed of and from all equity of redemption of, in, and to said mortgaged premises described in the Complaint and Amendment to Complaint, if any, when sold as aforesaid by virtue of this amended judgment and it is further

ORDERED AND ADJUDGED that this amended judgment shall not affect the rights of any person protected by the New Jersey Tenant Anti-Eviction Statute (NJSA 2A: 18-61-1 et seq.).



HON. FRANK M. CIUFFANI, PJ, Ch.

FILED

FEB 17 2017

Frank M. Ciuffari, P.J., Ch.

688075
PHELAN HALLINAN DIAMOND & JONES, PC
By: Brian J. Goldberg, Esq. ID No. 010642013
400 Fellowship Road, Suite 100
Mount Laurel, NJ 08054
(856) 813-5500

WELLS FARGO BANK, N.A.
PLAINTIFF,

VS.

DEBORAH L. CLARK, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-006263-16

CIVIL ACTION

ORDER VACATING DEFAULT
ENTERED MAY 11, 2016

This matter being opened to the Court by Phelan, Hallinan Diamond and Jones, P.C., attorneys for the Plaintiff on Notice of Motion to Vacate Default, and for good cause shown:

IT IS on this 17 day of February, 2017 ORDERED that

The Default entered on May 11, 2016, be and is hereby vacated.

~~Honorable Ann G. McCormick, JSC~~

HON. FRANK M. CIUFFANI, PJ, Ch.

Jenee K. Ciccarelli, Esq. -ID: 028182008
CABANILLAS & ASSOCIATES, P.C.
A NY Professional Corporation
120 Bloomingdale Road, Suite 400
White Plains, New York 10605
(914) 385-0292
Attorneys for Defendant Daniel Duffy

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

-----X
Wells Fargo Bank N.A.,

Plaintiff(s),

vs.

Daniel Duffy, et al.

Defendant(s).

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

DOCKET NO. F -027680-15

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Cabanillas & Associates, P.C., attorneys for defendant, **Daniel Duffy** (“**Defendant**”), for an order vacating final judgment, , and the Court having considered the papers submitted by the parties, and for good cause shown;

IT IS on this 17 day of February, 2017

ORDERED as follows:

1. Defendant’s Motion to Vacate Final Judgment is hereby GRANTED, 
2. Defendant may file his answer within 20 days of the date of this Order;
3. A copy of this order shall be served upon all parties by 7 within days.

HON. FRANK M. CIUFFANI, PJ, Ch.

This matter was:

Opposed: _____ Unopposed: _____

~~Handwritten notes and signatures at the bottom of the page, including a large signature and the text "Case transferred / subject conference 3/21/17 1:30 PM".~~

KNUCKLES, KOMOSINSKI & MANFRO, LLP
Michel Lee, Esquire (Attorney ID 024422010)
Attorneys for Plaintiff
50 Tice Boulevard, Suite 183
Woodcliff Lake, NJ 07677
Telephone 201-391-0370
Facsimile 201-781-6744
ml@kkmlp.com

FILED

FEB 17 2017

Frank M. Ciuffari, P.J., Ch.

WELLS FARGO BANK, N.A.,
Plaintiff,
V.
JUAN C. MARRERO, et al.
Defendants.

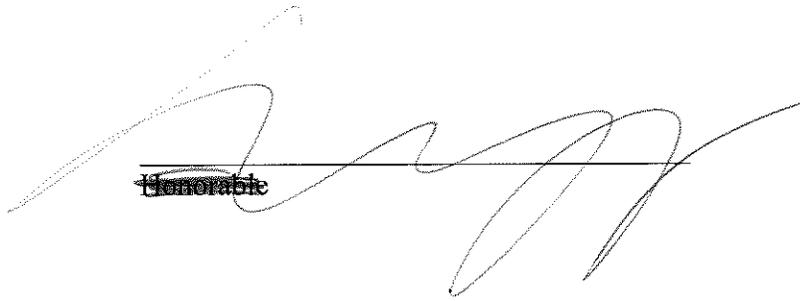
SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-002447-12
CIVIL ACTION
ORDER SUBSTITUTING KNUCKLES,
KOMOSINSKI & MANFRO, LLP AS
ATTORNEY OF RECORD FOR
PLAINTIFF'S SUCCESSOR IN
INTEREST

THIS MATTER having been opened to the Court by the Law Firm of Knuckles, Komosinski & Manfro, LLP, Michel Lee, Esq., attorneys for Plaintiff's successor in interest Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT for an Order substituting Knuckles, Komosinski & Manfro as attorney of record for Plaintiff's successor in interest Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT and the Court having considered the submissions of the parties, and for good cause shown;

IT IS on this 17 day of February 2017 ORDERED:

1. **THAT** Knuckles, Komosinski & Manfro, LLP is hereby substituted in as attorney of record for Plaintiff's successor in interest Wilmington Savings Fund Society, FSB, doing business as Christiana Trust, not in its individual capacity, but solely as trustee for BCAT 2015-13ATT.

2. **THAT** this matter shall be transferred to the Foreclosure Unit of the Superior Court in Trenton, New Jersey to proceed as an uncontested matter; and
3. **THAT** Plaintiff shall serve a copy of this Order on defendants JUAN C. MARRERO, LIAN MARRERO and BANK OF AMERICA, N.A. and to all appearing parties of interest within 7 days of Plaintiff's receipt of this Order.



~~Electronic~~

_____ Opposed

_____ Unopposed

_____ Reasons placed on the record

HON. FRANK M. CIUFFANI, PJ, Ch.

Michael S. Vardilli, Esq. - 013431989
BUCKLEY MADOLE, P.C.
99 Wood Avenue South, Suite 803
Iselin, NJ 08830
P: 732-902-5399
F: 732-902-5398
Attorneys for Plaintiff
Firm File No. 9461-0302

FILED

FEB 17 2017

Frank M. Glufani, P.J., Ch.

Wells Fargo Bank, National Association, as
Trustee for Structured Asset Mortgage
Investments II Inc., Bear Stearns Mortgage
Funding Trust 2006-AR3, Mortgage
PassThrough Certificates, Series 2006-AR3,

Plaintiff,

vs.

Yessica Menjivar; Douglas Menjivar; Maria
Menjivar; Victor Hernandez; Mr. Yessica
Menjivar, husband of Yessica Menjivar; Mrs.
Douglas Menjivar, wife of Douglas Menjivar;
Mr. Maria Menjivar, husband of Maria
Menjivar; Mrs. Victor Hernandez, wife of
Victor Hernandez; and Public Service Electric
& Gas Co.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-014841-16

Civil Action

ORDER GRANTING
SUMMARY JUDGMENT

THIS MATTER having been opened to the Court by Buckley Madole, P.C., attorneys for Plaintiff, Wells Fargo Bank, National Association, as Trustee for Structured Asset Mortgage Investments II Inc., Bear Stearns Mortgage Funding Trust 2006-AR3, Mortgage Pass-Through Certificates, Series 2006-AR3 ("Plaintiff"), on notice to Defendant, Yessica Menjivar, for an Order granting summary judgment in favor of Plaintiff, striking Defendant's contesting answer and defenses, and for other related relief, and the Court having considered the submissions of the parties, and for good cause shown;

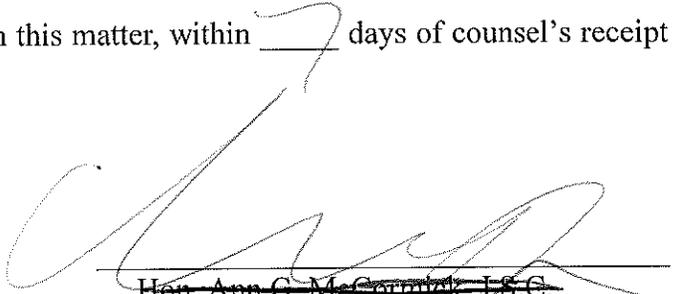
IT IS ON THIS 17 day of February, 2017, ORDERED:

1. That summary judgment be and is hereby granted in favor of Plaintiff on the merits of this mortgage foreclosure action; and

2. That the Answer and defenses filed by Defendant, Yessica Menjivar, be and are hereby stricken, and the Clerk of this Court is hereby instructed to enter default against said defendant as though no answering pleading had been filed; and

3. That this matter shall be returned to the Superior Court, Office of Foreclosure, Trenton, New Jersey, to proceed as an uncontested matter;

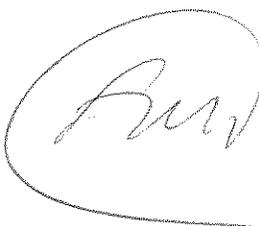
4. That Plaintiff's counsel shall serve a copy of this Order on Defendant's counsel, and any other parties or counsel appearing in this matter, within 7 days of counsel's receipt of the Order.


~~Hon. Ann G. McCormick, J.S.C.~~
HON. FRANK M. CIUFFANI, PJ, Ch.

This matter was:

Opposed

Unopposed

*This court finds that
there are genuine issues of
material fact.*


McCABE, WEISBERG & CONWAY, P.C.
Sheera G. Engrissei, Esquire - 009212010
216 HADDON AVENUE, SUITE 201
WESTMONT, NEW JERSEY 08108
(856) 858-7080
ATTORNEYS FOR PLAINTIFF
Matter No. 358-0905 - 8963

FILED

FEB 17 2017

Frank M. Ciuffani, P.J., Ch.

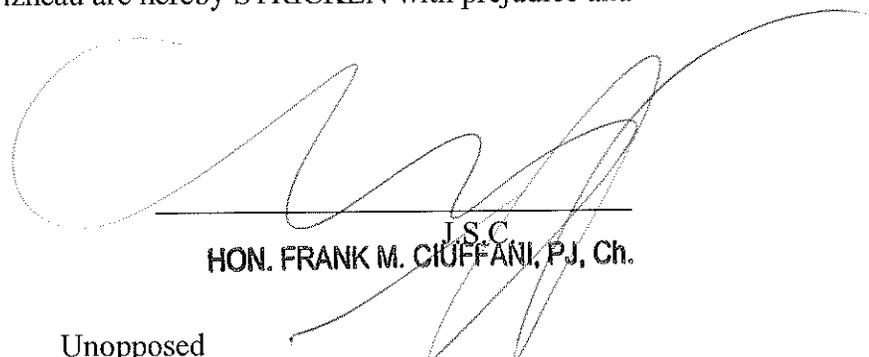
Wells Fargo Bank, NA Plaintiff v. Mark Sweet, et al. Defendants	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY Docket No. F-016983-16 Civil Action ORDER
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THIS MATTER being brought before the Court on Motion of McCabe, Weisberg & Conway, PC, attorneys for plaintiff, upon notice to the answering defendant, for an Order granting summary judgment for the relief demanded in the Complaint and striking the Answer filed by the defendant; and the Court having considered the moving papers and the opposition papers, if any; and for good cause shown:

IT IS ON THIS *17* DAY OF *February*, 2017, ORDERED:

1. The Answer filed on behalf of Defendants, Mark Sweet and Dana Vizneau, is hereby stricken;
2. All affirmative defenses are dismissed;
3. This action is hereby remanded to the Office of Foreclosure to proceed as an uncontested matter.
4. Plaintiff shall, within seven (7) days after receipt of this Order by its counsel, serve by ordinary mail a copy of this Order upon all counsel of record.

IT IS FURTHER ORDERED that the contesting Answer and Affirmative Defenses filed by Defendants, Mark Sweet and Dana Vizneau are hereby STRICKEN with prejudice and DEFAULT IS ENTERED against them.



A large, stylized handwritten signature in black ink, appearing to read 'F. M. Ciuffani', is written over a horizontal line. The signature is highly cursive and loops around itself.

J.S.C.
HON. FRANK M. CIUFFANI, P.J., Ch.

Opposed _____

Unopposed _____

2016-0099

FILED

FEB 17 2017

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

Frank M. Ciuffani, P.J., Ch.

Wells Fargo Bank, N.A.

Plaintiff

vs.

Todd Valosin, et al.

Defendant(s)

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
:
: Docket No. F 006074 16
:
: CIVIL ACTION
:
: **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 *17* day of *February*, 20 *17*

ORDERED that the Sheriff Sale held November 2, 2016 be set aside, and it is further

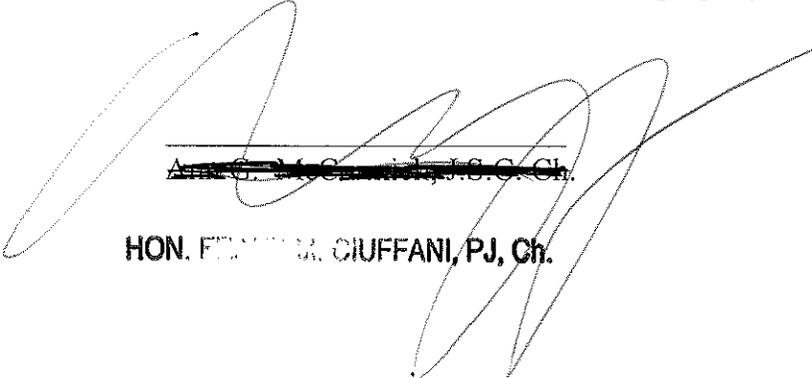
ORDERED that the Sheriff of Middlesex County set a new sale date and resell the

property without further advertising, and it is further

ORDERED that from the deposit made by the third party bidder 51 Holly Road Associates, LLC, c/o Patricia Fitzgerald-Esquire to the Sheriff as a result of the November 2, 2016 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 51 Holly Road Associates, LLC, c/o Patricia Fitzgerald

Esquire , and it is further

ORDERED that the third party purchaser, 51 Holly Road Associates, LLC, c/o Patricia Fitzgerald Esquire and any of its principles, agents, officers, employees, associates individually and any company affiliated with be barred from bidding at the Sheriff's sale of this property.



~~_____~~
HON. FERNANDO CIUFFANI, PJ, Ch.

Motion was ___ Opposed
___ Unopposed