

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

CAPTION	DK	DK #	YR	MTN TYPE	DISPOSITION
365 HOME WARRANTY CORP. VS TMI SOLUTIONS, LL	C	192	14	For Partial Summary Judgment	ADJ'D 4/13
MARZETTA DEAN VS TASSEV STANOY	C	104	16	To Suppress	3/27/17
MARZETTA DEAN VS TASSEV STANOY	C	104	16	To Quash	3/27/17
MARZETTA DEAN VS TASSEV STANOY	C	104	16	To file a Second Amended Complaint	3/27/17
NATIONSTAR MORTGAGE VS ABREU, ET AL.	F	031041	16	For Final Judgment	Granted
NATIONSTAR MORTGAGE VS CATAPANE	F	027455	14	To Relist Sheriff's Sale & Forefeit Deposit	ADJ'D to 3/31
NATIONSTAR MORTGAGE VS CUBBERLY	F	040251	15	To Vacate	Granted
NATIONSTAR MORTGAGE VS JOHNSON	F	028834	14	To Reinstate	Granted
NATIONSTAR MORTGAGE VS LIMA	F	000629	16	To Vacate	Withdrawn
NATIONSTAR MORTGAGE VS NGO	F	036086	14	To Vacate Sheriff's Sale	Granted
NATIONSTAR MORTGAGE VS PARRINELLO	F	015468	10	To Substitute Plaintiff	Granted
NATIONSTAR MORTGAGE VS PEDI	F	046015	13	To Vacate	ADJ'D to 3/31
NATIONSTAR MORTGAGE VS WAHLER	F	013849	14	To Reinstate	Granted
NATIONSTAR MORTGAGE VS WHITAKER	F	038566	15	To Vacate Sheriff's Sale	Granted
PARK GATE CONDOMINIUM VS CREMONE II	F	018109	15	For Possession	Granted
PATEL PURNIMA VS MONRO SUBS LCC	C	29	16	To Reinstate, File an Amended Compl. & Transfer	Granted
U.S. BANK, NA VS JILUS, ET AL.	F	041591	15	To File Amended Foreclosure Complaint	Granted
U.S. BANK, NA VS HARRISON	F	036582	13	To Establish an Equitable Mortgage	Granted
U.S. BANK NA VS SCHRAGER, ET AL.	F	010067	15	For Final Judgment	Granted
WELLS FARGO BANK, NA VS ALLAN	F	041621	15	To Withdraw as Counsel	Granted
WELLS FARGO VS BROWN	F	038542	15	To Vacate Final Judgment	Denied
WELLS FARGO BANK, NA VS CONTRERAS	F	033345	13	To Object to Sheriff's Sale & Request Extension of Redemption	Withdrawn
WELLS FARGO BANK, NA VS GAWLER	F	013108	16	For Summary Judgment	Granted
WELLS FARGO BANK, NA VS KOWALSKI	F	028342	16	For Summary Judgment	ADJ'D to 3/31
WELLS FARGO BANK, NA VS LOPEZ-SIRVENT	F	009450	12	To Confirm Deed	Granted
WELLS FARGO BANK, NA VS MAY	F	07679	14	To Deem Proof of Indebtedness	Granted
WELLS FARGO BANK, NA VS PARKER	F	027445	16	For Summary Judgment	Granted
WELLS FARGO BANK, NA VS TIRADO	F	017325	16	For Reconsideration of Denial of Loan Modification	Submitted to Mediation
WELLS FARGO BANK, NA VS THOMAS	F	054108	14	To Enforce Agreement	Denied

**FILED**

**MAR 17 2017**

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

CXE16-017362  
Shapiro & DeNardo, LLC  
14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856)793-3080  
Katherine Knowlton Lopez - 013502011  
Attorneys for Plaintiff

NATIONSTAR MORTGAGE LLC

*PLAINTIFF,*

vs.

JOSE A. ABREU; et al.

*DEFENDANTS*

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
Docket No: F-031041-16  
*CIVIL ACTION*

**ORDER DENYING DEFENDANT'S  
OBJECTION TO FINAL JUDGMENT**

THIS MATTER being opened to the Court by defendants Jose and Mildred Abreu, on an Objection to the Entry of Final Judgment, and in the presence of Katherine Knowlton Lopez, Esquire, attorney for Plaintiff, and the Court having reviewed the supporting Certification, Brief, Record and for good cause;

IT IS ON THIS 17 day of March, 2017 ORDERED that:

1. The Defendant's Objection is hereby overruled;
2. This matter is returned to the Office of Foreclosure and recommended for entry

of Final Judgment;

3. A copy of this Order shall be served upon defendant(s) within 7 days of

Plaintiff's receipt.

~~Honorable Ann G. McCormick, J.S.C.~~

Papers Considered: \_\_\_\_\_  
Motion Opposed \_\_\_\_\_  
Motion Unopposed \_\_\_\_\_

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

15-067551 - AsP  
RAS CITRON, LLC  
Naser Selmanovic, Esq.  
ID No. 041712009  
130 Clinton Road, Suite 202,  
Fairfield, NJ 07004  
973-575-0707  
Attorney for Plaintiff

FILED

MAR 17 2017

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

NATIONSTAR MORTGAGE LLC D/B/A  
CHAMPION MORTGAGE COMPANY,  
PLAINTIFF,

Vs.

MAUREEN CUBBERLY, et al.  
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-040251-15

CIVIL ACTION

ORDER VACATING FINAL JUDGMENT,  
WRIT OF EXECUTION AND SHERIFF'S  
SALE

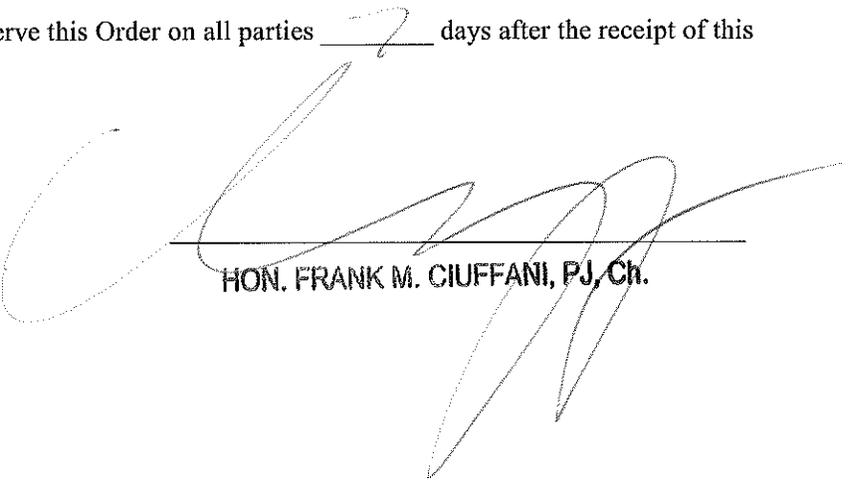
This matter being opened to the Court by Naser Selmanovic, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment, Writ of Execution and Sheriff's Sale, and for good cause shown:

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

1. The Final Judgment and Writ of Execution entered on July 19, 2016 are hereby set aside and vacated;
2. The Sherriff's Sale held on December 07, 2016 is hereby set aside and vacated;
3. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.

       Opposed

  ✓   Unopposed

  
\_\_\_\_\_  
HON. FRANK M. CIUFFANI, PJ, Ch.

Respectfully Recommended



PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054  
Attorneys for Plaintiff  
File No. 090363 KE

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

PAUL JOHNSON, et al.

Defendants

FILED

MAR 17 2017

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

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: MIDDLESEX COUNTY  
: DOCKET NO. F-028834-14

: CIVIL ACTION

: ORDER REINSTATING  
: FORECLOSURE ACTION AND  
: SUBSTITUTING PLAINTIFF

This matter being opened to the Court by Plaintiff, Nationstar Mortgage LLC by and through counsel, Pluese, Becker & Saltzman, LLC, by Kevin Diduch, Esquire, appearing and the Court having considered the matter and good cause having been shown;

IT IS on this 17 day of March, 2017

ORDERED as follows:

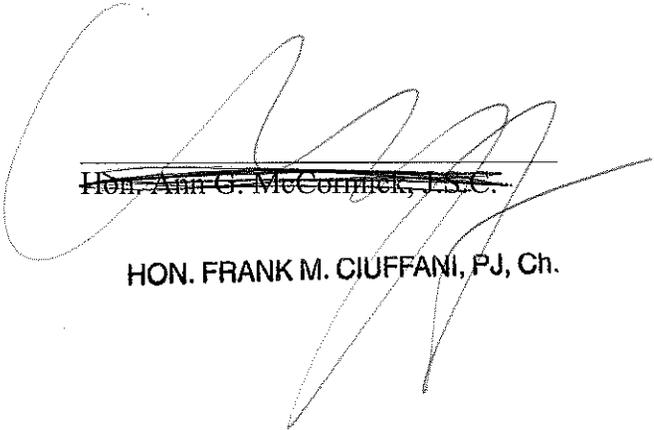
1. Plaintiff's Motion is hereby granted;
2. The Administrative Dismissal entered on January 13, 2017 is hereby vacated and the above-captioned action is reinstated and restored to the active calendar; and
3. The Complaint in this action be and hereby is amended by striking the name of Nationstar Mortgage LLC, as the party Plaintiff; and
4. U.S. Bank National Association, not in its Individual Capacity, but solely as Trustee for RMAC Trust, Series 2016-CTT be and hereby is substituted in the place and stead of Nationstar Mortgage

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

5. 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

6. The Parties may proceed with an adjudication of the above-captioned action without a deadline by which Plaintiff must submit an application for the entry of Final Judgment.

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



~~Hon. Ann G. McCormick, J.S.C.~~

HON. FRANK M. CIUFFANI, PJ, Ch.

CXE15-013123  
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

FILED

MAR 17 2017

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

<p>Nationstar Mortgage LLC</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>Phuoc Vinh Ngo; Tu Cam Ngo;</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-036086-14 CIVIL ACTION</p> <p>ORDER TO VACATE SHERIFF'S SALE HELD ON OCTOBER 5, 2016 AND RESCHEDULE SHERIFF'S SALE</p>
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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;

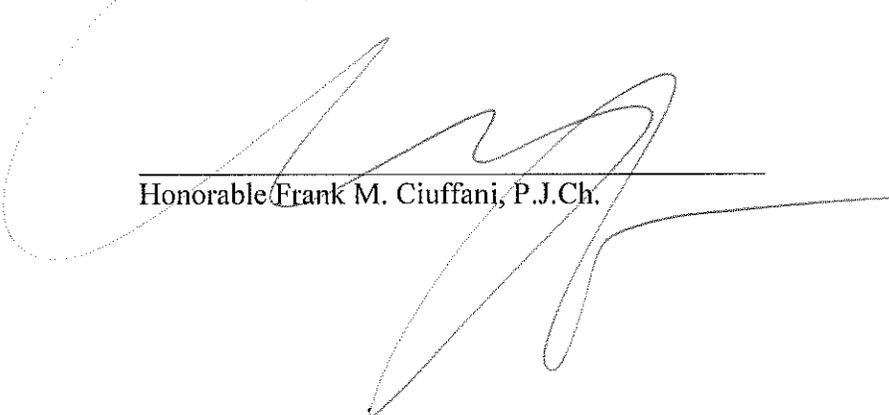
It is on this 17 day of March, 2017,

ORDERED THAT the Sheriff's Sale which took place on October 5, 2016, shall be and is hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Sheriff's Office of Middlesex County is to reschedule the sale without requiring an Alias Writ of Execution; and

IT IS FURTHER ORDERED THAT the Sheriff's Office of Middlesex County is to run the advertisement for four (4) weeks in two (2) publications within the County; and

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



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

FILED

MAR 17 2017

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

STERN LAVINTHAL & FRANKENBERG LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Vincent G. Ricigliano Jr., Esq.: 013481981  
201600270

NATIONSTAR MORTGAGE LLC

Plaintiff

vs

ANTHONY PARRINELLO; UNITED  
STATES OF AMERICA;  
Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-15468-10

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 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 March, 2017 ORDERED as follows:

1. Plaintiff's motion to permit the remediation of the Notice provisions of the Fair Foreclosure Act be and hereby is, granted; and

2. Plaintiff may not take any action to move this foreclosure forward, until the expiration of 30 days from the service of the remediated Notice of Intention to Foreclose; and
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; and
4. U.S. 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 with the Court shall use the name of the substituted Plaintiff in the caption; and
5. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff from NATIONSTAR MORTGAGE LLC to U.S. BANK TRUST , N.A. , AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST on the automated Case Management Docket System; and
6. Plaintiff must apply for Final Judgment with 120 days from the expiration of the remediated Notice of Intention to Foreclose; and
7. 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.

~~Ann G. McCormick, P.J. Ch.~~

HON. FRANK M. CIUFFANI, PJ, Ch.

\_\_\_\_\_ Opposed

       Unopposed

File No. 14942-16-24203-T  
Law Offices  
PARKERMCCAY P.A.  
By: Gene R. Mariano, Esquire  
ID #: 0211091996  
9000 Midlantic Drive, Suite 300  
P. O. Box 5054  
Mount Laurel, New Jersey 08054  
(856) 810-5815  
Attorneys for Plaintiff

NATIONSTAR MORTGAGE, LLC  
Plaintiff

v.

FRANK WAHLER and LINDA  
WAHLER,

Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-13849-14

CIVIL ACTION

AMENDED ORDER REINSTATING  
CASE PURSUANT TOR. 4:64-8

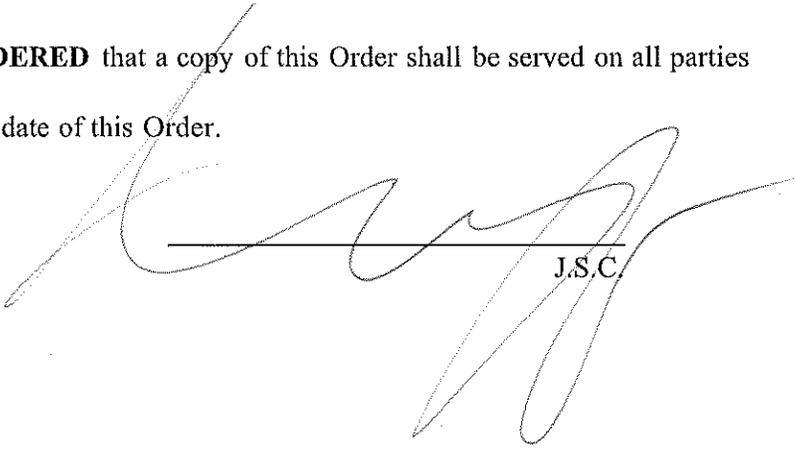
This matter having come before the Court on the application of Plaintiff, by and through its counsel, Parker McCay P.A., Gene R. Mariano, Esquire appearing, on timely notice to Defendant(s), for an Amended Order reinstating the matter pursuant to R. 4:64-8, and the Court having considered the moving papers and opposition, if any, and oral argument, if any, and good cause having been shown:

IT IS, on this 20 day of March, 2017,

ORDERED that the Plaintiffs Motion be and is hereby GRANTED; and

IT IS FURTHER ORDERED that the time in which Plaintiff shall file its Motion for Final Judgment is extended; and

IT IS FURTHER ORDERED that a copy of this Order shall be served on all parties within 7 days from the date of this Order.



A large, stylized handwritten signature in black ink, written over a horizontal line. The signature is cursive and appears to be the initials 'J.S.C.'.

J.S.C.

           Opposed

           Unopposed

FILED

MAR 17 2017

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

15-044627 - EdL  
RAS CITRON, LLC  
Oliver Ayon, Esq.  
ID No. 047532011  
130 Clinton Road, Suite 202,  
Fairfield, NJ 07004  
973-575-0707  
Attorney for Plaintiff

NATIONSTAR MORTGAGE LLC,  
PLAINTIFF,

Vs.

MICHAEL WHITAKER,  
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-038566-15

CIVIL ACTION

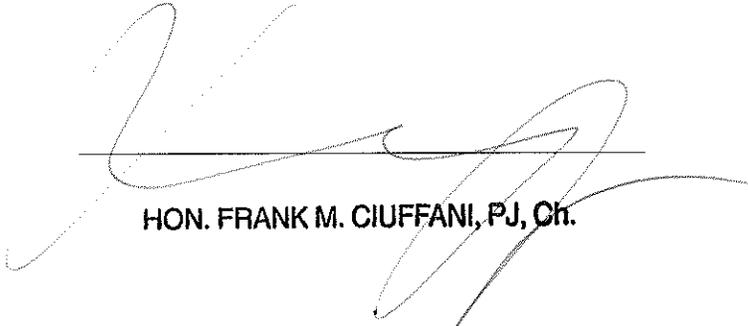
ORDER VACATING SHERIFF'S SALE

This matter being opened to the Court by Oliver Ayon, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Sheriff's Sale, and for good cause shown:

IT IS on this 17 day of March, 20 2017 ORDERED that

1. The Sherriff's Sale held on January 11, 2017 is hereby set aside and vacated;
2. The Writ of Execution is hereby extended to: June 30, 2017;
3. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.

Respectfully Recommended

  
HON. FRANK M. CIUFFANI, PJ, Ch.



Marlena S. Diaz-Cobo, Esq. - 039022010  
McGovern Legal Services, LLC  
850 Route 1 North  
P.O. Box 1111  
New Brunswick, NJ 08903  
(732) 246-1221  
Attorneys for Plaintiff

PARK GATE CONDOMINIUM  
ASSOCIATION, INC.  
  
Plaintiff,  
  
v.  
  
RALPH A. CREMONE, II AND  
KATHLEEN E. KOZUP (n/k/a Kathleen E.  
Cremone),  
  
Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-018109-15

Civil Action

**ORDER FOR POSSESSION**

**THIS MATTER** having been decided by the Honorable F. Paul Quinn-Tamm  
Judge of the Superior Court, at Middlesex County, on March 17, 2017 in the  
Plaintiff's favor; and

**WHEREAS,** the Defendants are presently occupying the said property; and

**IT IS ORDERED** this 17 day of March 2017, that:

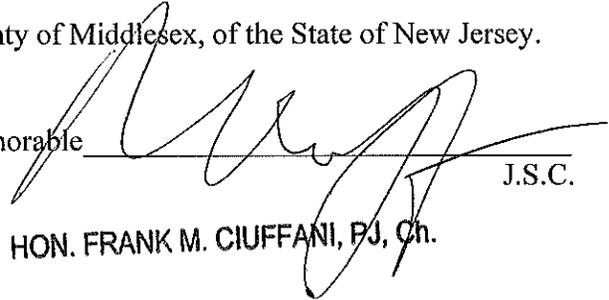
Plaintiff is granted immediate and exclusive possession of the property located at 41 Carriage  
Place, Edison, New Jersey 08820, (the "Property") which premises are more particularly set forth  
and described as follows:

**BEING** in Edison Township, County of Middlesex and State of New Jersey, Block  
14262.13 C0118, Lot 52, being more particularly described as follows, to wit:

**BEING** 41 Carriage Place, Edison, New Jersey 08820 in Park Gate Condominium  
Association, Inc.:

1. Defendants shall remove all of their personal possessions from the Property.
2. If Defendants do not remove all of their personal possessions from the Property within thirty (30) days, the Plaintiff may remove such possessions from the Property.
3. A Writ of Possession for the Property is hereby issued in favor of the Plaintiff to be executed by the Sheriff of the County of Middlesex, of the State of New Jersey.

Honorable

A handwritten signature in black ink, appearing to read 'Frank M. Ciuffani', is written over a horizontal line. The signature is stylized and cursive.

J.S.C.

HON. FRANK M. CIUFFANI, PJ, Ch.

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FILED

MAR 17 2017

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

WILEY LAVENDER, P.C.  
JOHN F. WILEY JR., ESQ.; (016411974)  
PANKAJ MAKNOOR, ESQ. (175292016)  
343 MAIN STREET  
P.O. BOX 429  
METUCHEN, NEW JERSEY 08840  
(732) 494-6099  
Attorney for Plaintiff

PURNIMA PATEL, Plaintiff	) SUPERIOR COURT OF NEW JERSEY
	) MIDDLESEX COUNTY
	) GENERAL EQUITY: CHANCERY DIVISION
-vs-	)
	)
MONRO SUBS LLC, OJAS PATEL, & ALIYA K. PATEL Defendants	) CIVIL ACTION
	) DOCKET NO: MID-C-29-16
	)
	) ORDER

THIS MATTER, having been opened to the Court by the Pankaj Maknoor, Esq., member of Wiley Lavender, P.C., attorneys for plaintiff, Purnima Patel ("Plaintiff"), through the filing of a Notice of Motion to Reinstate and all named parties being duly served, and the Court having considered the papers submitted and for good and sufficient cause appearing;

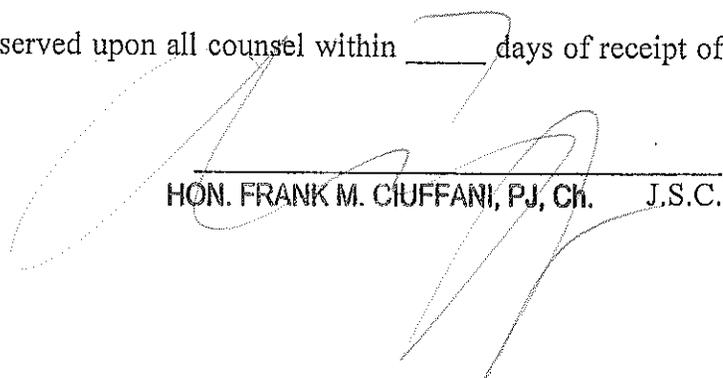
IT IS, on this 17, day of March, 2017,

**ORDERED:**

1. Plaintiff's action against Monro Subs, LLC and Ojas Patel, Docket No. MID-C-29-16, is hereby reinstated;
2. Plaintiff's is hereby permitted to file an Amended Complaint naming Chirag S. Patel as an additional defendant;
3. Plaintiff's action shall be transferred to the Law Division; and
4. A copy of the within Order shall be served upon all counsel within        days of receipt of this Order.

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

[ ] Opposed  
[ ] Unopposed



687675

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

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE FOR CITIGROUP  
MORTGAGE LOAN TRUST, INC. 2006-  
HE3, ASSET-BACKED PASS-THROUGH  
CERTIFICATES SERIES 2006-HE3  
PLAINTIFF

VS.

DENISE JILUS, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-041591-15  
CIVIL ACTION

**ORDER TO FILE AMENDED  
FORECLOSURE COMPLAINT**

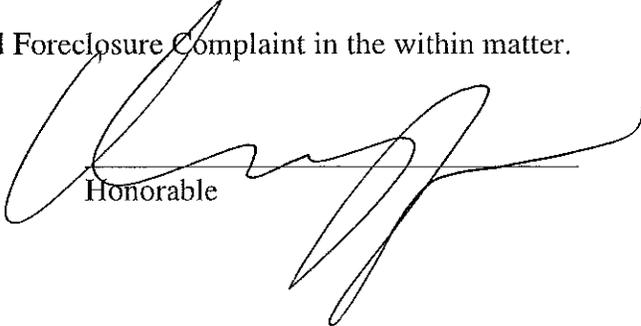
THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esq., appearing on behalf of the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR CITIGROUP MORTGAGE LOAN TRUST, INC. 2006-HE3, ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-HE3, for an Order permitting the filing of the Amended Foreclosure Complaint and the Court having considered the matter and for good cause appearing;

IT IS on this 17 day of March 2017 ORDERED:

1. That Plaintiff may file an Amended Foreclosure Complaint in the within matter.

Opposed

Unopposed

  
Honorable

WNI 15-008153  
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

US Bank National Association, as Trustee for  
Citigroup Mortgage Loan Trust 2007-  
WFHE3, Asset-Backed Pass-Through  
Certificates, Series 2007-WFHE3

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

*PLAINTIFF,*

vs.

*Docket No:* F-036582-13

Harrison Scott, Sr.; Harrison Scott, Jr.

*CIVIL ACTION*

*DEFENDANTS*

ORDER ADJUDGING ESTABLISHMENT  
OF AN EQUITABLE MORTGAGE

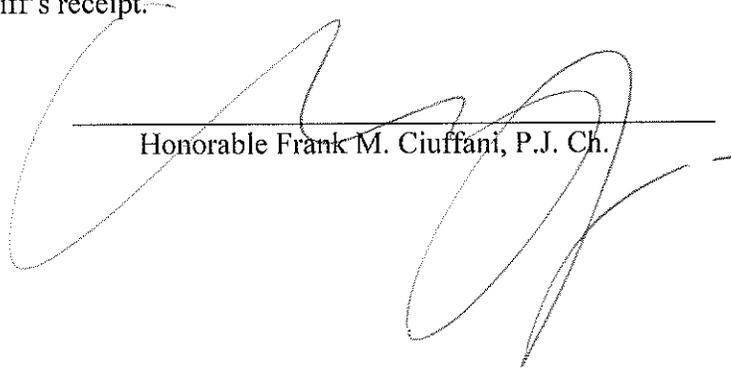
**THIS MATTER** being opened to the court by Krystin M. Alex, Esq., an associate of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, on a Motion to Establish Equitable Mortgage as against Defendant, Harrison Scott, Sr., and the Court having read and considered the papers in support thereof, and for good cause:

IT IS ON THIS 20 day of March 2017;

1. Plaintiff's Motion is GRANTED;
2. The Mortgage executed by Harrison Scott, Jr and Frances L. Scott, dated March 15, 2007 and recorded March 29, 2007 against property commonly known as 182 Poe Pl, Piscataway, NJ 08854-2910, in the Office of the Clerk of Middlesex in Book

12262, Page 831 is hereby found to be equitably enforced against Harrison Scott, Sr. and/or reformed as if Harrison Scott, Sr. had executed the document creating an equitable lien upon the property; and foreclosing all of his right, title and interest in the mortgaged premises.

3. A copy of this Order is to be recorded in public title in the Middlesex County Clerk's Office, notated to the March 15, 2007 Mortgage recorded in the Office of the Clerk of Middlesex on March 29, 2007 in Book 12262, Page 831, *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.



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

STEVEN K. EISENBERG, ESQUIRE (009221995)  
 JACQUELINE F. McNALLY, ESQUIRE (020402005)  
 DAVID M. LAMBROPOULOS, ESQUIRE (040322006)  
 MICHAEL J. REILLY, ESQUIRE (042522012)  
 LUCAS M. ANDERSON, ESQUIRE (014342011)  
 JOHN KOLESNIK, ESQUIRE (012412010)  
 JUSTIN M. STRAUSSER, ESQUIRE (090692014)  
 CHRISTOPHER M. CAMPOREALE, ESQUIRE (072082013)  
 STEFANIE MALONG-ZEITZ, ESQUIRE (107872014)  
 SALVATORE CAROLLO, ESQUIRE (007012001)  
 STEVEN P. KELLY, ESQUIRE (010032010)  
 JESSICA N. MANIS, ESQUIRE (114562014)  
 FRANK J. KEENAN, ESQUIRE (022041994)  
 CHRISTOPHER A. SALIBA, ESQUIRE (161512016)  
 STERN & EISENBERG, PC  
 1040 N. KINGS HIGHWAY, SUITE 407  
 CHERRY HILL, NJ 08034  
 TELEPHONE: (609) 397-9200  
 FACSIMILE: (856) 667-1456  
 (COUNSEL FOR PLAINTIFF)

U.S. Bank National Association, as Trustee, successor  
 in interest to Wachovia Bank, National Association as  
 Trustee for Merrill Lynch Mortgage Investors Trust,  
 Mortgage Loan Asset-Backed Certificates, Series  
 2005-A6  
 Plaintiff,  
 v.  
 Steven Schragar, et. al.  
 Defendant(s)

**FILED**

**MAR 17 2017**

Frank M. Ciuffani, JSC

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

Docket No.: F-010067-15

CIVIL ACTION

**FINAL JUDGMENT**

THIS MATTER having been opened to the Court by Stern & Eisenberg, PC, attorneys for the Plaintiff, and it appearing that the Summons and Complaint with any amendments thereto were duly issued and served upon the Defendant(s) herein, Steven Schragar, Wells Fargo Bank, NAF/K/A Wachovia Bank National Association, and each of them if necessary, and that the defaults of said Defendant(s) has/have been duly entered by the Clerk of the Court, and that none of said Defendant(s) is an infant or an incompetent person;

IT IS, on this 17 day of March, 2017, ORDERED and ADJUDGED that the Plaintiff is entitled to have the sum of \$340,217.09, together with lawful interest compound thereon from September 22, 2016 with costs of suit to be taxed according to law, including a counsel fee in the sum of \$ 986.52 computed pursuant to R.R. 4:42-9(a) raised and paid out of the mortgaged premises described in the Complaint;

AND IT IS FURTHER ORDERED AND ADJUDGED that Plaintiff is entitled to have the aforesaid mortgage debt, together with interest and cost as aforesaid raised and paid out of the mortgaged premises described in the Complaint;

AND IT IS FURTHER ORDERED and ADJUDGED that the Plaintiff its assignee or purchaser at Sheriff's Sale, duly recover against the said Defendant(s) the possession of the premises mentioned and described in the said Complaint with the appurtenances and that a Writ of Possession issue thereon;

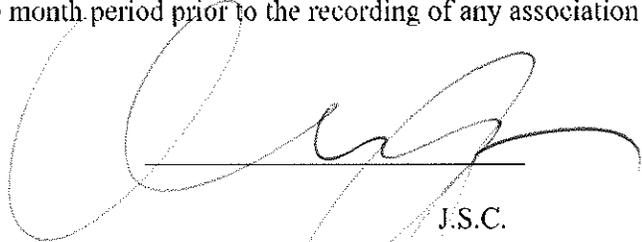
AND IT IS FURTHER ORDERED and ADJUDGED that the mortgaged premises be sold to raise and satisfy the several sums of money due to the Plaintiff herein the sum of \$340,217.09, from September 22, 2016, and lawful interest thereafter with the costs to be taxed, with lawful interest thereon;

AND IT IS FURTHER ORDERED and ADJUDGED that so much of said mortgaged premises as will be sufficient to satisfy said mortgage debt, interest and costs, be sold and that an Execution for that purpose duly issue out of this Court, directed to the Sheriff of the County of MIDDLESEX commanding him to make sale according to law of the mortgaged premises described in the Complaint, and out of the monies arising from such sale that he pay to the Plaintiff herein its said debt with interest thereon as aforesaid, and costs with interest thereon as

aforesaid; and in case more money shall be realized by the said sale than shall be sufficient to answer such several payments, that such surplus be brought into this Court to abide the further Order of this Court, and that the Sheriff make his report of sale without delay as required by the Rules of this Court;

AND IT IS FURTHER ORDERED and ADJUDGED that the Defendant(s), and each of them, stand absolutely debarred and foreclosed of and from any and all equity of redemption of, in and to so much of the said mortgaged premises as shall be sold, as aforesaid, under this Judgment.

This Judgment shall not affect the rights of any person protected by The New Jersey Tenant Anti-Eviction Act (N.J.S.A. 2A:18-61-1 et seq.), the right of redemption given the United States under 28 U.S.C. 2410, the limited priority rights for the aggregate customary condominium assessment for the six (6) month period prior to the recording of any association lien as allowed by N.J.S.A. 38:23C-4.



J.S.C.

**HON. FRANK M. CIUFFANI, PJ, Ch.**



FILED

MAR 17 2017

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

WELLS FARGO BANK, NA

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

Docket No. F-038542-15

Plaintiff,

v.

Civil Action

Joseph Brown, et al

Defendant(s),

**ORDER**

THIS MATTER being opened to the Court by, defendant Joseph Brown, and for good cause showing;

IT IS ORDERED on this 17 day of March 2016 as follows:

1. The Defendant's motion to vacate and set aside the final judgment is hereby Granted.
2. That the Plaintiff establish the name and address for the direct beneficiary of the original promissory note.
3. The Plaintiff issue the appropriate certification of diligent enquiry to the Defendant in a timely manner.

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

\_\_\_\_\_ opposed

\_\_\_\_\_ un-opposed

WNI15-012716  
Shapiro & DeNardo, LLC  
14000 Commerce Parkway, Suite B  
Mount Laurel, NJ 08054  
(856)793-3080  
Katherine Knowlton Lopez - 013502011  
Attorneys for Plaintiff

FILED

MAR 17 2017

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

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

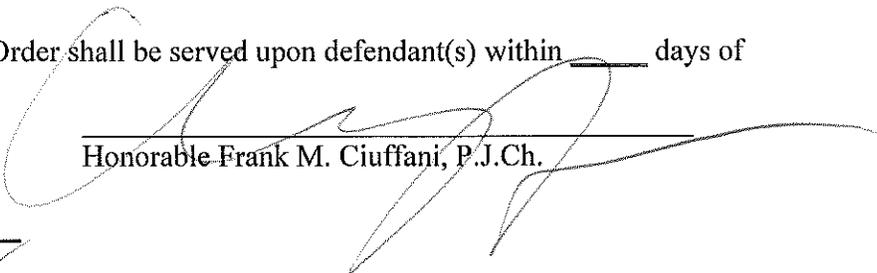
*CIVIL ACTION*

**ORDER 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 17 day of March, 2016 ORDERED that:

1. Plaintiff's Motion for Summary Judgment is hereby granted;
2. The Answer of the Defendant(s), GARY GAWLER and NANETTE GAWLER,  
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 \_\_\_\_\_ days of  
Plaintiff's receipt.

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

Papers Considered: \_\_\_\_\_  
Motion Opposed \_\_\_\_\_  
Motion Unopposed

WNI15-012438  
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

FILED

MAR 17 2017

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

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Fernando Lopez-Sirvent, his/her heirs,  
devisees, and personal reps, and his, her, their  
or any of their successors in right, title and  
interest; Paula Lopez-Sirvent, his/her heirs,  
devisees, and personal reps, and his, her, their  
or any of their successors in right, title and  
interest; Passaic Co Bd Social Servs;

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

Docket No: F-009450-12

CIVIL ACTION

**ORDER DIRECTING SHERIFF TO  
ISSUE CONFIRMATORY DEED**

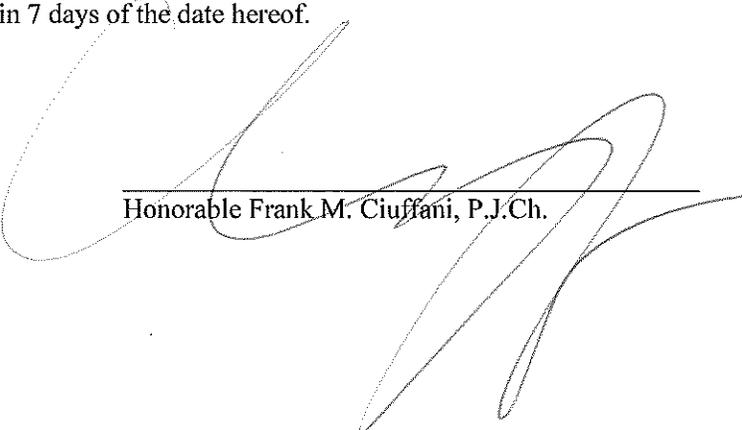
THIS MATTER having been brought before the Court by SHAPIRO & DeNARDO,  
LLC, attorneys for the Plaintiff, and the Court having read the papers in support thereof, and  
for good cause shown;

It is on this 17 day of March, 2017,

ORDERED THAT the Original Deed executed to Plaintiff, Wells Fargo Bank, N.A., 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, Wells Fargo Bank, N.A.; and

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all parties noticed to the motion within 7 days of the date hereof.



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

unopposed

639179

**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

MAR 17 2017

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

WELLS FARGO BANK, N.A.

PLAINTIFF,

VS.

MICHAEL T. MAY, HIS HEIRS,  
DEVISEES AND PERSONAL  
REPRESENTATIVES AND HIS, THEIR  
OR ANY OF THEIR SUCCESSORS IN  
RIGHT TITLE AND INTEREST, ET AL.  
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-007679-14

CIVIL ACTION

ORDER DEEMING PLAINTIFF'S PROOF AS  
SUFFICIENT PURSUANT TO RULE 4:64-2  
AND COMPELLING FORECLOSURE UNIT  
TO ENTER FINAL JUDGMENT

**THIS MATTER** having been brought before the court by Plaintiff, by and through its counsel PHELAN HALLINAN DIAMOND & JONES, PC, and the Court having considered all arguments and pleadings submitted, and for good cause showing:

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

1. Plaintiff has presented sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Foreclosure Unit shall accept the within Order as sufficient evidence of indebtedness; and
3. The Foreclosure Unit shall enter Final Judgment upon submission of the within Order and Plaintiff's Certification of Amount Due.

\_\_\_\_ Opposed

Unopposed

~~Honorable Ann McCarrick, JSC~~

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

#2016-2372

**POWERS KIRN, LLC**  
728 Marne Highway, Suite 200  
Moorestown, NJ 08057  
(856) 802-1000  
Attorneys for Plaintiff  
Paige M. Bellino, Esquire - 019532010

**FILED**

MAR 17 2017

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

Wells Fargo Bank, N.A.

**Plaintiff**

v.

Dieshia Parker, et al.

**Defendant(s)**

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: MIDDLESEX COUNTY  
:  
: Docket No. F 027445 16  
:  
: CIVIL ACTION  
:  
: **ORDER GRANTING PLAINTIFF'S**  
: **MOTION FOR SUMMARY**  
: **JUDGMENT AND/OR STRIKING**  
: **ANSWER AND REFERRAL TO**  
: **OFFICE OF FORECLOSURE IN**  
: **TRENTON FOR ENTRY OF**  
: **JUDGMENT**

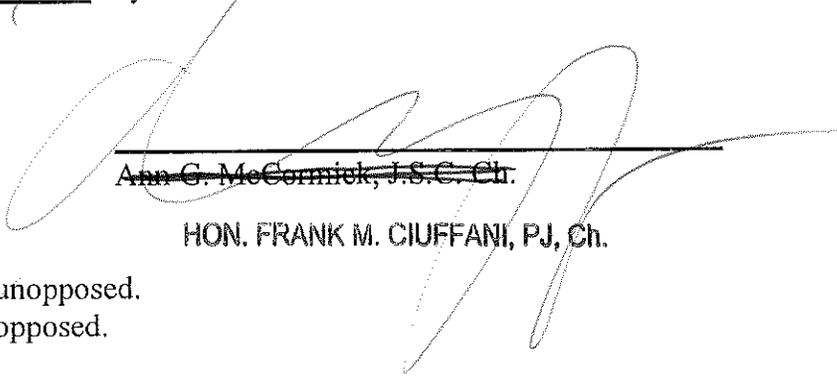
THIS MATTER being opened to the Court on Plaintiff's motion for summary judgment and/or striking the answer of the Defendant, Dieshia Parker, and the Court having considered the pleadings, affidavits/certifications, admissions and other moving papers, the briefs and arguments and for good cause shown:

IT IS on the 17 day of March, 2017, ORDERED:

1. That the motion of the Plaintiff be granted for summary judgment and that the answer of the Defendant, Dieshia Parker, be stricken and that the Clerk of the Court shall enter the default of the Defendant as though no answering pleading had been filed.
2. That this matter be referred to the Office of Foreclosure in the Office of the Clerk of Superior Court in Trenton, New Jersey, for further proceedings and entry of final judgment, as

an uncontested matter with the appropriate notices sent to all parties entitled to the same in accordance with the Rules of this Court.

3. That a copy of this Order shall be served on other parties by regular mail, postage prepaid, within 7 days hereof.



~~Ann G. McCormick, J.S.C. Ch.~~

HON. FRANK M. CIUFFANI, PJ, Ch.

Motion was        unopposed.  
  /   opposed.

MICHAEL THOMAS and PAULINE THOMAS, PRO SE  
650 Woodglen Road  
Glen Gardner, NJ 08826  
(732)715-4736  
DEFENDANTS PRO SE

FILED

MAR 17 2017

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

WELLS FARGO BANK, et al

Plaintiff,

vs.

MICHAEL THOMAS, et al

Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

Docket No.: F-0948-17

~~ORDER TO DISMISS COMPLAINT~~

Udren Law Offices, PC  
111 Woodcrest Rd.  
Suite 200  
Cherry Hill, New Jersey 08003  
Attorney for Plaintiffs

This court having reviewed all papers on this matter and considering all points of law and facts regarding this complaint;

IT IS HEREBY ORDERED on this 17 day of March, 2017 that the complaint of the above referenced docket shall be and is Dismissed;

IT IS FURTHER ORDERED that a copy of this Order shall be served upon all parties within        days of the date herein.

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

FRANK M. CIUFFANI, PJ, Ch.

**The Honorable Frank M. Ciuffani, P.J. Ch.**  
Middlesex County Courthouse  
56 Paterson Street  
P.O. Box 964  
New Brunswick, New Jersey 08903

**FILED**

**MAR 17 2017**

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

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Wells Fargo : Superior Court of New Jersey  
: Chancery Division  
: Middlesex County  
:  
v. :  
:  
:  
:Docket No. F-17325-16

Tirado : **ORDER**

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As the parties have so consented, IT IS ON THIS 17 DAY OF March, 2017:

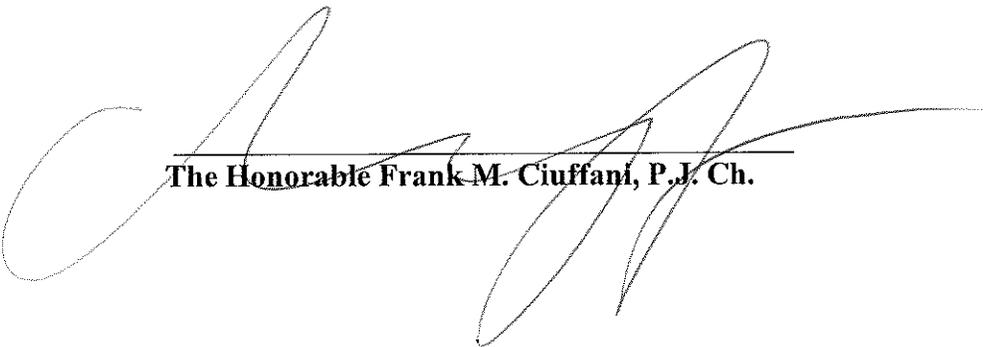
ORDERED that the parties shall be required to participate in the Court Mediation Program on April 17, 2017 at 9:00 a.m., in the Civil Arbitration Section, 1<sup>st</sup> Floor, of the Middlesex County Courthouse.

In order to facilitate the scheduling of a mediation session, the attached *Worksheet* must be completed by Defendant and submitted to the Court and the Plaintiff's attorney within fourteen (14) days of this Order; on or before March 31, 2017.

ORDERED that the Defendant must be present at the mediation. A representative from the Plaintiff must be present as well if the Plaintiff is located in State; if not, representative of the Plaintiff must participate telephonically; and it is further

ORDERED that Plaintiff shall not file for final foreclosure judgment for a period of 90 days or at the conclusion of this Mediation, whichever is later; and it is further

ORDERED that a copy of this Order be served on all counsel and unrepresented parties within seven (7) days.

  
\_\_\_\_\_  
**The Honorable Frank M. Ciuffani, P.J. Ch.**

**Mediation Worksheet**

Plaintiff's Attorney Address/Phone

Defendant's Address/Phone

Defendant's Attorney Name & Address/Phone

Return completed Mediation Worksheet to:  
Superior Court of New Jersey  
Middlesex County  
Attn: Barbara Trzaska  
P.O. Box 2633  
New Brunswick, NJ 08903