

2/17/17

Honorable Ann McCormick, JSC ORDERS 2017						
Law Clerks: Rachel Ginzburg: (732) 519-3592 (odd docket) and Emily Pirro: (732) 519-3611 (even docket)						
Chancery/Law Division						
CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
499 Thornall v. CW Capital Asset Management	L	2148	16		Summary Judgment	Adjourned to 3/16/17
Farrah v Farrah	C	169	16	45	Motion to Amend Complaint	Adj. to 3/3/17
Bank of NY Mellon vs Alta Financial Mortgage	C	129	16	10	Entry of Default Judgment	Granted
BASF Corp v Estate of Donald W	C	203	14	49	Motion to Enforce Settlement	Granted
JB Hunt vs Unterberg	C	75	15	15	Open Case and Impose Sanctions	Granted in part, Denied in part
Mega Fortris v. Liberty	C	217	16	22, 59	Protective Order & Quash Subpoena	Adjourned to TBA
Spano vs Daley	C	173	16	48	Vacate Default	With judge
Woodbridge Center Realty vs 1 WBC	C	40	16		Quash Subpoena, Reconsideration, & Vacate Dismissal	All Adjourned to 3/3/17
Bank of America vs Fernandez	F	20251	15	11	Final Judgment/Objection to Amt Due	Adjourned to 3/3/17
Bank of New York Mellon vs Czekalski	F	23847	14	60	Nullify Assignment of Mortgage	Granted
Bank of New York Mellon vs Forero	F	27913	14	51	Motion to Vacate and Reschedule Sheriff's Sale	Granted
Bank of New York Mellon vs Saint	F	37841	14	50	Motion to Cancel Mortgage	Adj. to 3/3/17
Caliber Home Loans vs Granadeiro	F	19867	16	84	Motion to Vacate Default	Granted in part, Denied in part
Cheesequake Village Assoc. vs Schaeffer	F	29043	16	14	Attorney's Fees	Supp. Cert. due by 3/3; Adj. to 3/17/17
Deutsche Bank vs Morrow	F	28405	13	85	Objection to Amount Due	Withdrawn
Deutsche Bank vs Patel	F	13771	13	13	Motion to Extend Time to File Final Judgment and Reinstate Case	Granted
Deutsche Bank vs Raval	F	22703	16	23	Summary Judgment	Adjourned to 3/3/17
				24	Cross-Motion for Summ. Judg.	Adjourned to 3/3/17
Ditech vs Marin	F	12279	16	25	Motion to Determine Fair Market Value of Mortgage Property	Granted
Fannie Mae vs Bayrakli	F	4165	15	43	Objection to Amount Due	Consent Order
Fannie Mae vs Haluska	F	59089	10	68	Motion to Vacate Dismissal/Reinstate Case	Granted in part, Denied in part
Fannie Mae vs. Lima-Raposo	F	34679	15	34	Motion to Determine Fair Market Value of Mortgage Property	Granted
JP Morgan vs Fox	F	13047	15	64	Motion to Vacate Dismissal of Certain Parts of Complaint	With judge
JP Morgan vs Salovic	F	26135	16	8	Motion for Summary Judgment	Adjourned to 3/3/17
M&T Bank vs Amores	F	21351	16	71	Motion to Dismiss	Withdrawn
National City Bank vs Almeida	F	40075	8	31	Vacate Final Judgment	Further briefing needed; adj. to 4/13/17
Pennymac Holdings vs Mehta	F	10729	16	83	Motion to Reform Loan Modification Agreement	Granted
SRMOF II 2011-1 Trust vs Tsumori	F	37461	10	37	Motion to Replace a Lost Deed	Granted
Township of Woodbridge vs Karabinchak Bros	F	15939	15	39	Motion to Substitute Plaintiff	With judge
1st Alliance vs Gardella	F	18292	16	30	Motion to Void and Strike Invalid Assignment	Granted
BAC Home Loans Servicing v. Kim	F	126	9	26	Amend Final Judgment	With judge
Bank of America v. Fitzpatrick	F	16878	16	47	Withdraw as counsel	Granted 2/8/17
Bayview Loan Servicing v. Heitzenroder	F	23870	16	65	Expanded authority and payment of fees	Granted in part, Denied in part
Birch Glen Condominium vs Boahene	F	36396	14	53	Motion to Vacate Sheriff's Sale	Granted
Deutsche Bank vs Cedano	F	28720	15	35	Motion to Vacate Default	Granted in part, Denied in part
Deutsche Bank v. Corraro	F	35924	14	52	Stay Sheriff's Sale	Adj. 3/3
Fannie Mae vs Olcsvary	F	21034	14	36	Vacate Sheriff's Sale	Granted
HSBC Bank vs Jimenez	F	38052	13	63	Objection to Amount Due	Denied
MTAG-CUST-ATCF II NJ-CAP One v. English	F	628	14	33	Sub. Plaintiff	With judge
MGTLQ vs Tracey	F	22104	16	1	Motion to Vacate Default Judgment	Granted
				2	Motion to Amend Complaint	Granted
PNC Bank vs Ramirez	F	13230	16	10	Summary Judgment	Granted

Tower DBW REO III LLC vs Rabago	F	11956	16	38	Motion to Vacate Final Judgment	Granted
Value Residential Ventures v. Scibek	F	19682	16	52	Appoint Rent Receiver	With judge

FILED

FEB 17 2017

JUDGES ANN MCCORMICK

Michael J. Reilly, Esq.

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 MALONE-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)
OUR FILE NUMBER: NJ-11800294-16

The Bank of New York Mellon Trust Company,
N.A., as successor-in-interest to all permitted
successors and assigns of JPMorgan Chase Bank
as Trustee for Nomura Asset Acceptance
Corporation for Mortgage Pass-Through
Certificates, Series 2004-AP1

Plaintiff

Vs.

Alta Financial Mortgage, et al.

Defendants

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

Docket No.: C-129-16

CIVIL ACTION

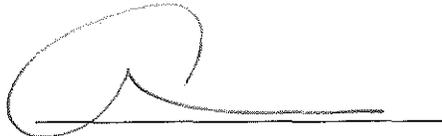
**FINAL JUDGMENT BY DEFAULT
DEEMING THAT CERTAIN
MORTGAGE RECORDED WITH
THE MIDDLESEX COUNTY
CLERK ON AUGUST 29, 2003 IN
BOOK 8850 AT PAGE 580
SATISFIED IN FULL AND
DISCHARGED FROM THE
COUNTY LAND USE RECORDS**

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, Atla Financial Mortgage, SIB Mortgage Corporation n/k/a Lehman Brothers Holdings, Inc., and each of them if necessary, and that the default of said Defendant has been duly entered by the Clerk of the Court, and that said Defendant is not an infant or an incompetent person;

IT IS, on this 17 day of Feb, 2016, ORDERED and ADJUDGED that:

1. That certain mortgage recorded with the Middlesex County Clerk on August 29, 2003 at Book 8850, Page 580 securing the original principal amount of \$122,000.00 is hereby deemed satisfied in full;
2. That certain mortgage recorded with the Middlesex County Clerk on August 29, 2003 at Book 8850, Page 580 securing the original principal amount of \$122,000.00 is hereby discharged from the land use records of Middlesex County;
3. The Middlesex County Clerk shall record a copy of this Order in the County land use records and marginally index as discharged and satisfied that certain mortgage recorded with the Middlesex County Clerk on August 29, 2003 at Book 8850, Page 580 securing the original principal amount of \$122,000.00.
4. A copy of this Order shall be served upon all parties to this action within (7) days of Plaintiff's receipt of same.



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

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

1-4
14

May

Salmon Ricchezza Singer & Turchi, LLP
Jon Michael Dumont; Dawn L. Jennings, Esquire
jdumont@srstlaw.com; djennings@srstlaw.com
Id. No.:018871994; 047911993
Tower Commons
123 Egg Harbor Road, Suite 406
Sewell, NJ 08080
(856) 354-8074
Fax: (856) 354-8075

Attorneys for J.B. Hunt Transport,
Inc.

FILED

FEB 22 2017

JUDGE ANN MCCORMICK

J.B. HUNT TRANSPORT, INC.

Plaintiff,

vs.

MATTHEW UNTERBERG,

Defendant.

SUPERIOR COURT OF NEW JERSEY

MIDDLESEX COUNTY
CHANCERY DIVISION

CIVIL ACTION

DOCKET NO.: MID-C-75-15

ORDER

THIS MATTER having been opened to the Court by Plaintiff, J.B. Hunt Transport, Inc., for an Order for sanctions and counsel fees pursuant to Rule 1:10-3, and the Court having considered the moving papers, any response thereto, along with the argument of the parties, it is:

On this 22 day of Feb, 2017 **ORDERED:** *FOR THE REASONS SET FORTH ON THE RECORD ON 2/22/17*

1. That Plaintiff's motion is **GRANTED**; and, it is further ~~ORDERED~~ *in part + denied in part*

2. That within _____ days of the date of this Order, Defendant, Matthew Unterberg,

~~pay _____ as a sanction for violating the Court's August 6, 2015 Order for~~

~~Permanent Injunction; and, it is further ORDERED~~

2. Each time def, Matthew Unterberg, hereafter violates the Aug 6, 2015 Order for Permanent Injunction, he shall be subject to a \$50. sanction.

3. That within denied w/o prejudice days of the date of this Order, Defendant Matthew Unterberg, pay counsel fees to Plaintiff in the amount of _____, pursuant to Rule 1:10-3.

A handwritten signature in black ink, appearing to read "Ann O. McC...", written over a horizontal line.

J.S.C.

JUDGE ANN O. MCC...

All parties are to be served within seven (7) days of the date hereof.

STEVEN K. EISENBERG, ESQUIRE (009221995)
JACQUELINE F. McNALLY, ESQUIRE (020402005)
DAVID M. LAMBROPOULOS, ESQUIRE (040322006)
SALVATORE CAROLLO, ESQUIRE (007012001)
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 MALONE-ZEITZ, ESQUIRE (107872014)
STEVEN P. KELLY, ESQUIRE (010032010)
JESSICA N. MANIS, ESQUIRE (114562014)
FRANK J. KEENAN, ESQUIRE (022041994)
CHRISTOPHER A. SALIBA, ESQUIRE (161512016)
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1040 N. KINGS HIGHWAY, SUITE 407
CHERRY HILL, NJ 08034
TELEPHONE: (609) 397-9200
FACSIMILE: (856) 667-1456
(COUNSEL FOR PLAINTIFF)

FILED

FEB 17 2017

JUDGE ANN M. CORMICK

PLEASE CHARGE THE FILING FEE TO OUR ACCOUNT NO. 142755
ATTORNEY CHARGE REFERENCE NO. 012412010

The Bank of New York Mellon f/k/a The
Bank of New York, as Trustee for the
Certificateholders of CWALT, Inc.,
Alternative Loan Trust 2007-OA8,
Mortgage Pass-Through Certificates,
Series 2007-OA8,
Plaintiff

v.
Nelson T. Czekalski, Jr., et al.

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. : F-023847-14

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court upon application of The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2007-OA8, Mortgage Pass-Through Certificates, Series 2007-OA8, (hereinafter "Plaintiff"), by and through its attorney Stern & Eisenberg, PC, John Kolesnik, Esquire, for an Order Stricken an assignment of mortgage; and for good cause shown:

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

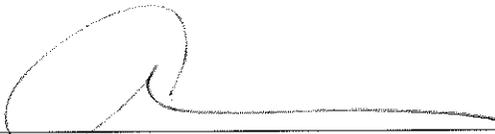
1. The motion to strike an assignment of mortgage is GRANTED;
2. The assignment of mortgage from Mortgage Electronic Registration Systems, Inc., as nominee for Countrywide Bank, N.A., to The Bank of New York Mellon f/k/a The

Bank of New York, as Trustee for the Certificateholders of the CWALT, Inc.,
Alternative Loan Trust 2007-OA8, Mortgage Pass-Through Certificates, Series 2007-
OA8. recorded on June 18, 2012, in Book 01080, at Page 0232 be stricken;

3. The Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order and marginally indexed on the Mortgage recorded on March 7, 2007 in Book 12221, Page 0058.
4. A copy of this Order shall be served on all Defendants within seven days.

_____ opposed

_____ unopposed


~~The Honorable Frank M. Ciuffanti, P.J. Ch.~~
JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

FILED

FEB 17 2017

RICHIE ANN MCCORMICK

Matthew C. Waldt, Esquire ID No. 036462006
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053 (856) 482-1400
Attorneys for Plaintiff
206218-1

**THE BANK OF NEW YORK MELLON FKA
THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF
CWALT, INC., ALTERNATIVE LOAN
TRUST 2005-73CB, MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2005-
73CB,**

Plaintiff,

Vs.

MARIA C FORERO,

Defendant(s)

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

DOCKET NO.: F-027913-14

CIVIL ACTION

**ORDER VACATING SHERIFF'S SALE
HELD ON NOVEMBER 30, 2016, AND TO
RESCHEDULE SHERIFF'S SALE**

THIS MATTER being opened to the Court by Milstead & Associates, LLC, Matthew C. Waldt, Esquire, appearing, attorneys for Plaintiff and the Court having reviewed the within matter and for good cause appearing;

It is on the 17 day of Feb 2017

ORDERED THAT the Sheriff's Sale which took place on November 30, 2016, shall be and is hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Sheriff's Office is to reschedule the sale without acquiring an Alias Writ of Execution and with only one week's advertisement; and

IT IS FURTHER ORDERED THAT the Sheriff's Office hold the deposit monies paid by the third party bidder to be applied to any losses suffered by the Plaintiff as a result of the resale.

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all known Defendants within 7 days of receipt of this Order.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."



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

May

FILED

FEB 17 2017

JUDGE ANN McCORMICK

DANIEL M. KURTZMAN, ESQ. Attorney ID #002331982
Guardian ad Litem
115 St. James Avenue
Merchantville, New Jersey 08109
1-856-665-8100
1-856-330-8999 (fax)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-023870-16

Civil Action

ORDER

EXPANDING AUTHORITY OF
GUARDIAN AD LITEM and
AUTHORIZING PAYMENT OF FEES
AND COSTS

BAYVIEW LOAN SERVICING, LLC
PLAINTIFF

VS.

KENNETH HEITZENRODER, ET AL

DEFENDANTS

THIS MATTER being opened to the Court by Daniel M. Kurtzman, Esq., Guardian ad Litem for Defendant Kenneth Heitzenroder, having reviewed the Certification of Daniel M. Kurtzman and Carol A. Otvos, and being satisfied with the determinations and recommendations contained therein, having reviewed the objections, if any, that have been filed, and heard testimony, if any, that has been presented, and for good cause shown

IT IS ON THIS 17 day of Feb, 2017

FOR THE REASONS SET FORTH
ON THE RECORD ON 2/17/17

ORDERED, that Daniel M. Kurtzman, Esq., as Guardian ad Litem, is ~~authorized~~ ^{may} to file A Verified Complaint seeking an adjudication of incapacity of, and appointment of a plenary guardian for, Defendant Kenneth Heitzenroder (DOB July 11, 1956).

~~IT IS FURTHER ORDERED that the Clerk of the Superior Court shall accept the filing of the Order to Show Cause and Verified Complaint without payment of a filing fee.~~

~~IT IS FURTHER ORDERED that the costs and attorneys fees incurred and to be incurred by Mr. Kurtzman in the incapacity proceedings be promptly paid, in the first instance, by the Plaintiff, which shall thereafter be entitled to recover all such payments from Mr. Heitzenroder's personal funds if he is adjudicated an incapacitated person or, if not so adjudicated or if personal funds are insufficient, such payments shall be recoverable in this Foreclosure Action as costs of suit.~~

IT IS FURTHER ORDERED that Mr. Kurtzman's appointment as Guardian ad Litem is neither revoked nor otherwise modified, and he shall continue to diligently carry out the duties imposed upon him by Order of this Court dated November 4, 2016 (revised ^{by} November 14, 2016) and R. 4:64-1(h).

IT IS FURTHER ORDERED that the fees and costs incurred in the Matter through ~~January 28, 2017~~ ^{Feb. 17, 2017} by Daniel M. Kurtzman in the total amount of ~~\$7,822.50~~ ^{\$6,000} are approved and shall be paid by the Plaintiff, and that Plaintiff shall be entitled to claim the full amount thereof in taxed costs assessed with respect to the within action; and

IT IS FURTHER ORDERED that Mr. Kurtzman shall file with this Court a Report, either a Final Report or a Supplemental Interim Report, detailing the status of this matter, on or before May 1, 2017.

IT IS FURTHER ORDERED

Ann G. McCormick, P.J. CH.

that the Interim Report filed with this Court on 1/26/17

- Opposed
- Unopposed

sufficiently sets forth an objection and/or dispute to the foreclosure complaint so as to constitute a contested answer.

10121181

UDREN LAW OFFICES, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003

(856) 669-5400

J. Eric Kishbaugh, Esquire, ID. 009541981

Attorneys for Plaintiff

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

DEUTSCHE BANK NATIONAL TRUST
COMPANY, as Trustee for MORGAN
STANLEY ABS CAPITAL I INC. TRUST
2006-NC1, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-NC1
PLAINTIFF

vs.

Kalpesh Patel; Roshni Patel; et al.

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-013771-13

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on Plaintiff's application, J.Eric Kishbaugh, Esquire of Udren Law Offices, P.C., appearing, and the Court having considered the Certification submitted in support thereof, including exhibits, if any, and the Court having considered the response filed in opposition thereto, if any, and good cause having been shown:

IT IS on this 17 day of Feb, 2017, **ORDERED** and **ADJUDGED**

That Plaintiff's application is **GRANTED** and the date by which Plaintiff shall file a Motion for Final Judgment be and hereby extended to 5/17, 2017., and the dismissal shall be **VACATED** upon Plaintiff's filing of a Notice of Motion for Final Judgment on or before such date.

JUDGE ANN. G. MCCORMICK J.

"Having reviewed the above motion, I find it to be meritorious on its face and to be unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

All parties are to be served within seven (7) days of the date hereof.

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Attorneys for Plaintiff

Filing Attorney:

___ Rob Saltzman, Esquire ID #043891988

X 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

File No. 085820OP KM

DITECH FINANCIAL LLC

Plaintiff

v.

JOSE ALBEIRO MARIN, et al.

Defendant(s)

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
: DOCKET NO. F-001073-16

: CIVIL ACTION

: ORDER
: DETERMINING FAIR MARKET VALUE
: OF
: MORTGAGED PROPERTY

:
This matter being opened to the Court by Plaintiff, DITECH FINANCIAL LLC, by and through counsel, Pluese, Becker & Saltzman, LLC, Sanford J. Becker, Esquire, appearing, via Motion (the "Plaintiff's Motion") to Determine Fair Market Value; and the Court having considered the matter and for good cause shown;

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

1. Plaintiff's Motion shall be and the same hereby is GRANTED; and

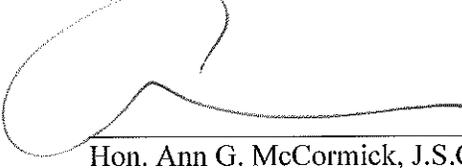
2. For purposes of the equity analysis provided for by N.J.S.A 2A:50-63(e)(1) the Fair Market Value of the subject Mortgaged Property is: \$160,000.00.

Papers filed with the Court,

- Movant's Papers
Notice of Motion
Movant's Affidavit/Certification
Movant's Brief
 Reply Papers

All parties are to be served within seven (7) days of the date hereof.

By the Court,



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

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

May

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

603850

PHELAN HALLINAN DIAMOND & JONES, PC

Attorneys for Plaintiff

By: Jeremy D. Merkin, Esquire ID #057762015

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

(856) 813-5500

Fax: 856-813-5530

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
PLAINTIFF,

VS.

GOKHAN BAYRAKLI, ET AL.
DEFENDANT

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-004165-15
CIVIL ACTION

CONSENT
ORDER

THIS MATTER having been brought before the Court on objection of Defendant, GOKHAN BAYRAKLI, with Joseph R. Gannon, Esquire appearing on behalf of the Defendant, appearing against the Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION with, Phelan Hallinan Diamond & Jones, P.C., appearing on behalf of the Plaintiff; seeking to object to Plaintiff's motion for entry of judgment, and the Court having considered the matter and for good cause appearing;

and the parties having arrived at a resolution

THE REASONS SET FORTH
ON THE RECORD ON *2/17/17*

IT IS on this

17

day of

Feb

2017 ORDERED:

~~1. Defendant's objection to final judgment is denied; and~~

2. This action shall return to the Office of Foreclosure to proceed as an uncontested matter.

1. Def withdraws his objection and agrees that the matter shall proceed uncontested

Honorable Ann McCormick, J.S.C.

3. Plaintiff shall not request a sale date until 2 weeks after the entry of the final judgment

Opposed **Unopposed**

Jer M
For
Plaintiff

Joseph R. Gannon
ATTORNEY FOR DEFENDANT

FEIN, SUCH, KAHN & SHEPARD, P.C.
Nicholas Canova - 025342004
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
YSET397
Attorney for Plaintiff

FILED

FEB 17 2017

JUDGE ANN M. SCORMICK

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff,

vs.

WILLIAM J. HALUSKA, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-59089-10

CIVIL ACTION

ORDER EXTENDING TIME TO
SUBMIT JUDGMENT, ~~VACATING
DISMISSAL FOR LACK OF
PROSECUTION AND REINSTATING
CASE~~

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION, "Plaintiff"), upon Notice of Motion for an Order Extending the Time to submit judgment, Vacating the Dismissal for Lack of Prosecution pursuant to Rule 4:64-8 and to Reinstate Case, in the within action, and for good cause shown;

IT IS on this 17 day of Feb, 2017;

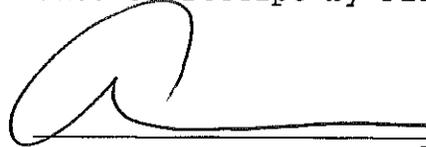
~~ORDERED, that Plaintiff's Motion to Extend time to submit judgment, Vacate the Dismissal for Lack of Prosecution and to Reinstate Case be and is hereby granted; and further~~

~~ORDERED, that the Order Vacating the within action for Lack of Prosecution be and is hereby vacated; and further~~

~~ORDERED, that the within action be and is hereby reinstated; and further~~

The within matter shall be reinstated upon the filing of a Motion for Final Judgment with the Office of Foreclosure provided the motion is filed not later than Aug 17, 2017. Should the Plaintiff fail to file the Motion for Final Judgment within the specified time, then the within matter will remain dismissed and the Plaintiff shall be required to file and serve a new complaint in order to foreclose on the subject premises.

ORDERED, that a true copy of this Order be served upon all parties within 7 days of the date of receipt by Plaintiff's counsel.



J.S.C.

JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

PLUESE, BECKER & SALTZMAN, LLC
Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
Filing Attorney:
__ Rob Saltzman, Esquire ID #043891988
X 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

FILED

FEB 17 2017

JUDGE ANN M. MCCORMICK

File No. 085246OP KM

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff

v.

EUGENIA LIMA-RAPOSO, et al.

Defendant(s)

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
: DOCKET NO. F-034679-15
:
: CIVIL ACTION
:
: ORDER
: DETERMINING FAIR MARKET VALUE
: OF
: MORTGAGED PROPERTY

This matter being opened to the Court by Plaintiff, Federal National Mortgage Association, by and through counsel, Pluese, Becker & Saltzman, LLC, Sanford J. Becker, Esquire, appearing, via Motion (the "Plaintiff's Motion") to Determine Fair Market Value; and the Court having considered the matter and for good cause shown;

IT IS on this

17

day of

Feb

2017, ORDERED as follows:

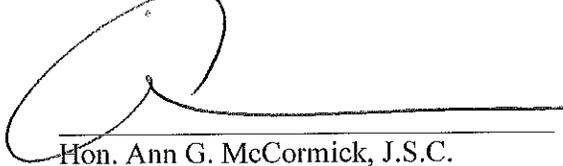
1. Plaintiff's Motion shall be and the same hereby is GRANTED; and

2. For purposes of the equity analysis provided for by N.J.S.A 2A:50-63(e)(1) the Fair Market Value of the subject Mortgaged Property is: \$240,000.00.

Papers filed with the Court,
(xx) Movant's Papers
Notice of Motion
Movant's Affidavit/Certification
Movant's Brief
() Reply Papers

All parties are to be served within
seven (7) days of the date hereof.

By the Court,



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

"Having reviewed the above motion, I find it to be meritorious on its face and in unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

DAVID METH, ESQ. (Attorney ID No.: 019161986)
200 Daniels Way, Suite 240
Freehold, NJ 07728
(732) 905-2722
Attorney for Defendant

FILED *May*
FEB 17 2017

JUDGE ANN McCORMICK

**National City Bank successor by
merger with National City Mortgage
Company,**

Plaintiff,

v.

Maria T. Almeida, et al

Defendants,

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

DOCKET NO. F-40075-08

Civil Action

ORDER

FOR THE REASONS SET FORTH
ON THE RECORD ON 2/17/17

THIS MATTER being opened to the Court by David Meth, Esq., attorney for defendant Maria T. Almeida herein, by way of emergent application of said party, and upon review of the papers submitted by the parties, and for good cause being shown, it is ORDERED on this 17 day of Feb, 2017, as follows:

1) The Judgment of Foreclosure entered by this Court on April 20, 2010 is hereby ~~vacated~~ ^{stayed} based upon the completion of a Chapter 13 plan by the defendant herein curing the default arising prior to the Judgment.

~~2) The vacateur of said Judgment is without prejudice to a new action to be filed by the plaintiff or its successor in the event that there exists a basis for such new action. Plaintiff shall comply with the procedures set forth in the Fair Foreclosure Act if a new action is commenced.~~

2. Pl shall file & serve a

brief on the issue whether the filing of an amended complaint or a motion to amend

the final is the appropriate procedure in this case on or before 3/10/17
3. Def shall file her responsive brief on or before 3/22/17.

HON. 
JUDGE ANN Q. MCCORMICK
Judge of the Superior Court

6. The Sheriff's use is stayed pending further Order of the Court.

*4. Pl may file and serve a reply brief on or before 3/29/17. 4/13/17
5. Motion adj'd to 4/13/17*

771657

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

FEB 17 2017

JUDGE ANN M. SCORMICK

PENNYMAC HOLDINGS, LLC
PLAINTIFF

VS.

MAYUR MEHTA, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-010729-16

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
SWARUPA MEHTA 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, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, Pennymac Holdings, LLC, for an Order Reforming the Loan Modification and Divesting Swarupa Mehta 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 Feb 2017, **ORDERED:**

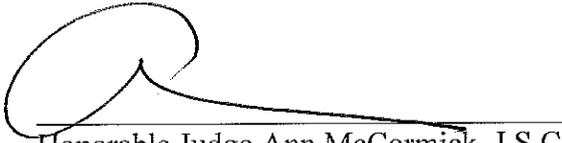
1. **THAT** the Loan Modification Agreement with a first payment date of June 1, 2014 between Mayur Mehta and Pennymac Loan Services, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Swarupa Mehta in the land records of Middlesex County; and,

3. **THAT** Swarupa Mehta 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 Swarupa Mehta 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 July 24, 2007 in *Mortgage Book 12508, Page 653* ; 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.



Honorable Judge Ann McCormick, J.S.C

_____ Opposed

_____ Unopposed

All parties are to be served within seven (7) days of the date hereof.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

Catherine Aponte

Attorney Id Number: 183032016

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: 150424

FILED

FEB 17 2017

JUDGE ANN M. CORNICK

-----X
SRMOF II 2011-1 TRUST,

Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: F-037461-10

vs.

CIVIL ACTION

YUKI TSUMORI AND MIRZA BAIG,
HUSBAND AND WIFE; FALGUNI MEHTE,
TENANT,

ORDER REPLACING A LOST DEED

Defendant(s)
-----X

THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; for good cause shown,

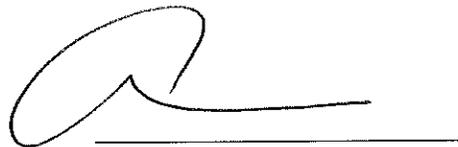
IT IS on this 17 day of Feb, 2017, ORDERED as

follows:

1. The Sheriff of Middlesex County is hereby directed to issue and deliver a new Sheriff's deed conveying the Mortgaged Premises to Plaintiff to:

Friedman Vartolo LLP
Attention: Catherine Aponte, Esq.
85 Broad Street, Suite 501
New York, NY 10004

2. 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.



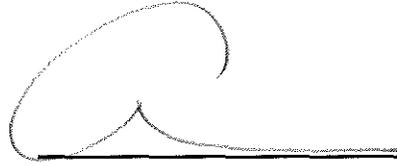
J.S.C

JUDGE ANN. G. McCORMICK

Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to FL 1.6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

2. The Middlesex County Clerk's Office is hereby directed to record this order.

3. A copy of this entered Order shall be served upon all appearing defendants within seven (7) days of counsel for Plaintiff's receipt thereof.



J.S.C.

_____ Opposed _____ Unopposed

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

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

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

BIRCH GLEN CONDOMINIUM
ASSOCIATION, INC.

Plaintiff,

v.

FRED BOAHENE AND
LETICIA DOE BOAHENE

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-36396-14

CIVIL ACTION

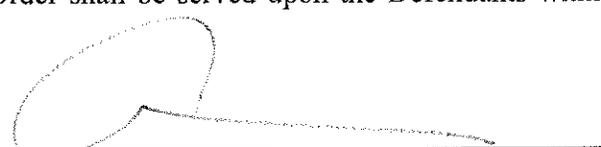
ORDER

This matter being brought before the Court by McGovern Legal Services, LLC, attorney for the Plaintiff, Birch Glen Condominium Association, Inc., seeking to vacate the Sheriff's Sale that occurred on August 24, 2016 for the property known as 268 Pinelli Drive, Piscataway, NJ 08854, and for good cause shown;

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

1. That the Sheriff's Sale for the property located at 268 Pinelli Drive, Piscataway NJ 08854, which occurred on August 24, 2016 is hereby **VACATED**;
2. The Middlesex County Sheriff shall reschedule the property within fourteen (14) days of receipt of this Order, without further advertisement being necessary;
3. That a copy of this Order shall be served upon the Defendants within seven (7) days of the date herein.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."


JUDGE ANN. G. MCCORMICK

Paola D. Vera, Esq. -ID:011552012
CABANILLAS & ASSOCIATES, P.C.
A NY Professional Corporation
120 Bloomingdale Road, Suite 400
White Plains, New York 10605
(914) 385-0292
Attorneys for Defendant Ivan A. Cedano

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

Mef

-----X
**Deutsche Bank National Trust Company, as
Trustee for HSI Asset Securitization
Corporation Trust 2005-OPT1, Mortgage-
Pass-Through Certificates, Series 2005-
OPT1**

Plaintiff(s),

vs.

Ivan A. Cedano

Defendant(s).

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

DOCKET NO. F -028720-15

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Cabanillas & Associates, P.C., attorneys for defendant, Ivan A. Cedano ("**Defendant**"), for an order vacating default and referring the matter to the Foreclosure Mediation Program, and the Court having considered the papers submitted by the parties, and for good cause shown;

IT IS on this 17 day of Feb, 2017

FOR THE REASONS SET FORTH
ON THE RECORD ON 3/17/17

ORDERED as follows:

1. Defendant's Motion to Vacate Default is hereby GRANTED;
2. Defendant must file an ^{answer} Answer to the Complaint; said Answer shall be filed within ~~_____ days of receipt of this Order~~ on or before 3/3/17
3. Defendant's request to refer the matter to mediation is hereby GRANTED; the Defendant must submit a mediation application within _____ days of the date of this order.

4. A copy of this order shall be served upon all parties by 7 within
___ days.

JUDGE ANN O. ... J.S.C.

FEIN, SUCH, KAHN & SHEPARD, P.C.
Nicholas J. Canova - 025342004
Counsellors at Law
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-4700
Attorneys for Plaintiff
YSET1198

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
Plaintiff

vs.

SUZANNE OLCSVARY, INDIVIDUALLY
AND AS ADMINISTRATRIX OF THE
ESTATE OF GOLDIE REESE, et als.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: F-21034-14

CIVIL ACTION

ORDER

THIS MATTER, having come to the attention of the Court by way of a Motion brought by FEIN, SUCH, KAHN & SHEPARD, P.C., on behalf of the Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION, Nicholas J. Canova, Esq., and the Court having reviewed the papers submitted, oral argument, if any, and for good cause shown;

IT IS on this 17 day of Feb, 2017;

ORDERED, that the deposit tendered by JANNET YUBI be and is hereby forfeited; and, it is further

ORDERED, that the MIDDLESEX County Sheriff shall resell the subject premises at the earliest possible opportunity; and, it is further

ORDERED, that the MIDDLESEX County Sheriff cause the Notice of Sale to be published in accordance with N.J.S.A. 2A:61-1; and, it

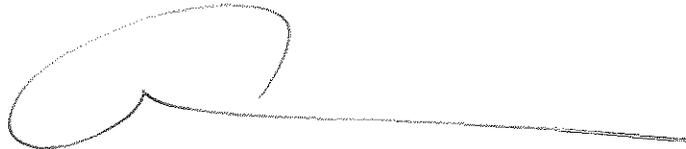
is further

ORDERED, that all costs, expenses and commissions incurred in connection with the resale of the property including but not limited to attorney fees for the within Motion in the amount of \$550.00, be paid from the funds deposited by JANNET YUBI; and, it is further

ORDERED, that any portion of the deposit remaining after all costs, expenses and commissions are deducted shall be held by the MIDDLESEX County Sheriff to cover any losses which plaintiff may suffer as a result of the failure of JANNET YUBI to complete the purchase of the property from their bid at the 11/16/16 Sheriff's Sale and any deficiency which may result from the resale of the property; and, it is further

ORDERED, that if applicable, the Writ of Execution, shall be, by virtue of this Order, extended for six (6) months from the entry of this Order; and, it is further

ORDERED, that a copy of this Order shall be served upon all parties in interest in this matter, along with the Sheriff of MIDDLESEX, within seven (7) day of receipt by plaintiff's counsel.



J.S.C.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

641221

PHELAN HALLINAN DIAMOND & JONES, PC

Attorneys for Plaintiff

By: Brian Goldberg, Esquire ID #010642013

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

(856) 813-5500

FILED

FEB 17 2017

JUDGE ANN McCORMICK

may

HSBC BANK, USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR PHH
2007-1

PLAINTIFF,

v.

HEIDY JIMENEZ, ET AL.

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-038052-13
CIVIL ACTION

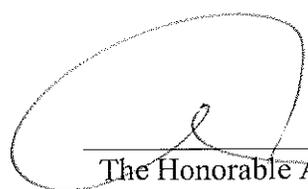
ORDER

THIS MATTER, having been brought before the Court upon the motion of Defendant HEIDY JIMENEZ, appearing Pro Se against Plaintiff, HSBC BANK, USA, NATIONAL ASSOCIATION AS TRUSTEE FOR PHH 2007-1, with Phelan Hallinan Diamond & Jones, P.C., appearing on behalf of the Plaintiff, objecting to Plaintiff's application for final judgment; and the Court having considered the matter; and for good cause appearing

FOR THE REASONS SET FORTH
IN THE RECORD ON 2/17/17

IT IS on this 17 day of Feb 2017, ORDERED:

1. Defendant's objection is hereby denied in its entirety; and
2. The Office of Foreclosure is hereby permitted to proceed with review of Plaintiff's application for final judgment.


The Honorable Ann McCormick, J.S.C.

____ Opposed ____ Unopposed

All parties are to be served within seven (7) days of the date hereof.

maf

FILED

FEB 17 2017

JUDGE ANN McCORMICK

FAZZIO LAW OFFICES
John P. Fazio, Esq. (048172005)
164 Franklin Turnpike
Mahwah, NJ 07430
Tel.: (201) 529-8024
Fax: (201) 529-8011
Attorneys for Diana Morgan Tracey

MTGLQ INVESTORS, L.P.,

Plaintiff,

v.

DIANA M. TRACEY, et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-22104-16

**ORDER DENYING PLAINTIFF'S
MOTION FOR LEAVE TO
AMEND COMPLAINT AND
GRANTING DEFENDANT'S
MOTION TO VACATE DEFAULT
JUDGMENT**

THIS MATTER having been opened to the Court by Leopold & Associates, PLLC, attorneys for Plaintiff in the above entitled action., on Plaintiff's Motion for Leave to Amend Complaint, and on notice to Defendant Diana M. Tracey, and opposition having been filed, and the Court having reviewed the moving and responding papers and the arguments of the parties; and for good cause shown;

THE REASONS SET FORTH
ON THE RECORD ON 2/17/17

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

1. Plaintiff's Motion for Leave to Amend Complaint is hereby ~~DENIED~~; *granted*
2. Defendant's Cross-Motion to Vacate Default is hereby **GRANTED**;
3. ~~Defendant's request to refer this matter to the mediation program is hereby GRANTED.~~

Counsel for Defendants shall serve a copy of the within Order upon all parties within seven (7) days of its receipt hereof.


HON. _____, P.J.Ch.
JUDGE ANN C. MCCORMICK

[] Opposed
[] Unopposed

mf

Leslie Flora, Esq.-014202008
LEOPOLD & ASSOCIATES, PLLC
90 East Halsey Rd., Ste 202A
Parsippany, NJ 07054
914-219-5787
ATTORNEYS FOR PLAINTIFF

FILED

FEB 17 2017

JUDGE ANN McCORMICK

MTGLQ INVESTORS, L.P.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Plaintiff

V.

Docket No.: F-22104-16

DIANA M. TRACEY, et. als.

Civil Action

Defendant(s)

**ORDER FOR LEAVE TO AMEND
COMPLAINT**

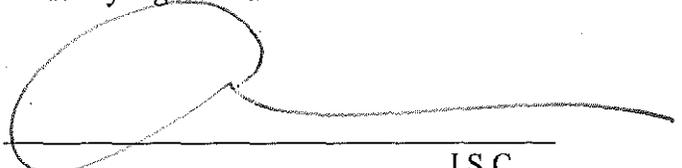
This matter being opened to the Court by Leopold & Associates, PLLC, attorneys for Plaintiff in the above entitled foreclosure action, for an Order for leave to Amend Complaint; and for good cause shown:

FOR THE REASONS SET FORTH
ON THE RECORD ON 2/17/17

IT IS on this 17 day of Feb, 20 17

ORDERED that plaintiff's motion for leave to file an Amended Complaint is hereby granted *within 30 days of the date hereof. The Amended Complaint shall be served on counsel for def* and it is further ORDERED, that Plaintiff's counsel serve a copy of this Order upon all parties of interest

within seven (7) days from the date of receipt of this Order by regular mail.



J.S.C.
JUDGE ANN O. McCORMICK

Michael S. Vardilli – 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
File No. 9539-1676

FILED

FEB 17 2017

JUDGE ANN MCCORMICK

<p>PNC Bank, National Association, Plaintiff, vs. Dennis A. Ramirez and Mrs. Dennis A. Ramirez, wife of Dennis A. Ramirez, Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY DOCKET NO.: F-013230-16 Civil Action ORDER GRANTING SUMMARY JUDGMENT</p>
--	---

THIS MATTER having been opened to the Court by Buckley Madole, P.C., attorneys for Plaintiff, PNC Bank, National Association (“Plaintiff”), on notice to Defendant, Dennis A. Ramirez, 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 Feb, 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, Dennis A. Ramirez, be and are hereby stricken, and the Clerk of this Court is hereby instructed to enter default against said defendants 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.

This matter was:

Opposed _____

Unopposed _____

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:0-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

PELLEGRINO & FELDSTEIN, L.L.C.
MICHAEL PELLEGRINO 030831991
290 Route 46 West
Denville, NJ 07834
973-586-2300
CAP File No. 21894-16
ATTORNEYS FOR PLAINTIFF

FILED

FEB 17 2017

JUDGE ANN M. McCORMICK

TOWER DBW REO III LLC
Plaintiff

vs.

HENRY RABAGO; JENNIFER RABAGO, HIS
WIFE;
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISIO
MIDDLESEX COUNTY

DOCKET NO. F-011956-16

CIVIL ACTION

**ORDER VACATING
FINAL JUDGMENT**

This matter being opened to the Court by Pellegrino & Feldstein, L.L.C., Attorneys for Plaintiff, and it having been stipulated that the FINAL JUDGMENT be VACATED; and for good cause having been shown;

IT IS ON THIS 17 DAY OF Feb, 2017

ORDERED, as follows:

(A) that the Final Judgment entered in the Superior Court of New Jersey on November 21, 2016 pertaining to tax sale cert #13.11, LOT 6 BLOCK 125 is hereby Vacated;

& the matter is dismissed without prejudice

ORDERED, that a copy of this Order shall be forwarded within seven (7) days of the date of this Order to the defendant's counsel.


JUDGE ANN. G. McCORMICK

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."