

Honorable Ann McCormick, JSC ORDERS 3/17/17

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
Castle Point Condominium vs Lake Nelson	C	159	16	39	Motion to Change Venues	Granted
Montecino vs Vital Statistics	C	113	16	19	Motion to Reinstate Case	Granted in part; denied in part
Bank of America vs McCormick	F	13545	14	34	Motion to Reinstate Complaint and Substitute Plaintiff	Granted in part; denied in part
Bank of America vs Perdomo	F	11065	14	13	Motion to Stay Issuance of Sheriff Sale Deed & Writ of Possesion	Denied
Bank of NY Mellon vs Pedreiro	F	21939	16	adj.	Summary Judgment	Adjourned to 3/31
Cheesequake Village Assoc. vs Schaeffer	F	29043	16	24	Attorney's Fees	Granted in part
Cheesequate vs Zaffarese	F	30641	16	49	Attorney's Fees	Granted in part
Citimortgage vs Smith	F	37373	13	adj.	Motion to Impose Equitable Mortgage	Adjourned to 4/13
Deutsche Bank vs Nazir	F	23745	13	adj.	Set Aside Sheriff's Sale	Adjourned to 3/31
Ditech vs Zdanevich	F	33627	8	adj.	Motion for Entry of Amended Final Judgment	Adjourned to 4/13; supp. Cert. due 3/31
Fannie Mae vs Bibi	F	33221	13	30	Motion to Reform Loan Mod	Granted
Fannie Mae vs Hernandez	F	24885	16	7	Summary Judgment	Granted
Fannie Mae vs Morton	F	22899	14	33	Request Equitable Relief from a Prior Order	Denied
HSBC Bank vs Clark	F	31687	16	22	Reform Loan Modification	Granted
JP Morgan vs Fox	F	13047	15	56	Motion to Vacate Dismissal of Paragraphs of Amended Complaint	Denied
JP Morgan vs Wilson	F	48101	14	20	Foreclosure Mediation & Stay Sheriff Sale	Granted
Midfirst vs Alvarez	F	33407	13	adj.	Vacate & Reschedule Sheriff's Sale	Adjourned to 3/31
				adj.	Cross-Motion to Vacate (refund deposit)	Adjourned to 3/31
Park Gate Condo vs Cremone	F	18109	15	8	Motion for Possession	Granted (order + writ)
BAC Home Loans Servicing v. Kim	F	126	9	adj.	Amend Final Judgment	Adj. to 4/13
Bank of New York Mellon vs Singh	F	8230	16	-	Consent Order	Consent Order
Ditech v. Herrera	F	22874	16	21	Det. Fair Market Value	Granted
HSBC Bank v. Medina	F	39730	13	43	Redact Court Record	Granted
HSBC Bank v. Smith	F	19536	14	adj.	Vacate	Adj. to 3/31
Nationstar v. Poulson	F	13784	14	-	Mortgage priority	See Order
New Jersey Housing and Mortgage Finance Agency v. Ramcharran	F	22998	16	10	SJ	Withdrawn via consent order
Ocwen v. Boyd	F	28958	13	28	Remedial NOI	Granted
Reverse Mortgage Solutions v. Schaarschmidt	F	676	16	12	Dismiss	Withdrawn
Santander Bank v. Stagliano	F	28160	16	adj.	SJ	Adj. to 3/31
The Bank of New York v. Singh	F	8230	16	17	SJ	Resolved via consent order
Wilmington Savings Fund v. Fishler	F	11570	14	adj.	Appoint guardian ad litem	Adj. to 3/31
Wilmington Trust v. Peterson	F	9458	9	37	SJ	Granted

Attorney Id# 003061988
RADOM & WETTER
245 Route 22 West
Bridgewater, New Jersey 08807
(908) 707-1500
(908) 707-4181 (Fax)
Attorneys for Plaintiff

FILED

MAR 17 2017

JUDGE ANN McCORMICK

Map

Castle Pointe Condominium Association, Inc.,) Superior Court of New Jersey
) Chancery Division- General Equity Part
) Middlesex County
plaintiff,) Docket No. MID-C-159-16
v.)
)
Lake Nelson Memorial Park, a cemetery association,) Civil Action
)
)
defendant-counterclaimant-third party plaintiff,)
v.)
)
Castle Group, Inc., Mandelbaum, Salsburg, P.C., Barry R. Mandelbaum, Esq., John R. Dusinberre, the Township of Piscataway, and the State of New Jersey ex. rel. the New Jersey Cemetery Board,)
)
)
third party defendants.)

THIS MATTER having been opened to the Court by the application of Defendant for a Motion to Change Venues and the Court having considered the papers submitted; and for good cause shown;

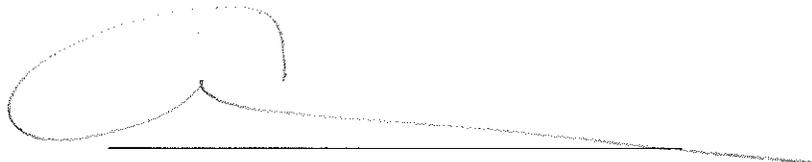
FOR THE REASONS SET FORTH
ON THE RECORD ON 3/17/17

IT IS on this 17 day of Mar, 2017,

ORDERED that Defendant's Motion to Change Venues is denied; and

IT IS FURTHER ORDERED that a copy of this Order shall be served upon all parties to this action with seven (7) days from which counsel for the movant receives the filed Order.

*cmc: 6/9/17
at 2 p.m.*



JUDGE ANN G. McCORMICK

Contested x

Uncontested

A/K/A Fausta Dolina Montesinos Nieto
Fausta Montesinos Nieto
Your Name

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION *Chancery*

708 Livingston Ave
Street Address

Middlesex County General

North Brunswick NJ 08902
Town, State, Zip Code

Docket Number C11316 Equity

732 619 8580
Telephone Number

FILED

MAR 17 2017 CIVIL ACTION Order

Fausta Montesinos Nieto
Plaintiff

JUDGE ANN McCORMICK

Vital Statistics
vs.
Defendant

This matter having been brought before the Court on Motion of (check one)
 plaintiff defendant for an Order (describe relief requested) *Reinstate case and modify date of birth 09/06/79*
and there being no basis not to reinstate the case
and the Court having considered the matter and for good cause appearing,

It is on this 17 day of Mar, 2017
ORDERED as follows: ~~Reinstate case and modify date of birth 09/06/79~~

1. The above-captioned case is hereby reinstated.
2. The Order to Show Cause filed on 7/20/16 is hereby denied.
3. Plaintiff shall serve the ~~Order~~ Amended Complaint upon the defendant and then file proof of such service

[Signature], J.S.C.
JUDGE ANN. G. McCORMICK

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."

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

FILED
MAR 17 2017
JUDGE ANN McCORMICK

SEAN D. ADAMS, ESQ. #004932013
HILL WALLACK LLP
21 Roszel Road
Princeton, New Jersey 08543
(609) 924-0808
Attorneys for Wilmington Savings Fund Society,
FSB, as Trustee for Stanwich Mortgage Loan Trust A
Our File No. 17511-120/sh

BANK OF AMERICA, N.A.

Plaintiff,

vs.

RONALD McCORMICK, ET AL,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Civil Action

DOCKET NO. F- 13545-14

**ORDER REINSTATING THE
COMPLAINT AND
SUBSTITUTING PLAINTIFF**

This matter having been brought before the Court on March 17, 2017, by Hill Wallack LLP, attorneys for Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, assignee of Plaintiff by Motion for an Order to reinstate the Complaint and substitute plaintiff, and the Court having reviewed and considered the supporting papers, and any opposition thereto;

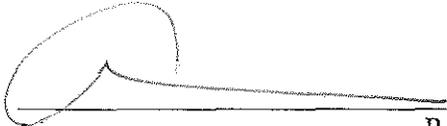
IT IS on this 17 day of Mar, 2017 ORDERED as follows:

1. ~~The within case is hereby reinstated to the active calendar.~~
2. The within matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter.
3. The Complaint in this action be and hereby is amended striking the name of Bank of America, N.A. as the party Plaintiff.

4. Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, be and hereby is substituted in the place and stead of Bank of America, N.A. as the party plaintiff and all subsequent pleadings filed with the Court shall use the name of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A as the Plaintiff in the caption.

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.

6. A copy of this Order shall be served upon counsel for Defendants by ordinary and certified mail within seven (7) days Plaintiff's counsel's receipt of the entered order.


JUDGE ANN. G. McCORMICK^P J. Ch.

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 9/17/11. 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.

"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."

mf

By: Adrian J. Johnson, Esq. (00059-2012)
Law Firm of Diaz and Associates, PC
309 Fellowship Road, Suite 200
Mount Laurel, NJ 08054
P: 877-404-6487
Attorney for Defendants

FILED

MAR 17 2017

JUDGE ANN McCORMICK

BANK OF AMERICA. N.A.,

Plaintiff,

vs.

NELSON PERDOMO:
FANNYPERDOMO, HIS WIFE;
MEDICAL PRACTICE MGT ASSOC
ASSIGNEE and UNKNOWN
TENANTS/OCCUPANTS 1-5, et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET F-011065-14

CIVIL ACTION

ORDER

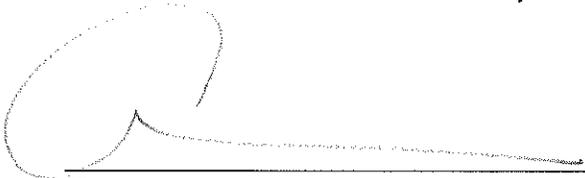
THIS MATTER, having been opened to the Court by Adrian Johnson, Attorney for Defendants, NELSON PERDOMO AND, FANNY PERDOMO, HIS WIFE, et al, on a Motion to Stay Issuance of Writ of Possession and the Court having considered the moving papers and any response thereto, and the Court having heard oral argument, and the Court having considered the matter for good cause shown:

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

IT IS on this 17 day of Mar, 2017 ORDERED THAT

1. Defendants' ~~motion~~ **DENIED** is hereby granted;
2. The writ of possession ~~shall~~ **DENIED** not issue before _____, 2017;
3. A copy of this Order be served on all counsel of record within 7 days of the date hereof.

Papers Considered.

Hon. 

FILED

MAR 17 2017

JUDGE ANN McGORMICK

STEVEN G. MLENAK, ESQUIRE
Attorney ID# 025702011
Greenbaum, Rowe, Smith & Davis LLP
Metro Corporate Campus One
P.O. Box 5600
Woodbridge, New Jersey 07095
(732) 549-5600
Attorneys for: Plaintiff
#26220-11/ca

CHEESEQUAKE VILLAGE
ASSOCIATION, INC., a New Jersey
nonprofit corporation,

Plaintiff,

vs.

ROSS SCHAEFFER,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCER DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-29043-16

CIVIL ACTION

**ORDER AWARDING
ATTORNEYS' FEES AND COSTS**

THIS MATTER having been brought before the Court on Motion of Greenbaum, Rowe, Smith & Davis LLP, attorneys for the Plaintiff, Cheesequake Village Association, Inc. (the "Association"), for an Order awarding reasonable attorneys' fees incurred by the Association in connection with the Association's foreclosure action, and for good cause shown and set forth on the record;

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

1. That the Association's Motion for a Determination and Award of Attorneys' Fees and Costs shall be and is hereby granted;

2. That the Final Judgment of Foreclosure in this matter shall include, in addition to the unpaid maintenance fees, fines and related fees, an award for attorneys' fees and disbursements in the amount of ~~\$4,310.48~~ ^{\$9,280.50} and

3. The Association shall serve a copy of this Order upon the defendant by certified mail, return receipt requested, and by regular mail within seven (7) days hereof.



J.S.C.

- Opposed
- Unopposed

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

MAR 17 2017

JUDGE ANN McCORMICK

STEVEN G. MLENAK, ESQUIRE
Attorney ID# 025702011
Greenbaum, Rowe, Smith & Davis LLP
Metro Corporate Campus One
P.O. Box 5600
Woodbridge, New Jersey 07095
(732) 549-5600
Attorneys for: Plaintiff
#26220-12

CHEESEQUAKE VILLAGE
ASSOCIATION, INC., a New Jersey
nonprofit corporation,

Plaintiff,

vs.

NICHOLAS ZAFFARESE,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F- 30641-16

CIVIL ACTION

**ORDER AWARDING
ATTORNEYS' FEES AND COSTS**

THIS MATTER having been brought before the Court on Motion of Greenbaum, Rowe, Smith & Davis LLP, attorneys for the Plaintiff, Cheesequake Village Association, Inc. (the "Association"), for an Order awarding reasonable attorneys' fees incurred by the Association in connection with the Association's foreclosure action, and for good cause shown and set forth on the record;

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

1. That the Association's Motion for a Determination and Award of Attorneys' Fees and Costs shall be and is hereby granted;

2. That the Final Judgment of Foreclosure in this matter shall include, in addition to the unpaid maintenance fees, fines and related fees, an award for attorneys' fees and disbursements in the amount of ~~\$4,479.38~~ ^{\$3,785.49}; and

3. The Association shall serve a copy of this Order upon the defendant by certified mail, return receipt requested, and by regular mail within seven (7) days hereof.



JUDGE ANN. G. McCORMICK 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."

632783
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

JUDGE ANN McCORMICK

FEDERAL NATIONAL MORTGAGE
ASSOCIATION
PLAINTIFF

VS.

RUKHSANA BIBI, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-033221-13

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION, for an Order Reforming the Loan Modification and Divesting MOHAMMAD J. MALIK of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

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

1. **THAT** the Loan Modification Agreement with a first payment date of August 1, 2011 between RUKHSANA BIBI and BAC HOME LOAN SERVICING LP (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

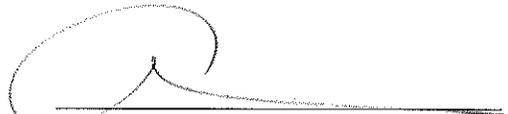
MOHAMMAD J. MALIK in the land records of MIDDLESEX County; and,

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

4. **THAT** the interest of MOHAMMAD J. MALIK 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 December 6, 2005 in *Mortgage Book 11153, Page 89*; 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.1:3-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

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

Joshua B. Sears ID #14171998
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
732NGT

Attorneys for Plaintiff

FILED

MAR 17 2017

JUDGE ANN McCORMICK

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff,

vs.

GEMMA HERNANDEZ, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-24885-16

CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT**

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, Joshua B. Sears, appearing on a Motion for Summary Judgment and the Court having reviewed the supporting Certifications and Exhibits and for good cause shown;

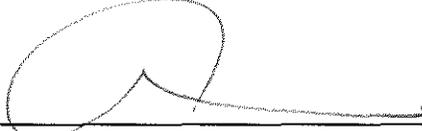
IT IS on this 17 day of Mar, 2017;

1. **ORDERED**, that Plaintiff's Motion for Summary Judgment against Defendant, GEMMA HERNANDEZ, be granted; and it is further

2. **ORDERED**, that the Answer of Defendant, GEMMA HERNANDEZ, is hereby stricken and default against said Defendant(s) be entered; and it is further

3. **ORDERED**, that the Plaintiff be permitted to proceed to Judgment under R. 4:64 through the Clerk of the Superior Court, Office of Foreclosure, in an uncontested manner; and it is further

4. **ORDERED**, that a copy of this Order be served upon all answering Defendants within 7 days of receipt by Counsel.



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

Motion was:

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."

Nicholas B. Leonetti – 153022015
BUCKLEY MADOLE, P.C.
99 Wood Avenue South, Suite 803
Iselin, NJ 08830
P: 732-902-5399
F: 732-902-5398
Attorneys for Plaintiff
BMPC File No. 9411-6764

FILED

MAR 17 2017

JUDGE ANN McCORMICK

<p>Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, Plaintiff, vs. Glenn Francis Morton and Cassandra Morton, husband and wife, Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY DOCKET NO. F-022899-14 Civil Action ORDER GRANTING EQUITABLE RELIEF FROM A PRIOR ORDER TO EXTEND THE TIME WITHIN WHICH TO SUBMIT THE ENTRY OF FINAL JUDGMENT</p>
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THIS MATTER having been opened to the Court by Buckley Madole, P.C., attorneys for Plaintiff, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, on notice to Defendants, Glenn Francis Morton and Cassandra Morton, husband and wife, for an Order Granting Equitable Relief From a Prior Order; and with the Court having considered the submissions of the parties, and for good cause shown;

IT IS ON THIS 17 day of Mar, 2017;

~~ORDERED, that the above captioned matter be hereby reinstated and restored to the active calendar; and~~

~~ORDERED, that the Plaintiff, Federal National Mortgage Association ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America, be and the same is permitted to proceed with the prosecution of the instant action, including but not limited to the entry~~

~~of Final Judgment in Foreclosure, and it is further~~

ORDERED, that Plaintiff's counsel shall serve a copy of this order on Defendant, Glenn Francis Morton and Cassandra Morton, and any other parties or counsel appearing in this matter, within 7 days of counsel's receipt of the Order.


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

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 9/17/17. 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.

"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:8-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

778044

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

JUDGE ANN McCORMICK

HSBC BANK USA, N.A., AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF RENAISSANCE
HOME EQUITY LOAN TRUST 2006-3
PLAINTIFF

VS.

IRAIDA CLARK, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-031687-16

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, HSBC Bank USA, N.A., As Indenture Trustee For The Registered Noteholders Of Renaissance Home Equity Loan Trust 2006-3, for an Order Reforming the Loan Modification and Divesting Kenneth A. Clark of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this

17 day of Mar

2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment dates of March 1, 2015 between Iraida Clark and Ocwen Loan Servicing, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

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

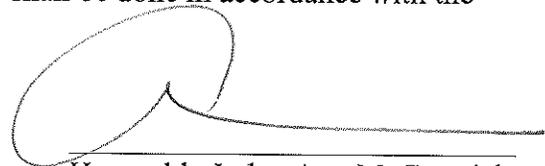
3. **THAT** Kenneth A. Clark is not personally liable under the terms of the Loan Modification Agreement, but rather, he is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Kenneth A. Clark is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on July 21, 2006 in *Mortgage Book 11703, Page 583* ; 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.

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



Honorable Judge Ann McCormick,
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."

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

SIMONE SEBASTIAN - 011312009

7 Century Drive, Suite 201

Parsippany, New Jersey 07054

(973) 538-9300

258EDK

Attorney for Plaintiff

May

FILED

MAR 17 2017

JUDGE ANN McCORMICK

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

Plaintiff

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION- MIDDLESEX COUNTY

vs.

DOCKET NO.: F-13047-15

SHELDON FOX, INDIVIDUALLY AND AS, et als.

CIVIL ACTION

Defendants.

ORDER VACATING DISMISSAL OF PARAGRAPHS 6.11 AND 6.12 OF THE AMENDED COMPLAINT

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., co-counsel for Plaintiff, JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ("Plaintiff"), upon Notice of Motion for an Order vacating the Dismissal of Paragraphs 6.11 and 6.12 of the Amended Complaint, in the within action, and for good cause shown;

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

IT IS on this 17 day of Mar, 2017;

ORDERED, that the dismissal of Paragraphs 6.11 and 6.12 of the Amended Complaint filed on May 4, 2016 is hereby vacated; and it is further and it is further

DENIED

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.

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

OPPOSED

UNOPPOSED

SAVO, SCHALK, Gillespie, O'Grodnick & Fisher, P.A.
 Counsellors at Law
 77 North Bridge Street
 Somerville, New Jersey 08876
 (908) 526-0707
 John F. Bracaglia, Jr.
 ID 018651977
 Attorneys for Defendants, Thomas A. Wilson
 and Diane E. Wilson

FILED

MAR 17 2017

JUDGE ANN McCORMICK

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,	:	SUPERIOR COURT OF NEW JERSEY
Plaintiff,	:	CHANCERY DIVISION, GENERAL EQUITY
	:	MIDDLESEX COUNTY
vs.	:	Docket No. F-048101-14
	:	
THOMAS A. WILSON AND DIANE E. WILSON, husband and wife	:	<u>Civil Action</u>
Defendants.	:	
	:	ORDER PERMITTING DEFENDANTS TO FILE REQUEST FOR FORECLOSURE MEDIATION AND TO STAY SHERIFF SALE

The within matter having come before the Court on the motion of Defendants Thomas A. Wilson and Diane E. Wilson, and it appearing that due notice has been given, and with good cause being shown;

It is on this 17 day of Mar, 2017

ORDERED as follows:

- a. That Thomas A. Wilson and Diane E. Wilson be and hereby are permitted to participate in foreclosure mediation as to their property at 6 Oakwood Place, Carteret, New Jersey;
- b. That the time for Defendants to submit their request for foreclosure mediation is extended for thirty days following the entry of this Order; and
- c. That any sheriff sale of the property at 6 Oakwood Place, Carteret, New Jersey be and is hereby stayed until the foreclosure mediation is concluded.

"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
 P.J.Ch./S.C.

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

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

FILED

MAR 17 2017

JUDGE ANN McCORMICK

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 
Judge of the Superior Court, at Middlesex County, on _____, 2017 in the
Plaintiff's favor; and

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

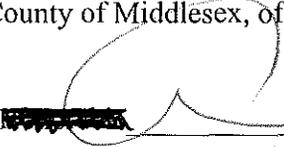
IT IS ORDERED this 17 day of Mar 2017, that:

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.


~~XXXXXXXXXX~~
JUDGE ANN. G. MCCORMICK J.S.C.

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

FILED

MAR 17 2017

JUDGE ANN McCORMICK

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

WRIT OF POSSESSION

THE STATE OF NEW JERSEY

TO THE SHERIFF OF THE COUNTY OF MIDDLESEX

GREETINGS:

WHEREAS on the 17th day of Mar, 2017, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending wherein PARK GATE CONDOMINIUM ASSOCIATION, INC. (the "ASSOCIATION") is Plaintiff, and RALPH A. CREMONE, II AND KATHLEEN E. KOZUP (n/k/a Kathleen E. Cremone) are the Defendants, it was ordered and adjusted that the Plaintiff, who was the purchaser at the foreclosure sale, recover the possession of the lands and premises, described in the complaint, from the Defendants, RALPH A. CREMONE, II AND KATHLEEN E. KOZUP (n/k/a Kathleen E. Cremone), which premises are more particularly set forth and described as follows:

BEING in Township of Edison, County of Middlesex and State of New Jersey, being more

particularly described as follows, to wit:

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

BEING located on the county tax map at Block 14262.13 C0118, Lot 52; the possession of which said lands and premises the said Defendants, RALPH A. CREMONE, II AND KATHLEEN E. KOZUP (n/k/a Kathleen E. Cremone), have unlawfully deprived the said Plaintiff, which was the purchaser at the foreclosure sale, as appears to us of record.

THEREFORE, you are hereby commanded that, without delay, you cause the said ASSOCIATION to have possession of the said lands and premises, with the appurtenances thereunto belonging and appertaining; and make known to the said Superior Court of New Jersey aforesaid, at Middlesex County, within six (6) months next, the manner in which you shall have executed this writ, and have you then and there this writ.

WITNESS, Honorable , Judge of the Superior Court at Middlesex County aforesaid, this 17th day of Mar, 2017.

McGovern Legal Services, LLC

By: /s/ Marlana Diaz-Cobo
Marlena S. Diaz-Cobo, Esq.

FILED

MAR 17 2017

JUDGE ANN McCORMICK

File No. 15486-14-14327/0115
Law Offices
PARKER McCAY P.A.
Gene R. Mariano, Esquire
ID No: 021091996
9000 Midlantic Drive, Suite 300
P.O. Box 5054
Mount Laurel, NJ 08054-1539
(856) 810-5815
Attorneys for Plaintiff

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF CWMBS,
INC., CHL MORTGAGE PASS-
THROUGH TRUST 2006-20
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2006-20,

Plaintiff,

v.

JANAK SINGH; MRS. JANAK SINGH,
HIS WIFE; RAVINDER KAUR; KEN
BANGER, STATE OF NEW JERSEY

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-008230-16

CIVIL ACTION

**CONSENT ORDER RESOLVING
DEFENDANTS', JANAK SINGH AND
RAVINDUR KAUR, CONTESTED
ANSWER, SEPARATE DEFENSES
AND COUNTERCLAIMS**

A Contesting Answer having been filed by Defendants, Janak Singh and Ravindur Kaur ("Defendants"), Vincent M. Ansetti, Esquire, Law Offices of Ansetti & Associates, LLC appearing and Gene R. Mariano, Esquire of Parker McCay P.A. appearing on behalf of Plaintiff. The Bank of New York Mellon FKA The Bank of New York as Trustee for the Certificateholders CWMBS, Inc. CHL Mortgage Pass-Through Trust 2006-20 Mortgage Pass-Through Certificates Series 2006-20 ("Plaintiff"); and the parties having agreed to

terms to resolve the contested portion of this matter; and for good cause having been shown;

IT IS on this 17 day of Mar, 2017

ORDERED AS FOLLOWS:

1. Defendants hereby voluntarily strike and dismiss, with prejudice, their Answer, Separate Defenses and Counterclaims filed in this action;
2. This action is hereby returned to the jurisdiction of the Office of Foreclosure of the Clerk's Office of the Superior Court of New Jersey for the purpose of proceeding as an uncontested foreclosure action;
3. Default is hereby entered as to Defendants;
4. Plaintiff agrees to delay applying for Final Judgment in Foreclosure in this matter until ninety (90) days from the date of this Order;
5. Defendants shall apply for loss mitigation within thirty (30) days of the date of this Order;
6. A copy of this Order shall be served on Defendants within ___ days of Plaintiff's receipt of a conformed copy of same from the Court.

The undersigned hereby consent to the form, substance and entry of the within the form and entry of the within order.

Law Offices of Ansetti & Associates, LLC
Attorneys for Defendants,
Janak Singh and Ravindur Kaur

Parker McCay P.A.
Attorneys for Plaintiff,

BY *Vincent M. Ansetti*
VINCENT M. ANSETTI, ESQ.

BY *Gene R. Mariano*
GENE R. MARIANO, ESQ.

Dated: 3/15/17
[Signature]

Dated: 3/16/17

LAW OFFICE
PARKER MCCAY P.A.

THE HONORABLE ANN MCCORMICK, J.S.C.

7. In view of this order, pl's motion for summary judgment is hereby withdrawn.

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
MAR 17 2017
JUDGE ANN McCORMICK

File No. 089755OP KM
DITECH FINANCIAL LLC : SUPERIOR COURT OF NEW JERSEY
Plaintiff : CHANCERY DIVISION
v. : MIDDLESEX COUNTY
 : DOCKET NO. F-022874-16
 :
 : CIVIL ACTION
LIUDVIN HERRERA, et al. :
 :
Defendant(s) : 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 Mar 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: \$190,000.

Papers filed with the Court,

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

By the Court,



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

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."

FEIN, SUCH, KAHN & SHEPARD, P.C.
SIMONE SEBASTIAN - 011312009
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
XFHS006
Attorney for Plaintiff

FILED

MAR 17 2017

JUDGE ANN McCORMICK

HSBC BANK USA, N.A. Plaintiff
vs.
CHRISTINA A. MEDINA, et als.
Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: F-39730-13

CIVIL ACTION

ORDER REDACTING THE COURT
RECORD

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, HSBC BANK USA, N.A., ("Plaintiff"), upon Notice of Motion for Order Redacting the Court Record in the within action, and for good cause shown;

IT IS on this 17 day of Mar, 2017;

ORDERED, that the court record pertaining to the final judgment pleadings submitted on February 8, 2017, specifically pages 30 and 34 of the final judgment pleadings, be and is hereby deemed to be redacted; and further

ORDERED, for any additional relief the Court may deem necessary; and further

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.


Honorable Ann G. McCormick, 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."

ORDER OF HON. ANN G. McCORMICK, J.S.C.
SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
P.O. BOX 964
NEW BRUNSWICK, NJ 08903-0964
(732) 519-3591

ma
FILED

MAR 17 2017

JUDGE ANN McCORMICK

Plaintiff(s),

NATIONSTAR

vs.

Defendant(s),

FOUSON

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F 13784-14

CIVIL ACTION

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 3/17, 2017

on motions arising from trial

and for good cause having been shown, and for the reasons set forth on the record on

3/17, 2017

IT IS ON THIS 17 DAY OF Mar, 2017

ORDERED

① Plaintiff is found to be equitably subordinated to the 12/27/05 Mortgage of FGC.

② Plaintiff therefore is due \$417,293.11 as of NOV. 11, 2014

③ Plaintiff's final judgment of foreclosure 2/15/15 is hereby amended to set forth the amount due as \$417,293.11 plus the statutory atty's fees allowed by the 2/15/15 Final Judgment

ORDERED that counsel shall serve a copy of the within Order upon ALL parties of record within seven (7) days of the date hereof.


ANN G. McCORMICK, J.S.C. CH

(4) The answer + counterclaim filed on behalf of ~~Party~~ Rodney + Patricia Poulson is hereby dismissed with prejudice.

(5) The 2/15/15 final judgment of foreclosure is hereby amended to include Rodney and Patricia Poulson as defendants.

(6) Plaintiff shall submit an amended final judgment of foreclosure including the terms set forth in paragraphs (3), (4) & (5) herein.

ORDERED that counsel shall serve a copy of the within Order upon ALL parties of record within seven (7) days of the date hereof.



FILED

MAR 17 2017

JUDGE ANN MCCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Vincent G. Ricigliano Jr., Esq.: 013481981
201604027

Ocwen Loan Servicing , LLC.
Plaintiff

vs

KAREN BOYD and WILLIAM BOYD
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-028958-13

CIVIL ACTION

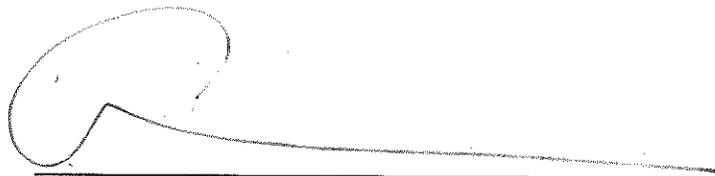
ORDER

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

IT IS, on this 17 day of Mar, 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 OCWEN LOAN SERVICING LLC. as the party Plaintiff; and
4. U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF OWS REMIC TRUST 2015-1 be and is hereby substituted in the place and stead of OCWEN LOAN SERVICING 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 OCWEN LOAN SERVICING LLC to U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF OWS REMIC TRUST 2015-1. on the automated Case Management Docket System; and
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.



JUDGE ANN. G. McCORMICK JSC

_____ 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."

FILED

MAR 17 2017

JUDGE ANN McCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Jessica A. Berry, Esq. / 029912007
201502642

WILMINGTON TRUST, NATIONAL
ASSOCIATION, NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS SUCCESSOR
TRUSTEE TO CITIBANK, N.A. AS TRUSTEE
TO LEHMAN XS TRUST MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES 2006-7

Plaintiff

vs.

ROBERT PETERSON; MRS. PETERSON,
WIFE OF ROBERT PETERSON;
MORTGAGE ELECTRONIC REGISTRATION
SYSTEMS, INC. AS NOMINEE FOR
LEHMAN BROTHERS BANK, FSB; STATE
OF NEW JERSEY; MEMORIAL HOSPITAL
OF BURLINGTON COUNTY; POLLACK
CHIROPRACTIC CENTER; COUNTY OF
CAMDEN; MONMOUTH OCEAN
HOSPITAL SERVICE CORPORATION;
CAPITAL ONE BANK (USA) NA; AFFINITY
FEDERAL CREDIT UNION

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-9458-09

CIVIL ACTION

**ORDER GRANTING PLAINTIFF'S
MOTION FOR SUMMARY JUDGMENT**

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC,
attorneys for Plaintiff, Jessica A. Berry, Esq. appearing, and having been timely served upon
Emery Z. Toth, Esq., attorney for Defendant Robert Peterson, and the Court having

reviewed the papers, and considered oral argument, if any, and for good cause having been shown;

IT IS ON this 10 day of Mar, 2017:

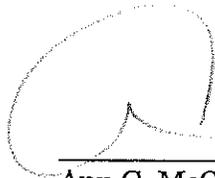
ORDERED, that Plaintiff's Motion for Summary Judgment be and is hereby GRANTED, and

ORDERED, that the Answer filed by Defendants Robert Peterson be and is hereby deemed to be a non-contesting Answer; and it is further

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

ORDERED, that Plaintiff's motion is hereby GRANTED and the Answer and Defenses filed by Defendant Robert Peterson are hereby stricken and suppressed with prejudice pursuant to New Jersey Court Rule 4:23-2, for failure to comply with the Court's Case Management Order regarding discovery; and

ORDERED, that a true copy of this Order be served upon Defendant's counsel within 7 days of the date of receipt hereof.



Ann G. McCormick, P.J. Ch.

_____ 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."