

Honorable Ann McCormick, JSC ORDERS 3/31/17

Law Clerks: Rachel Ginzburg: (732) 519-3592 (odd docket) and Emily Pirro: (732) 519-3611 (even docket)

Chancery/Law Division

CAPTION	DK	DK #	YR	MOTION TYPE	OUTCOME
HSBC vs Interior	C	7	17	Substituted Service by Publication	Granted
Township of Cranbury vs Cranbury Walk HOA	C	177	16	Quiet Title, Permit Conveyance of Easement, Discharge Lis Pendens	Granted
Bank of America vs Ramos	F	25621	10	Strike Plaintiff's Proof of Amount Due	Withdrawn
Bank of America vs Rizvi/Tork	F	17679	14	Vacate Final Judgment	Denied
Bank of New York Mellon vs Duncan	F	23279	16	Summary Judgment	Granted
Bank of New York Mellon vs Pedreiro	F	21939	16	Summary Judgment	Adjourned to 4/13
Bank of New York Mellon vs Ramos	F	26205	16	Vacate Default Judgment	Granted in part denied in part
Deutsche Bank vs Esposito	F	32285	16	Reform Loan Modification Agreement	Granted
Deutsche Bank vs Nazir	F	23745	13	Set Aside Sheriff's Sale	Denied
Duetsche Bank vs Savino	F	33013	15	Vacate Sheriff's Sale	Consent Order
Ditech vs Niemczyk	F	7339	11	File Amended Foreclosure Complaint	Granted in part
Ditech vs Subramanian	F	20715	15	Discharge Prior Mortgage	Adjourned to 4/13
HSBC vs Santana	F	10809	16	Redact Court Record	Granted
HSBC vs Trombatore	F	26371	16	Summary Judgment	Stipulation of Dismissal
JP Morgan vs Kim	F	1027	15	Surplus Funds	Granted
Midfirst vs Alvarez	F	33407	13	Vacate & Reschedule Sheriff's Sale	Granted in part, denied in part
				Cross-Motion to Vacate & Refund Deposit	Granted
M&T Bank vs Amores	F	21351	16	Summary Judgment	Adjourned to 4/13
M&T Bank vs Rodrigo	F	23689	16	Summary Judgment	Consent Order
Nationstar vs Nikale	F	30333	15	Withdraw as Counsel	Granted
Nationstar vs Catapane	F	27455	14	Relist Sheriff's Sale & Forfeit Deposit	Withdrawn
Nationstar vs Pedi	F	46015	13	Vacate & Reschedule Sheriff's Sale	Withdrawn
Nationstar vs Skolnik	F	11019	16	Order Directing Plaintiff to Provide Reinstatement Figures	Granted in part
Oaks at N Brunswick vs Moody	F	33567	15	Attorney's Fees	With judge- order will be mailed
Ocwen Loan Servicing vs Bhatt	F	16327	13	Vacate Sheriff's Sale	Granted
Peapack vs Villacis	F	19463	16	Strike Contesting Answer for Failure to Provide Discovery	Consent Order due by 4/7/17
Unity Bank vs Minaya	F	10335	16	Summary Judgment	Granted
Wells Fargo vs Bruno	F	24235	13	Reinstate Case to Active Status	Denied
Wells Fargo vs Menjivar	F	14841	16	Motion for Reconsideration	Adjourned to 4/28
Wells Fargo vs Rigby	F	24159	16	Summary Judgment	Granted
Wilmington Savings Fund vs Bruhn	F	4687	10	Amended Order to Reinstate Foreclosure Action	Granted
Wilmington Savings Fund vs Wrotny	F	48555	9	Motion to Reinstate Case	Granted in part
Bank of America v. Ajayi	F	25358	15	Obj. to Amt Due	Objection Denied
Bank of America v. Kay	F	41556	14	Withdraw as counsel	Granted
Bank of America v. Ocampo	F	19632	15	Refer to mediation	Denied
Deutsche Bank v. Croteau	F	19588	13	Extend time to submit FJ	Granted in part
Deutsche Bank v. Desai	F	2970	15	Get Transcript for free	Denied
Deutsche Bank v. Hardy	F	9700	15	Reform Loan Modification	Granted
Deutsche Bank v. Trochez	F	31442	15	Vacate	Granted
Ditech Financial v. Brant	F	47200	8	Amend FJ	With judge- order will be mailed

Ditech Financial v. Tracey	F	24012	16	SJ	Adj. to 4/13
Federal Nationalk Mortgage v. Kabitzke	F	7726	13	Vacate Sale	Adj. 4/13
FNMA v. Encarnacion	F	23644	16	Det. Fair Market Value	Granted
Goshen Mortgage v. Jones	F	26710	13	Amend Complaint	Granted
HSBC Bank v. Indelicato	F	18888	16	SJ	ENTERED INTO CONSENT ORDER
HSBC Bank v. Smith	F	19536	14	Vacate	Withdrawn
JPMorgan v. Wadiri	F	40716	9	Forefeit deposit and resell property	Granted
Lexington Village Natural Area Assn v. Anderson	F	26928	16	Atty Fees	Granted
MTGLQ Investors v. Tracey	F	22104	16	Remedial NOI	Granted
Nationstar v. Dailey	F	5396	10	Extend time to submit FJ	Granted in part, denied in part
Nationstar v. Salem	F	3998	16	Reconsider	Adj. 5/12
New Milennium Bank v. Minaya	F	26828	16	Amend Complaint	Granted
Ocwen v. Forehand	F	49752	14	Reform Loan Modification Agreement	Granted
Pennymac Loan v. Zapata	F	5480	16	SJ and amend caption	See Order
Plymouth Park Tax v. Zemel	F	12748	12	Competing pay surplus funds	COMPETITOR WITHDREW, remaining motion adj. to 4/28
PNC Bank v. 2L Holdings	F	4732	14	Authorize Receiver to Sell Real Property	Granted
Santander Bank v. Stagliano	F	28160	16	SJ	Granted
Sun West v. Letteriello	F	11542	16	Remove Pages from Amended complaint	Granted
TD Bank v. Rodriguez	F	29828	15	Release Lien	Granted
The Bank of New York Mellon v. Cho	F	22398	16	SJ	Adj. to 4/28
The Bank of New York Mellon v. Demin	F	946	17	Reform Mortgage	Granted
The Bank of New York v. Matos	F	26740	16	SJ	Granted
Waterfall Victoria Grantor Trust v. Kelliher	F	25796	16	Reform Mortgage	Granted
Wells Fargo v. Daygoo	F	27204	15	Demm Mortgage Equitably Assigned	Granted
Wells Fargo v. Hudson	F	29340	10	Issue Confirmatory Deed	Granted
Wells Fargo v. Kowalski	F	28342	16	SJ	Adj. 4/13
Wells Fargo v. Paulino	F	8318	16	Vacate Sheriff's Sale	Adj. 4/13
Wells Fargo v. Stein	F	14832	15	Include Loan Mod Nunc Pro Tunc	Granted
Wilmington Savings Fund v. Fishler	F	11570	14	Appoint guardian ad litem	Granted
Wilmington Savings Fund v. Valdez	F	9246	16	Transfer to Middlesex Vicinage and return to active status	Order entered 3/10/17, Granted

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)
 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)
 BRANDON P. ACCARDI, ESQUIRE (138802014)
 ANTHONY P. SCALI, ESQUIRE (034182007)
 STERN & EISENBERG, PC
 1040 N. KINGS HIGHWAY, SUITE 407,
 CHERRY HILL, NEW JERSEY 08034
 TELEPHONE: (609) 397-9200
 FACSIMILE: (856) 667-1456
 (COUNSEL FOR PLAINTIFF)
 OUR FILE NUMBER: 118.042096

FILED
 MAY 31 2017
 JUDGE ANN McCOFIMICK

HSBC Bank USA, National Association as
 Trustee for Deutsche Bank Alt-A Securities,
 Inc., Mortgage Loan Trust, Series 2003-4XS

Plaintiff,

v.

Nenita G. Interior; First National Bank of
 Arizona; National Bank of Nevada

Defendant(s)

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

DOCKET NO.: C-7-17

**ORDER FOR GRANTING PLAINTIFF'S
 MOTION FOR SUBSTITUTED
 SERVICE BY PUBLICATION
 PURSUANT TO R. 4:4-5(a)(3)**

THIS MATTER having been brought before to the Court by Stern & Eisenberg, P.C.,
 Attorneys for Plaintiff, on motion by Plaintiff to serve Defendant First National Bank of Arizona
 and Defendant First National Bank of Nevada via Publication pursuant to R. 4:4-5(a)(3); and it
 appearing that Defendants cannot be personally served in the State of New Jersey; and for good
 cause shown.

IT IS on this 31 day of Mar, 2017, hereby ORDERED:

1. The Plaintiff's Motion to Serve Defendant First National Bank of Arizona and Defendant First National Bank of Nevada via Publication pursuant to R. 4:4-5(a)(3) is hereby GRANTED;

3. This Order shall be served on all defendants within seven (7) days of receipt by Plaintiff's Counsel.



Hon. Frank Ciuffani, P.J.Ch.

2. Pl also shall serve the FDIC as Receiver for First Nat'l Bank of Nevada (into which First Nat'l Bank of Arizona was merged).

"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."

File No. 17073-0004

Law Offices
PARKER McCAY P.A.
3840 Quakerbridge Road
Suite 200
Hamilton, NJ 08619-1003
MICHAEL E. SULLIVAN, ESQ.
ATTY. ID. 030901984
Phone: 609-896-4222
Fax: 609-896-9023
Attorneys for Plaintiff, Township of Cranbury

FILED

MAR 31 2017

JUDGE ANN McCORMICK

TOWNSHIP OF CRANBURY,

Plaintiff,

vs.

CRANBURY WALK HOMEOWNERS
ASSOCIATION AND CRANBURY
WALK, INC. AND ANY OF ITS
SUCCESSORS IN RIGHT, TITLE OR
INTEREST,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
DOCKET NO. C-177-16

CIVIL ACTION

**ORDER OF JUDGMENT TO QUIET
TITLE, PERMIT CONVEYANCE OF
EASEMENT AND TO DISCHARGE
LIS PENDENS**

THIS MATTER having been opened to the Court by Parker McCay, PA, counsel for Plaintiff Township of Cranbury, and the Court having determined that the only extant Defendant, Cranbury Walk Homeowners Association, Inc., was properly served with the Complaint to Quiet Title and with Plaintiff's Notice of Motion for Judgment to Quiet Title, permit conveyance of Easement and Discharge Lis Pendens, and the Court having reviewed and considered all of the papers submitted, and for good cause shown,

IT IS on this 31 day of Mar, 2017 ORDERED that Defendant Cranbury Walk Homeowners Association, Inc. has title to real property known as Block 26, Lot 29.22 in Cranbury, New Jersey and it is further ORDERED that this Order may be recorded by the County Clerk in lieu of Deed as to Block 26, Lot 29.22 in Cranbury, New Jersey, and it is further ORDERED, that Defendant Cranbury Walk Homeowners Association may legally convey to the Township a drainage easement over that property, and it is further ORDERED that the Lis Pendens pertaining to Block 26, Lot 29.22 in Cranbury, New Jersey and recorded at Book 0003, Page 0122 in the Middlesex County Clerk's office is hereby Discharged.

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


ANN GRAF 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."

Mcj

SAMBUL RIZVI, Pro Se
JAIVAID RIZVI, Pro Se
11 13th STREET
MONROE NJ 08831-2124
(732) 688-6650

FILED

MAR 31 2017

JUDGE ANN McCORMICK

BANK OF AMERICA, NA

(Plaintiff)

VS.

SAMBUL RIZVI;
JAVAID RIZVI, et al

(Defendants)

SUPERIOR COURT OF NEW JERSEY

CHANCERY DIVISION –
MIDDLESEX COUNTY

DOCKET NO.: F-17679-14

CIVIL ACTION

ORDER

Defendants' motion to dismiss the above-entitled action, pursuant to R 4:50-1(d), on the ground that subject Note was voided at the time the Complaint was filed.

**FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17**

IT IS on this 31 day of Mar 2017, ORDERED that:

1. Defendants' motion to vacate the entry of the Final Judgment is **DENIED** GRANTED;
2. The order to dismiss the Complaint with prejudice is **DENIED** GRANTED; and
3. A copy of this Order must be served upon the attorney for the plaintiff within 7 days.

This motion was:

 Opposed Unopposed



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

FILED

MAR 31 2017

JUDGE ANN McCORMICK

774311

PHELAN HALLINAN DIAMOND & JONES, PC

Nicole Savage, Esq. ID No. 000332011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

THE BANK OF NEW YORK MELLON, F/K/A
THE BANK OF NEW YORK, SUCCESSOR IN
INTEREST TO JPMORGAN CHASE BANK,
N.A. AS TRUSTEE FOR BEAR STEARNS
ASSET BACKED SECURITIES TRUST 2006-3,
ASSET-BACKED CERTIFICATES, SERIES
2006-3

PLAINTIFF,

v.

RODOLFO DUNCAN, ET AL.

DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-023279-16

CIVIL ACTION

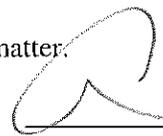
**ORDER FOR SUMMARY JUDGMENT AND
DEFAULT**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Nicole Savage, Esquire, Esquire, appearing on behalf of the Plaintiff, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, SUCCESSOR IN INTEREST TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-3, ASSET-BACKED CERTIFICATES, SERIES 2006-3 for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 31 day of Mar 2017 ORDERED:

1. That Summary Judgment be entered against the defendants, TAFFIE DUNCAN, and default be entered against her and her answer (and counterclaim, if any) be stricken.

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



Honorable Ann G. 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."

mej

FILED

MAR 31 2017

JUDGE ANN McCORMICK

By: Adrian J. Johnson, Esq. (00592012)
Johnson & Associates, P.C.
280 Amboy Ave., Ste. 3
Metuchen, NJ 08840
P: 848-229-2254

Attorney for Defendants, *Eleazar Ramos and Lovely Ramos*

THE BANK OF NEW YORK MELLON,
F/K/A THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS INC., ASSET-BACKED
CERTIFICATES SERIES 2007-2,

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-026205-16

CIVIL ACTION

Plaintiff,

ORDER

vs.

LOVELY S. RAMOS; MR. RAMOS,
SPOUSE OF LOVELY RAMOS;
ELEAZAR D. RAMOS; MRS. RAMOS,
SPOUSE OF ELEAZAR D. RAMOS;
NEW CENTURY FINANCIAL
SERVICES; UNITED STATES OF
AMERICA,

THIS MATTER, having been opened to the Court by Adrian J. Johnson, Esq., attorney for Defendants, Eleazar Ramos and Lovely Ramos, on a Motion to Vacate Default Judgment and for Leave to File Response out of Time Pursuant to R. 4:43-3 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:

IT IS on this 31 day of Mar, 2017 ORDERED THAT:

1. Defendants' motion ~~to set aside default~~ **DENIED** It is hereby granted;
2. The Answer attached hereto ~~is hereby filed~~ **DENIED** and this matter is to proceed contested;
Plaintiff consents to entering
3. Defendant ~~is to be entered into~~ **DENIED** Foreclosure Mediation;
4. Plaintiff is to review the Loan Modification submitted by Defendant for adequate review and eligibility for any and all loss mitigation options; and
5. A copy of this Order be served on all counsel of record within 7 days of the date hereof.

Papers Considered.



Hon. JUDGE ANN G. MCGOWAN

666030
PHELAN HALLINAN DIAMOND & JONES, PC
John Anello, Esq. ID No. 903972012
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Attorney for Plaintiff

FILED

mej

MAR 31 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE OF THE RESIDENTIAL ASSET SECURITIZATION TRUST 2007-A5, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-E UNDER THE POOLING AND SERVICING AGREEMENT DATED MARCH 1, 2007
PLAINTIFF,

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY

DOCKET NO. F-23745-13

CIVIL ACTION

V.
SHAHID NAZIR, ET AL.

ORDER DENYING DEFENDANT'S MOTION TO VACATE SHERIFF'S SALE

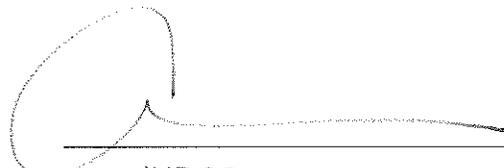
DEFENDANTS

THIS MATTER having been brought before the Court on motion of Defendant, Shahid Nazir having represented himself, and Plaintiff, being represented by Phelan Hallinan Diamond & Jones, and the Court having considered the matter and for good cause appearing;

IT IS on this 31 day of Mar 2017 ORDERED:

1. Defendant's motion to vacate the Sheriff sale in this matter is DENIED in its entirety.

FOR THE REASONS SET FORTH ON THE RECORD ON 3/31/17



JUDGE ANN G. McCORMICK, J.S.C

_____ Opposed

_____ Unopposed

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

782123
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 31 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR ARGENT
SECURITIES INC., ASSET-BACKED
PASS-THROUGH CERTIFICATES,
SERIES 2005-W2
PLAINTIFF

VS.

LUIGI PASQUALE ESPOSITO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-032285-16

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, Deutsche Bank National Trust Company, As Trustee For Argent Securities Inc., Asset-Backed Pass-Through Certificates, Series 2005-W2, for an Order Reforming the Loan Modification and Divesting Vincenza Esposito 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 31 day of Mar 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of April 1, 2010 between Luigi Pasquale Esposito and American Home Mortgage Servicing, Inc. As Servicer

(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 Vincenza Esposito in the land records of Middlesex County; and,

3. **THAT** Vincenza Esposito 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 Vincenza Esposito 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 20, 2005 in *Mortgage Book 11194, Page 650*; 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."

FILED

MAR 31 2017

JUDGE ANN McCORMICK

613013
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

DITECH FINANCIAL LLC
PLAINTIFF

VS.

WALTER NIEMCZYK, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

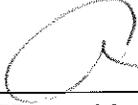
DOCKET NO: F-007339-11
CIVIL ACTION

**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, DITECH FINANCIAL LLC, 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 *31* day of *Mar* 2017 **ORDERED:**

1. That Plaintiff may file an Amended Foreclosure Complaint in the within matter. *within twenty (20) days of the date hereof.*



Honorable Ann G. McCormick, JSC

_____ 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."

FEIN, SUCH, KAHN & SHEPARD, P.C.
SIMONE SEBASTIAN - 011312009
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
379MWC
Attorney for Plaintiff

FILED

MAR 31 2017

JUDGE ANN MCCORMICK

HSBC BANK USA, N.A. Plaintiff
vs.
MICHAEL SANTANA, et als.
Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: F-10809-16

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 31 day of Mar, 2017;

ORDERED, that the court record pertaining to the final judgment pleadings submitted on February 15, 2017, specifically pages 21, 24 and 27 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."

675831
PHELAN HALLINAN DIAMOND & JONES, P.
By: Brian J. Yoder, Esquire - ID # 008342008
400 Fellowship Road, Suite100
Mt. Laurel, NJ 08054
(856) 813-5500

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION.
PLAINTIFF,
VS.
SEAN JIN KIM, ET AL.
DEFENDANT(S)

When the order is signed by the Judge, please submit a
CERTIFIED COPY OF THE ORDER BEARING A COURT SEAL to:

Trust Fund Unit
Superior Court of New Jersey
PO Box 971, 6th Floor North Wing
Trenton, New Jersey 08625

FAX AND EMAIL COPIES WILL NOT BE ACCEPTED

MIDDLESEX COUNTY

DOCKET NO: F-001027-15

**ORDER FOR MOTION FOR
SURPLUS FUNDS**

FILED

MAR 31 2017

JUDGE ANN McCORMICK

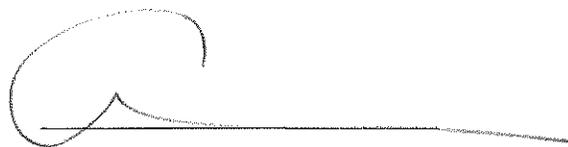
THIS MATTER, being opened to the Court by Phelan Hallinan Diamond & Jones, PC attorneys for Wells Fargo Bank, N.A. and the Court having considered the proofs and the argument of counsel and proof having been filed that all of the Defendants were served with notice of the motion together with the affidavit attached, it appearing that the Sheriff of Middlesex County has deposited with the Clerk of the Court the sum of \$76,263.13, as surplus money arising from the sale of the premises described in the Complaint and there is due to the Defendant, the sum of \$179,792.48 being the amount due on the mortgage described in the motion, together with interest and any other costs, from to date on the mortgage held by Defendant, and for good cause shown;

IT IS therefore on this 31 day of Mar, 2017, ORDERED that the Clerk of the Court is hereby authorized and directed to pay the Defendant, Wells Fargo Bank, N.A., and its attorney, the sum of \$76,263.13 with all accumulations of interest or any other sums which may have accrued, to the Defendant, Wells Fargo Bank, N.A., less the commissions properly allowed to the Clerk upon deposit of the surplus money; and

IT IS further Ordered that a true copy of this Order, which need not be certified, be mailed to all defendants or their attorneys at their last known address within 7 days from 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.

VERIFIED AS TO THE PRINCIPAL
AMOUNT ON DEPOSIT - \$ 76,263.13
CLERK, SUPERIOR COURT
BY: mmc 02/10/17


J.S.C.
JUDGE ANN. G. McCORMICK

Mag

WNI15-007149
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 31 2017

JUDGE ANN McCORMICK

<p>MidFirst Bank</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>Milagros C. Alvarez; Mr. Alvarez, husband of Milagros C. Alvarez; Reflections Condominium Association, Inc.;</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-033407-13 CIVIL ACTION</p> <p>ORDER TO VACATE SHERIFF'S SALE HELD ON SEPTEMBER 28, 2016 AND RESCHEDULE SHERIFF'S SALE</p>
---	--

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 31 day of Mar, 2017,

ORDERED THAT the Sheriff's Sale which took place on September 28, 2016, shall be and is hereby deemed vacated and set aside; and

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

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office costs of re-advertising, and sheriff's commission, are to be satisfied from the Bidder's deposit, plus any additional costs associated with re-scheduling the sale; and

IT IS FURTHER ORDERED THAT the Middlesex County 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 parties noticed to this motion within seven (7) days of Plaintiff's receipt thereof.



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

JUDGE ANN G. MCCORMICK

May

KESSLER LAW LLC
Michelle Conroy, Esq. (020472008)
354 Eisenhower Parkway
Plaza I, Suite 2250
Livingston, New Jersey 07039
(973) 773-1200
Attorneys for the Third Party Bidder,
40 Chatham, LLC

FILED
MAR 31 2017
JUDGE ANN McCORMICK

<p>MIDFIRST BANK,</p> <p style="text-align: center;">PLAINTIFF,</p> <p>vs.</p> <p>MILAGROS C. ALVAREZ; ET AL,</p> <p style="text-align: center;">DEFENDANT(S)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-033407-13</p> <p style="text-align: center;">CIVIL ACTION</p> <p style="text-align: center;">ORDER</p>
---	--

THIS MATTER having been opened to the Court by Kessler Law LLC, attorneys for third party bidder, 40 Chatham, LLC, on notice to Shapiro & DeNardo, LLC, attorneys for Plaintiff, and on further notice to Milagros C. Alvarez, Milagros Alvarez, Reflections Condominium Association, and for good cause having been shown,

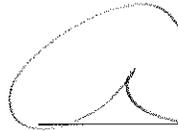
FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17

It is on this 31 day of Mar, 2017;

ORDERED that the sale 40 Chatham, LLC for the property known as 40 Chatham Square, Sayreville, New Jersey be and is hereby vacated and set aside; and it is further

ORDERED that the Middlesex County Sheriff shall refund to 40 Chatham, LLC the full deposit amount of \$32,500.00 paid to the Middlesex County Sheriff by 40 Chatham, LLC without offset, deduction or reduction; and it is further

ORDERED that a copy of this order be served upon all parties within seven (7) days after receipt hereof.



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

- Opposed
- Unopposed

JUDGE ANN G. MCCORMACK

Steven Amshen, Esq. – 004822013
PETROFF AMSHEN LLP
1795 Coney Island Avenue, 3rd Floor
Brooklyn, New York 11230
Tel.: 718-336-4200
Fax: 718-336-4242
samshen@lawpetroff.com
Attorneys for Defendant
Anuradha Nikale

FILED

MAR 31 2017

JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE LLC,

Plaintiff(s),

vs.

ANURADHA NIKALE, BANK OF
AMERICA, N.A.; and LANDMARK
MORTGAGE SERVICES, INC.,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-030333-15
CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court by Petroff Amshen LLP, the current undersigned attorneys, on behalf of the Defendant, Anuradha Nikale, seeking to be removed as counsel for Defendant.

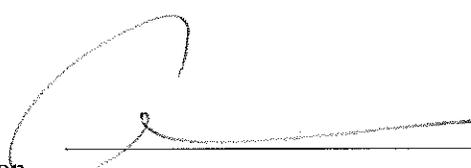
IT IS on this 31 day of Mar, 2017,

ORDERED that Petroff Amshen LLP is hereby permitted to withdraw as counsel for Defendant, Anuradha Nikale.

A copy of this shall be served upon all parties within 7 days of the date 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."

Hon.


JUDGE ANN. G. McCORMICK

FILED

MAR 31 2017

JUDGE ANN McCORMICK

IRA J. METRICK, ESQ.-ID #010331994
57 West Main Street
Freehold, NJ 07728
732-863-1660
Attorney for Defendants, Kevin Ari Skolnik and Stacie Bromberg

NATIONSTAR MORTGAGE LLC

Plaintiff,

v.

KEVIN ARI SKOLNIK; STACIE A.
BROMBERG; MAIN STREET
HOMEOWNERS ASSOCIATION, INC

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-11019-16

Civil Action

**ORDER DIRECTING PLAINTIFF TO
PROVIDE REINSTATEMENT FIGURES**

THIS MATTER, having been opened to the Court by Ira J. Metrick, Esquire, on behalf of the Defendants, Kevin Skolnik and Stacie Bromberg Skolnik, on a Motion Directing Plaintiff to provide Reinstatement Figures, and the Court having considered the moving papers and any response thereto, and the Court having considered the matter for good cause shown:

IT IS on this 31 day of March, 2017 ORDERED THAT:

1. Plaintiff shall provide reinstatement figures to Defendants, with a copy to Defendants counsel, within 7 days of the date of this Order, with figures which shall be good through April 30, 2017, and;

~~2. Plaintiff's application for final judgment is hereby withdrawn and Plaintiff may not resubmit the application for final judgment until May 30, 2017 and;~~

~~3. Plaintiff shall reimburse Defendants for their Counsel fees in the amount of \$ _____ within _____ days hereof and;~~

4. A copy of this Order be served on all counsel of record within 7 days of receipt.

A handwritten signature in black ink, consisting of a large, stylized initial 'A' followed by a long horizontal line extending to the right.

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

"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 31 2017

JUDGE ANN McCORMICK

654064

PHELAN HALLINAN DIAMOND & JONES, PC

Brandon D. Pack, Esq. ID No. 033082011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

OCWEN LOAN SERVICING, LLC
PLAINTIFF,

VS.

PRADIP BHATT, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-016327-13

CIVIL ACTION

ORDER VACATING SHERIFF'S SALE

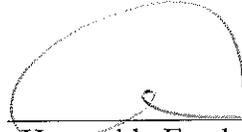
This matter being opened to the Court by Phelan Hallinan Diamond & Jones, PC attorneys for the Plaintiff for an Order Vacating Sheriff's Sale, and the Court having considered all papers and arguments presented, and for good cause shown:

IT IS on this *31* day of *Mar*, 2017 ORDERED that

1. Sheriff's sale held on November 2, 2016 and sold to Dov Braun for \$181,000.00, is hereby set aside and vacated unless payment is made to the Sheriff of MIDDLESEX County within 10 days of the date of this Order; and,
2. Plaintiff may request the scheduling of a new sale date from the Sheriff of MIDDLESEX County; and,
3. The costs for scheduling and advertisement of a new sale date shall be deducted from the deposit of Dov Braun, the third party bidder.

4. In the event, the third party bidder, Dov Braun, pays the remaining balance of the amount due after the filing date of the underlying motion and within 10 days of the date this Order, then the Dov Braun shall pay Plaintiff the sum of \$625.00 prior to the Sheriff releasing the deed to third party bidder.

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



~~Honorable Frank Ciuffani, 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."

MASELLI WARREN, P.C.
By: Shawn D. Edwards, Esquire
Attorney ID No. 910252012
600 Alexander Road, Suite 3-4A
Princeton, New Jersey 08450
(609) 452-8411

Co-counsel for Plaintiff, Unity Bank
FINESTEIN & MALLOY, L.L.C.

By: Daniel L. Finestein, Esquire
Attorney ID No. 011792009
6 Commerce Drive – Suite 304
Cranford, New Jersey 07016
(973) 635-4500

Co-counsel for Plaintiff, Unity Bank

FILED

MAY 31 2017

JUDGE ANN McCORMICK

UNITY BANK

Plaintiff,

v.

ANDRES F. MINAYA and JENNY
MINAYA, TOYS R US, INC.,
CAPITAL ONE BANK, USA NA,
BLUE DIAMOND HILL
HOMEOWNER'S ASSOCIATION a/k/a
BLUE DIAMONDHILL
HOMEOWNERS ASSOCIATION,
INC., and STATE OF NEW JERSEY,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-010335-16

Civil Action

**ORDER GRANTING SUMMARY JUDGMENT
STRIKING ANSWERS, AFFIRMATIVE
DEFENSES, CROSSCLAIM, AND
COUNTERCLAIMS OF DEFENDANTS AND
CONFIRMING PRIORITY OF PLAINTIFF'S
MORTGAGE**

THIS MATTER being opened to the Court by Maselli Warren, P.C., and Finestein & Malloy, LLC, attorneys for Plaintiff, Unity Bank, on a motion for summary judgment striking the Answers, Affirmative Defenses, Crossclaims, and Counterclaims of Defendants, Andres F. Minaya, Jenny Minaya, and Toys R Us, Inc., and confirming the priority of Plaintiff's mortgage, due notice having been given to Defendants, or their attorneys, and the Court having reviewed the moving papers, and those filed in opposition thereto, if any, and having heard oral argument, if any, and for good cause appearing,

IT IS ORDERED on this 31 day of Mar, 2017 that:

1. The Answer and Affirmative Defenses of Defendants, Andres F. Minaya and Jenny Minaya, are hereby stricken;

2. The Answer and Affirmative Defenses of Defendant, Toys R Us, Inc., are hereby stricken;

3. The Counterclaims of Defendants, Andres F. Minaya and Jenny Minaya, are dismissed with prejudice;

4. The Counterclaim of Defendant, Toys R Us, Inc., is dismissed with prejudice;

5. The Cross-Claim of Defendant, Toys R Us, Inc., is dismissed without prejudice;

6. The Clerk of Office of Foreclosure shall enter the default of Defendants, Andres F. Minaya, Jenny Minaya, and Toys R Us, Inc., as if no Answers have been filed;

7. The mortgage executed by Defendants, Andres F. Minaya and Jenny Minaya, and delivered to Mortgage Electronic Registration Systems, Inc., as nominee for Unity Bank, dated May 23, 2014, and recorded on June 13, 2014 in the Office of the Clerk of Middlesex County at Mortgage Book 15684, Page 870, which mortgage is owned by Unity Bank (the "Mortgage"), be and is hereby declared to be a valid lien against the property located at 6 Blue Diamond Hill Court, East Brunswick, New Jersey and identified on the municipal tax map as Lot 14, Block 308.18 (the "Mortgaged Property");

8. The Notice of Lis Pendens dated February 2, 2015 relating to the anticipated action seeking forfeiture of the Mortgaged Property to be filed in the Superior Court of New Jersey, Law Division, Middlesex County and recorded on February 3, 2015 in the Office of Clerk of Middlesex County at Book 00038, Page 0283, be and is hereby declared to be subject and subordinate to the lien of the Mortgage;

9. This matter shall be returned to the Office of Foreclosure of the Superior Court of New Jersey to proceed as an uncontested action pursuant to Rule 4:64-1(c);

10. A copy of this Order shall be served upon counsel for Defendants by regular mail within seven (7) days of plaintiff's counsel's receipt.



J.S.C.
JUDGE ANN. G. McCORMICK

Unopposed
 Opposed

"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."

SPZ15-009001
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 31 2017

JUDGE ANN McCORMICK

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Kristin Bruno, his/her heirs, devisees, and
personal representatives, and his, her, their or
any of their successors in right, title and
interest;

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-024235-13
CIVIL ACTION

~~ORDER VACATING ORDER OF
DISMISSAL ENTERED ON January 15,
2016 AND REINSTATING MATTER TO
ACTIVE STATUS~~

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

IT IS ON THIS 31 day of Mar, 2017, ORDERED THAT:

- ~~1. Plaintiff's motion is GRANTED; and~~
- ~~2. The dismissal of the instant foreclosure action, effective January 15, 2016, is VACATED; and~~

~~3. To the extent the Superior Court Clerk's Office considers the instant matter dismissed, the instant matter is immediately reinstated and restored to active status; and~~

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

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



JUDGE ANN. G. McCORMICK

Papers Considered: _____
Motion Opposed _____
Motion 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."

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 31, 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.

FILED

MAR 31 2017

JUDGE ANN McCORMICK

16-017152 - LiP
RAS CITRON, LLC
By: Jason B. Rojas - ID# 113152014
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707

Attorneys for Plaintiff

WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1

Plaintiff/Mortgagee

vs.

SUSAN S. RIGBY; MR. RIGBY, SPOUSE OF SUSAN S. RIGBY; RINALDI & RINALDI

Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-024159-16

CIVIL ACTION

ORDER FOR SUMMARY JUDGMENT AND ENTRY OF DEFAULT

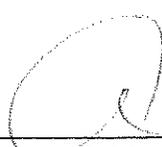
THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, WELLS FARGO BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BC1 for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 31 day of Mar 2017, ORDERED:

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

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

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



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

_____ Opposed

_____ Unopposed

16-017152 - LiP

"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 31 2017

JUDGE ANN McCORMICK

Stern Lavinthal & Frankenberg LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Ashley Rose, Esq.: 002492013
201000086

WILMINGTON SAVINGS FUND
SOCIETY, FSB, D/B/A CHRISTIANA
TRUST, NOT INDIVIDUALLY BUT AS
TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

Plaintiff

-v-

ROBERT BRUHN III and CAPITAL ONE
BANK USA, NA

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-04687-10

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 Court having entered an Order Reinstating this Action and for other relief on March 18, 2016, and for good cause having been shown by the Plaintiff;

IT IS, on this 31 day of Mar, 20__ ORDERED as follows:

1. The Order of March 18, 2016 be and hereby is amended to reflect that Plaintiff must apply for Final Judgment within 120 days of the order date.
2. In all other respects, the Order of March 18, 2016 shall remain in full force and effect;

3. 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."

SEAN D. ADAMS, ESQ, #004932013
HILL WALLACK LLP
21 Roszel Road
P.O. Box 5226
Princeton, New Jersey 08543-5226
(609) 924-0808
Attorneys for Plaintiff
Our File No. 17511-26-1a1

FILED

MAR 31 2017

JUDGE ANN McCORMICK

Wilmington Savings Fund Society, FSB, as
trustee for Stanwich Mortgage Loan Trust A

Plaintiff,

vs.

Jason Wrotny, *et al.*,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-48555-09

Civil Action

Order Reinstating the Case

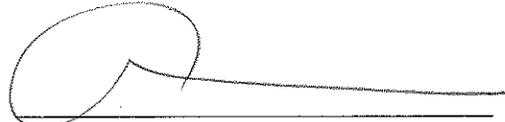
This matter having been brought before the Court by Hill Wallack LLP, attorneys for Plaintiff, by way of Motion for an Order to Reinstate the Case, and the Court having reviewed and considered the supporting papers, and any opposition thereto;

IT IS on this 31 day of Mar, 2017 ORDERED as follows:

1. ~~The within case is hereby reinstated to the active calendar and shall be returned to the Foreclosure Unit to proceed as an uncontested matter.~~

2. A copy of this Order shall be served upon counsel for Defendants by ordinary and certified mail within ten (10) days Plaintiff's counsel's receipt of the entered order.

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. 31, 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.


Hon. Frank M. Ciuffani, 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."

mej

Colleen M. Hirst, Esq. (039742003)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Christopher Ford, Esq. (006712005)
Denise Carlon, Esq. (001392008)

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)
Attorney for Plaintiff

FILED

MAR 31 2017

JUDGE ANN McCORMICK

Bank of America, N.A.
Plaintiff
v.
Lillian C. Ajayi, et al.
Defendants

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION
GENERAL EQUITY

No. F-025358-15

CIVIL ACTION

ORDER

FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17

THIS MATTER having been brought before the Court upon the application of Caitlin M. Donnelly, Esquire, of the firm of KML Law Group, P.C., attorneys for Plaintiff, Bank of America, N.A., for an Order Denying Defendant's Opposition to Plaintiff's Motion for Final Judgment and the Court having considered the moving papers and for other good cause shown;

IT IS ORDERED on this 31 day of *Mar*, 2017 that Defendant's Objection to

Plaintiff's Motion for Final Judgment is DENIED, with prejudice. *and the*

matter shall be returned to O.F.F. for processing of the final judgment application

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

Opposed

Unopposed

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

Amerihope Alliance Legal Services
7501 NW 4th Street, Suite 207A
Plantation, Florida 33317
Office: 877-882-5338
Fax: 954-919-6337

FILED

MAR 31 2017

JUDGE ANN McCORMICK

New Jersey Office:
200 Centennial Avenue, Suite 200
Piscataway, NJ 08854

Liu ("Margaret") Yang, Esq.
NJ Bar ID No. 042302012
Attorney for Defendant(s)

BANK OF AMERICA, N.A.,	:	IN THE SUPERIOR COURT OF NEW
	:	JERSEY CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
	:	DOCKET NO.: F-041556-14
vs.	:	
	:	
MARC KAY, et. al.,	:	<u>Civil Action</u>
	:	
Defendant,	:	
	:	ORDER GRANTING MOTION
	:	TO WITHDRAW AS COUNSEL
	:	
	:	

THIS MATTER having been opened to the Court by Amerihope Alliance Legal Services, attorney for the Defendant, **MARC KAY AND CHRISTINE A. KAY** for an Order granting the Motion to Withdraw as Counsel; and for good cause shown;

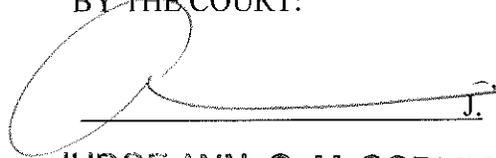
IT IS ON THIS 31 **day of** Mar **, 2017 ORDERED:**

1. The Motion to Withdraw as Counsel is hereby granted; and
2. That Liu ("Margaret") Yang, Esq., Amerihope Alliance Legal Services, is relieved of any and all further responsibility as counsel of record in this matter and that all future

pleadings and correspondence will be directed to Defendant(s), **MARC KAY AND CHRISTINE A. KAY** at the address below: **103 Furman Blvd., Keyport, NJ 07735.**

3. 7 That a copy of this order be served on the Plaintiff and the Defendants within 7 days of the date the Order is received by Defendants' counsel.

BY THE COURT:

A handwritten signature in black ink, appearing to read "Ann G. McCormick", is written over a horizontal line. The signature is stylized with a large, looping initial "A".

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."

mf

Quenten E. Gilliam, Esq. -ID: 150032015
CABANILLAS & ASSOCIATES, P.C.
A NY Professional Corporation
120 Bloomingdale Road, Suite 400
White Plains, New York 10605
(914) 385-0292
Attorneys for Defendant Carlos Ocampo

FILED

MAR 31 2017

JUDGE ANN McCORMICK

BANK OF AMERICA, NA

Plaintiff(s),

vs.

CARLOS OCAMPO, ET AL.

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: F-19632-15
CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Cabanillas & Associates, P.C., attorneys for defendants, **Carlos Ocampo** ("Defendant"), for an order vacating summary judgment 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 31 day of Mar, 2017

FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17

ORDERED as follows:

1. Defendant's request **DENIED** for mediation is hereby GRANTED; the Defendant must submit a mediation application within _____ days of the date of this order.
2. A copy of this order shall be served upon all parties by [Signature] within 10 days.

[Signature]

J.S.C.

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)
JUSTIN M. STRAUSSER, ESQUIRE (090692014)
CHRISTOPHER M. CAMPOREALE, ESQUIRE (072082013)
STEFANIE MALONE-ZEITZ, ESQUIRE (107872014)
FRANK J. KEENAN, ESQUIRE (022041994)
STERN & EISENBERG, PC
1040 N. KINGS HIGHWAY, SUITE 407
CHERRY HILL, NJ 08034
TELEPHONE: (609) 397-9200
FACSIMILE: (856) 667-1456
ATTORNEYS FOR PLAINTIFF
OUR FILE NUMBER: 118.041024

Deutsche Bank National Trust Company, as
Trustee for HSI Asset Securitization Corporation
Trust 2006-OPT1

Plaintiff

v.

Michael E. Croteau, et al.
Defendants

FILED

MAR 31 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

Docket No.: F-019588-13

**ORDER EXTENDING THE TIME
TO APPLY FOR FINAL JUDGMENT**

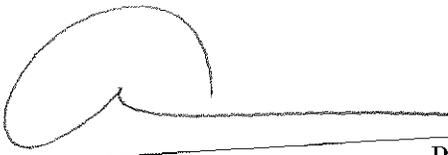
THIS MATTER having been opened to the Court by Lucas M. Anderson, Esq., with the law firm of Stern & Eisenberg, PC, for an Order Extending Time to apply for Final Judgment; and the Court having considered the moving papers and any opposition papers thereto, if any; and for good cause shown:

IT IS on the *31* day of *Mar*, 2017, ORDERED as follows:

1. Plaintiff's Motion to Extend Time to file Final Judgment is GRANTED.

2. ~~The Office of Foreclosure is directed to review the Motion for Final Judgment submitted for filing nunc pro tunc as of March 2, 2017.~~

3. Plaintiff shall, within 7 () days after receipt of this Order by its counsel, serve a copy of this Order upon all counsel of record by ordinary mail.



JUDGE ANN. G. MCCORT, 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."

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 8/31/17. 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.

Harshad H. Desai
P.O. Box 487
New Brunswick, NJ 08903
(609) 316-8614

Superior Court of New Jersey
Chancery Division, Middlesex County

CIVIL ACTION: F-002970-15

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE
FOR SOUNDVIEW HOME LOAN TRUST 2006-OPTS, ASSET
BACKED CERTIFICATES, SERIES 2006-OPT5

Plaintiff

-against-

HARSHAD H. DESAI, UNITED STATES OF AMERICA, ET AL.
Defendant (s)

FILED

MAR 31 2017

JUDGE ANN McCORMICK

**CIVIL ACTION
ORDER**

This matter being opened to the court by Harshad H. Desai, the Defendant in the matter by way of motion seeking an Order for Production of Transcript of November 14, 2016 Hearing.

For Court Use Only

On this 31 day of Mar, 20 17.

It is **ORDERED** that:

Def's motion is denied due to his failure to serve a copy of the motion on plaintiff

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

The motion was:

Opposed

Unopposed



JUDGE ANN. G. McCORMICK

, P.J. Ch

675288

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 31 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR HSI
ASSET SECURITIZATION
CORPORATION TRUST 2007-HE1
PLAINTIFF

VS.

EMILY A. HARDY, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-009700-15

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE
MORTGAGE**

THIS MATTER having been brought before the Court on motion of /s/ William Adam Aitken, Esquire, appearing on behalf of Deutsche Bank National Trust Company, As Trustee For HSI Asset Securitization Corporation Trust 2007-HE1 (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

IT IS on this 31 day of Mar 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of February 1, 2010 between Emily A. Hardy and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** an equitable mortgage hereby exists between Plaintiff and Nancy Calmon and Antoinette Curbelo-Volpe Her Heirs, Devisees And Personal Representatives, And Her, Their, Or Any Of Their Successors In Right, Title And Interest upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on October 12, 2006 in *Mortgage Book 11881, Page 464*; and,

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

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

_____ Opposed

_____ Unopposed



Honorable Judge Ann McCormick,
J.S.C

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."

FILED

MAR 31 2017

JUDGE ANN McCORMICK

RAS CITRON, LLC
Aleisha Jennings, Esq.
ID No. 049302015 130
Clinton Road, Suite 202,
Fairfield, NJ 07004 973-
575-0707

Attorney for Plaintiff

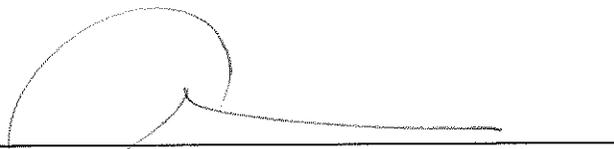
<p>DEUTSCHE BANK NATIONAL TRUST SUPERIOR COURT OF NEW JERSEY COMPANY AS TRUSTEE FOR INDYMAC CHANCERY DIVISION INDX MORTGAGE LOAN TRUST MIDDLESEX COUNTY 2006-AR19, MORTGAGE PASS-THROUGH CERTIFICATES SERIES DOCKET NO: F-031442-15 2006-AR19, CIVIL ACTION PLAINTIFF, ORDER VACATING SHERIFF'S DEED, Vs. AND WRIT OF EXECUTION OSMAN D. TROCHEZ, et al DEFENDANT(S)</p>	<p>SHERIFF'S SALE, FINAL JUDGMENT</p>
--	---------------------------------------

This matter being opened to the Court by Aleisha Jennings, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate the Deed recorded on October 27, 2016 in Deed Book 06883 at Page 0456, to Vacate Sheriff's Sale, and to Vacate Final Judgment and Writ of Execution, and for good cause shown:

IT IS on this 31 day of Mar, 2017 ORDERED that

1. The Sheriff's Deed recorded on October 27, 2016 in Deed Book 06883 at Page 0456 is hereby set aside and vacated; and
2. The Sheriff's Sale held on July 20, 2016 is hereby set aside and vacated; and
3. The Final Judgment and Writ of Execution entered on February 09, 2016 are hereby vacated and set aside; and

4. Plaintiff's counsel shall serve this Order on all parties 10 days after the receipt of this Order.



Hon. Ann McCormick, P.J.Ch

Respectfully Recommended

___ Opposed

___ Unopposed

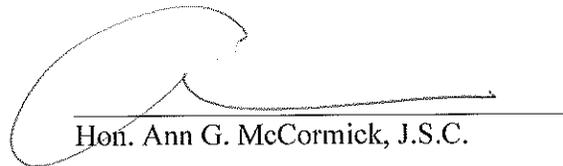
"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R.1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."

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: \$350,000.

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 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 31 2017

JUDGE ANN McCORMICK

Adam J. Friedman, Esq.

Attorney Id Number: 022432009

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 161164

-----X
GOSHEN MORTGAGE LLC AS SEPARATE
TRUSTEE FOR GDBT I TRUST 2011-1,

Plaintiff

vs.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: F-26710-13

EARL JONES, et al

CIVIL ACTION

Defendant(s)

**ORDER AMENDING THE COMPLAINT
NUNC PRO TUNC**

-----X
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that the caption of the Complaint in Foreclosure incorrectly sets forth the present alignment of parties; and application having been made herein to correct the caption of the Complaint in Foreclosure to properly designate said defendant; and for good cause shown,

IT IS on this 31 day of Mar, 2017, ORDERED as follows:

1. The First Count of the Amended Complaint filed on May 5, 2015, in the instant action is amended nunc proc tunc to include a new paragraph 5(a)(iv) And (5)(a)(v):

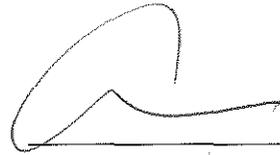
5(a)(iv): JUDGMENT: COUNTY OF UNION versus EARL JONES, NORTHWESTERN NATIONAL INSURANCE COMPANY, and STUART SOLOMON filed in the Superior Court of New Jersey, Judgment NO.:DJ-141014-2002 entered on June 19, 2002 in the amount of \$2,000 plus interest and other costs.

(5)(a)(v): JUDGMENT: STATE OF NEW JERSEY versus EARL JONES, NORTHWESTERN NATIONAL INSURANCE COMPANY, and STUART SOLOMON filed in the Superior Court of New Jersey, Judgment NO.:DJ-141014-2002 entered on June 19, 2002 in the amount of \$2,000 plus interest and other costs.

2. Plaintiff shall proceed to serve the County of Union and State of New Jersey.

3. Upon waiting the requisite period of time, and as long as new Defendants County of Union and State of New Jersey fail to file a contested answer, Plaintiff shall be permitted to file default against Defendants County of Union and State of New Jersey and proceed to final judgment.

4. A copy of this Order shall be served by regular mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants named in this action.



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."

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
YFWM514

FILED

MAR 31 2017

JUDGE ANN McCORMICK

JPMORGAN CHASE BANK, NATIONAL
ASSOCIATION

Plaintiff

vs.

RICHARD WADIRI, et als.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: F-40716-09

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, JPMORGAN CHASE BANK, NATIONAL 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 31 day of Mar, 2017;

ORDERED, that the deposit tendered by ASMINA TAN 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 ASMINA TAN; 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 ASMINA TAN to complete the purchase of the property from their bid at the 11/09/16 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.



JUDGE ANN. G. McCORMICK J.S.C.

FILED

MAR 31 2017

JUDGE ANN McCORMICK

HILL WALLACK LLP
Jessica N. Baker, Esq.
N.J. Attorney I.D. No. 015062012
21 Roszel Road
P.O. Box 5226
Princeton, New Jersey 08543-5226
(609) 924-0808
Attorneys for Plaintiff, Lexington Village Natural Area Association, Inc.

LEXINGTON VILLAGE NATURAL AREA
ASSOCIATION, INC.,

Plaintiffs,

vs.

CHRISTOPHER W. ANDERSON,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-26928-16

Civil Action

**ORDER FOR ATTORNEYS' FEES AND
COSTS**

THIS MATTER, having been opened to the Court plaintiff, Lexington Village Natural Area Association, Inc. (the "Association"), by and through its attorneys, Hill Wallack LLP, for a determination of attorneys' fees and costs against defendant, Christopher W. Anderson ("defendant"); and the Court having considered the moving papers and any opposition thereto, and the Court having heard the arguments of the parties, if any; and for good cause appearing for the entry of this Order;

IT IS on this 31 day of Mar, 2017;

ORDERED as follows:

1. The Association is entitled to an award of attorneys' fees and costs in the amount of **\$2,411.74**, representing the fees and costs incurred by the Association in prosecuting the instant foreclosure action, which sum is to be included in the final judgment against defendant; and

2. Counsel for the Association shall serve a copy of this Order upon all parties within seven (7) days after receipt.



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."

Leslie A. Flora, Esq. (01420-2008)
Leopold & Associates, PLLC
90 East Halsey Road, Suite 202A
Parsippany, NJ 07054
914-219-5787
Attorneys for Plaintiff

16-00787-1

FILED

MAR 31 2017

JUDGE ANN McCORMICK

MTGLQ INVESTORS, L.P.

Plaintiff

vs.

DIANA M. TRACEY; THE STATE OF
NEW JERSEY

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No.: F-22104-16

Civil Action

**ORDER PERMITTING PLAINTIFF TO
SERVE A CORRECTIVE NOTICE OF
INTENT TO FORECLOSE**

This matter being opened to the Court by Leopold & Associates, PLLC, attorneys for Plaintiff, Leslie A. Flora, Esq., appearing, on motion to permit Plaintiff to serve a Corrective Notice of Intent to Foreclose, and on notice to defendants, and the Court having reviewed the supporting Certification, and papers in opposition, if any, and for good cause shown:

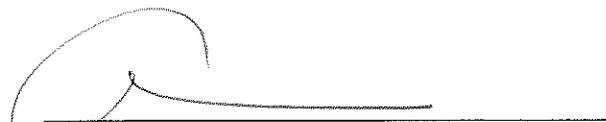
It is on this 31 day of Mar, 2017

ORDERED that leave be and is hereby granted to Plaintiff to serve a corrective Notice of Intention to Foreclose on the defendant Diana M. Tracey; and it is further

ORDERED that Plaintiff shall serve a corrective Notice upon the defendant Diana M. Tracey within thirty (30) days of the entry of this Order; and it is further

ORDERED that if the Defendant Diana M. Tracey fails to reinstate the mortgage account with the Plaintiff pursuant to the new Notice of Intention, the Plaintiff may proceed with the within mortgage foreclosure; and it is further

ORDERED that a copy of this Order be served upon all defendants, within five (5) days of receipt hereof, by regular mail.



Hon. Ann G. McCormick, PJCh.

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."

RAS Citron, LLC
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Donald V. Valenzano Jr, Esq.
STATE BAR NUMBER: 011282010

FILED

APR 04 2017

JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE LLC,
Plaintiff/Mortgagee

vs.

WILLIAM F. DAILEY, HIS HEIRS, DEVISEES,
AND PERSONAL REPRESENTATIVES AND
HIS, THEIR, OR ANY OF THEIR SUCCESSORS
IN RIGHT, TITLE AND INTEREST, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-005396-10

ORDER TO EXTEND TIME TO SUBMIT
MOTION FOR FINAL JUDGMENT AND
VALIDATING THE CERTIFICATION OF
AMOUNT DUE

THIS MATTER being opened to the Court on motion of RAS Citron, LLC, by Donald V. Valenzano Jr, Esquire, attorney for the Plaintiff, NATIONSTAR MORTGAGE LLC, for an Order Extending Time to Submit Motion for Entry of Final Judgment and Validating the Certification of Amount Due and the Court having considered the matter and for good cause appearing:

IT IS on this 4 day of Apr, 2017 ORDERED:

That the time for Plaintiff to submit its Motion for Entry of Final Judgment is hereby extended to August 31, 2017
AND IT IS FURTHER ORDERED that the Plaintiff executed Certification of Amount Due is hereby deemed validated up to the time of filing final judgment.

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


Hon. Ann G. McCormick, PJ.Ch.

_____ Opposed

_____ Unopposed

MEYNER AND LANDIS LLP
One Gateway Center, Suite 2500
Newark, New Jersey 07102
(973) 624-2800
Linda T. Snyder (034571984)
Attorneys for Plaintiff

FILED

MAR 31 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
MIDDLESEX COUNTY
DOCKET NO. F-026828-16

NEW MILLENNIUM BANK,

Plaintiff,

v.

ANDRES MINAYA, JENNY MINAYA,
and UNKNOWN
TENANTS/OCCUPANTS 1-10,

Defendants.

Civil Action

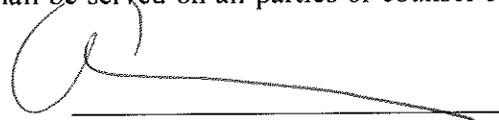
**ORDER GRANTING PLAINTIFF LEAVE
TO FILE AND SERVE SECOND AMENDED
COMPLAINT FOR FORECLOSURE**

THIS MATTER having come before the Court on application of Meyner and Landis LLP, attorneys for plaintiff New Millennium Bank ("Plaintiff"), for an order granting Plaintiff leave to file and serve the Second Amended Complaint for Foreclosure attached to Certification of Linda T. Snyder, Esq., and the Court having reviewed the papers submitted, and good cause having been shown,

IT IS on this 31 day of March 2017

ORDERED that Plaintiff is hereby granted leave to file and serve the Second Amended Complaint for Foreclosure attached to the Certification of Linda T. Snyder, Esq.; and it is further *written 20 days of the date hereof*

ORDERED that a copy of this Order shall be served on all parties or counsel of record within seven (7) days of the date hereof.


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."

665233

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 31 2017

JUDGE ANN McCORMICK

OCWEN LOAN SERVICING, LLC
PLAINTIFF

VS.

STACY FOREHAND, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-049752-14

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
FREDRICK WHITAKER 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, Ocwen Loan Servicing, LLC, for an Order Reforming the Loan Modification and Divesting Fredrick Whitaker 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 31 day of *March* 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of December 1, 2011 between Stacy Forehand and GMAC Mortgage, 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 Fredrick Whitaker in the land records of Middlesex County; and,

3. **THAT** the interest of Fredrick Whitaker 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 November 7, 2007 in *Mortgage Book 12697, Page 255* ; and,

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

5. **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."

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

FILED

MAR 31 2017

JUDGE ANN McCORMICK

May

Plaintiff(s),

PENNYMAC LOAN SERVICES, LLC

vs.

Defendant(s),

ZAPATA

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F 5480-16

CIVIL ACTION

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 3/31, 2017

on pl's motion

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

3/31, 2017

IT IS ON THIS 31 DAY OF Mar, 2017

ORDERED ① By consent, pl's motion for summary judgment, to substitute plaintiff to Bayview Loan Services, LLC & to amend the caption accordingly is granted.

② By consent, def withdraws his answer, a.d. & cc.

③ By consent this case will proceed as an uncontested matter & be returned to D.O.F.

④ By consent, plaintiff agrees it will

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

not file for final judgment before July 3, 2017 so as to allow the submission & consideration of a modification application.

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

[Signature]
Attorney Bayview Loan Serv LLC

Francis P. Maneri (031451987)
DILWORTH PAXSON LLP
A Pennsylvania Limited Liability Partnership
Liberty View
457 Haddonfield Road, Suite 700
Cherry Hill, NJ 08002
(856) 675-1900
ATTORNEYS FOR PLAINTIFF

FILED

MAR 31 2017

JUDGE ANN McCORMICK

PNC BANK, NATIONAL ASSOCIATION,

Plaintiff,

vs.

2L HOLDINGS, LLC, LOMBARDI
ENTERPRISES INC., and the STATE OF
NEW JERSEY,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

Docket No. F-005732-14

CIVIL ACTION

**ORDER AUTHORIZING
RECEIVER TO SELL REAL
PROPERTY**

THIS MATTER, having been opened to the Court by Dilworth Paxson LLP, attorneys for Plaintiff, PNC Bank, National Association, (“**Plaintiff**” or “**PNC**”), on application to authorize the Receiver, Lee Receivership Management, LLC, to sell the property which is the subject of this foreclosure action (the “**Motion**”) and the Court having considered the Brief and Certifications of Jason Lynch, Receiver, and Certification of Kenneth R. Hyde, Jr., Vice President of Plaintiff, in support of the Motion, the opposition (if any) to the Motion, and any argument of counsel; and for good cause having been shown:

It is on this 31 day of Mar, 2017, **ORDERED** that PNC’s Motion to Authorize the Receiver to Sell the Real Property owned by Defendant, 2L Holdings, LLC (“**2L**”) located at 2901 South Clinton Avenue, South Plainfield, Middlesex County, New Jersey, also known as Block 449, Lot 1, on the Official Tax Map of the City of South Plainfield (the “**Mortgaged Property**”) is hereby **GRANTED** on the terms set forth herein.

A. APPOINTMENT PROVISIONS

1. This Order shall supplement, and not replace, the Order appointing Receiver entered and filed on April 29, 2016.

2. The Receiver is hereby authorized, directed and empowered to act with all powers and authority to retain Lee & Associates – New Jersey, LLC (“Lee”) or such other reputable broker as the Receiver determines is reasonable and appropriate, to market and sell the Mortgaged Property.

3. Jason Lynch shall be identified as the person of record who is authorized to act on behalf of the Receiver with respect to the powers granted to the Receiver under this Order.

4. The Receiver is authorized and empowered to execute and prepare all documents and to perform all acts, either in the name of 2L, or in the Receiver’s own name, which are necessary or essential to preserving, protecting, managing, and/or controlling the Mortgaged Property of the Receivership Estate, including, but not limited to, negotiating and/or signing agreements of sale or any other contracts.

B. MANAGEMENT OF MORTGAGED PROPERTY

1. In furtherance of its appointment, the Receiver is authorized and directed to pay all expenses reasonably necessary or incidental to advertise, market and sell the Mortgaged Property.

C. SALE OF MORTGAGED PROPERTY

1. The Receiver shall immediately retain Lee (or such other reputable broker as the Receiver determines is reasonable and appropriate) to market and sell the Mortgaged Property on such terms as approved in writing by PNC and is, therefore, authorized to advertise, market and promote the sale of the Mortgaged Property. To the extent that the Receiver determines that it is

reasonable and appropriate to retain another reputable broker to market and sell the Mortgaged Property, the Receiver is permitted to do only with prior written approval of PNC and/or further Order of the Court.

2. The Receiver shall have the right to sell the Mortgaged Property through a public auction or private sale free and clear of all liens with the liens to attach to the proceeds in order of priority as shall be determined by this Court. Any sale of the Mortgaged Property shall be subject to Court approval. The sale by the Receiver shall be with the express notification that the Mortgaged Property is being sold "AS IS" and "WHERE IS" and with no representations or warranties of any kind whatsoever from the Receiver or PNC. The Mortgaged Property shall be sold, however, subject to zoning and other land use ordinances, easements, rights of way and restrictions of record (if any) and such facts as an accurate survey would disclose. Unless otherwise ordered by the Court, the Receiver shall be authorized to execute the deed conveyances and instruments transferring title to the Mortgaged Property to the buyer.

3. If the sale of the Mortgaged Property is to be by auction, the Receiver is authorized to set the procedures for the auction of the Mortgaged Property and may seek court approval of the procedures. The Receiver shall provide PNC and the Defendants with written notice not less than twenty (20) days prior to the scheduled auction. The written notice shall include all terms and conditions of the auction sale, a copy of any agreement of sale to be executed by the successful bidder at the auction, and a copy of the proposed deed or bill of sale or other transfer instrument by which the Mortgaged Property will be conveyed by terms of the auction.

4. If the sale of the Mortgaged Property is to be by private sale, the Receiver shall provide PNC and the Defendants with a copy of the proposed agreement of sale. Any contract

for a private sale of the Mortgaged Property shall recite that the buyer shall be deemed to have conducted its own due diligence review and inspection to its satisfaction and that its purchase of the Mortgaged Property is based on such satisfaction and not in reliance on any representation or warranty of the Receiver or PNC.

5. The Receiver and/or PNC shall move before the Court (the “**Sale Motion**”) on notice to each other and to the Defendants for an order (a) approving the sale of the Mortgaged Property by either auction or private sale, (b) authorizing to sell the Mortgaged Property free and clear of liens with the liens to attach to the proceeds of the sale in the order of their respective priorities, and (c) authorizing the disbursement of the proceeds of the sale together with the balance of the Receivership Estate (as defined above) in accordance with a preliminary draft of closing adjustments filed with the Sale Motion. Such preliminary draft shall include, among other things, a calculation of the customary and ordinary closing adjustments and expenses of sale (e.g., real estate taxes, utilities, realty transfer taxes, title company closing charges, and real estate broker commissions), unpaid Receiver fees and out-of-pocket expenses for which reimbursement is sought, and the amounts to be paid to PNC and other lienholders (if any). The hearing on the Sale Motion may be on reasonable short notice as may be determined by the Court under the circumstances then presented.

D. RECEIVER FEES PROVISIONS

1. In connection with the sale of the Mortgaged Property, Lee shall be entitled to receive a sales commission of six percent (6%) if an outside broker is used to facilitate the sale and five percent (5%) if there is no outside broker. Lee will not, however, receive a commission if the Mortgaged Property is sold through a sheriff’s sale and Lee’s right to a commission terminates when and if PNC obtains title to the Mortgaged Property. Further, to the extent that

the Receiver retains another reputable broker to market and sell the Mortgaged Property, such broker is likewise bound by the above compensation arrangement.

E. ADMINISTRATIVE PROVISIONS

1. If the Mortgaged Property is not sold within one hundred eighty (180) days after entry of this Order, the Receiver shall provide a written status report to PNC, counsel for PNC, and each other party to this case making a written request to the Receiver, and each sixty (60) days thereafter until the Mortgaged Property is sold.

2. The Receiver shall have the right to resign at any time upon the earlier of: (a) the expiration of sixty (60) days written notice to PNC, counsel for PNC and the Defendants or (b) the entry of an Order by this Court discharging the Receiver.

3. PNC has the right to seek termination of the Receiver upon motion to the Court.

4. In the event of the discharge, resignation, termination or substitution of the Receiver, any fees, costs and/or reimbursements that the Receiver is entitled to be paid or recovered under this Order shall be paid to the Receiver but, if there are not then sufficient funds in the Receiver accounts, then by PNC, prior to the effective date of the discharge, termination, substitution or resignation and any such sums paid by PNC shall be deemed a Protective Advance (as defined herein).

5. Any party, including PNC, has the right to object to the actions of the Receiver. Any objection to the actions of the Receiver, may be filed and heard on short notice, subject to the Court's schedule.

6. The Receiver, PNC and the Defendants, or any other party in interest, on proper notice, may apply to the Court for guidance, directions or instructions relating to the

implementation of this Order and/or for further power necessary to enable the Receiver to properly fulfill its duties as receiver.

F. MISCELLANEOUS

1. The Receiver is an agent of the Court and is answerable to the Court. The Receiver is obligated to be responsive to the concerns of the tenants as well as the concerns of PNC.

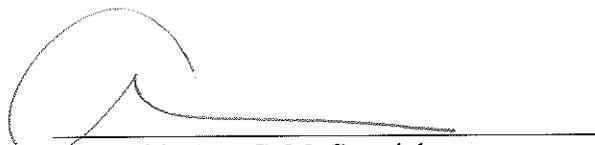
2. During the pendency of this action, all persons except the Receiver or its agents, are enjoined and restrained from collecting the Rents and Other Revenues relating to or arising from the Mortgaged Property, from interfering in any manner with the Mortgaged Property or its possession, and/or from interfering in any way with the Receiver's discharge of its duties hereunder.

3. Any bank, savings and loan association, real estate broker, escrow agent, title company, and any financial institution or entity, wherever located, which is served with the copy of this Order (certified by the Receiver as a true copy) shall, within two (2) days of service, turn over or transfer to the Receiver all property and/or funds attributable or belonging to 2L, pertaining to the Mortgaged Property which is in the possession, custody or control of 2L, together with all records pertaining to such property and/or funds.

4. A true copy of this Order shall be served upon all of the Defendants by regular and certified mail, return receipt requested, by counsel for PNC within three (3) days of receipt hereof.

_____ Opposed

_____ Unopposed



Honorable 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."

mf

FILED

MAR 31 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
201603149

SANTANDER BANK, N.A.

Plaintiff

vs.

ANTHONY STAGLIANO

Defendant

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-28160-16

CIVIL ACTION

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

THIS MATTER being opened to the Court by Jessica A. Berry, Esq., of Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, and having been timely served upon Defendant Anthony Stagliano's counsel, James Keaveney, Esq., and the Court having reviewed the papers, and considered any oral argument, and for good cause having been shown;

IT IS ON this 31 day of Mar, 2017:

FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17

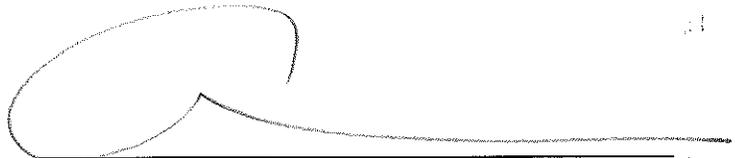
ORDERED, that Plaintiff's Motion for Summary Judgment be and is hereby GRANTED, and

ed
et

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; 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

McCABE, WEISBERG & CONWAY, P.C.
Ian V. Gallo, Esquire – ID No. 163762015
216 HADDON AVENUE, SUITE 201
WESTMONT, NEW JERSEY 08108
(856) 858-7080
ATTORNEYS FOR PLAINTIFF
Matter No. 16-200557

FILED

MAR 3 1 2017

JUDGE ANN McCORMICK

<p>Sun West Mortgage Company Inc.</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>John C. Letteriello Jr., et al.</p> <p style="text-align: center;">Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No. F-011542-16</p> <p>Civil Action</p> <p>ORDER</p>
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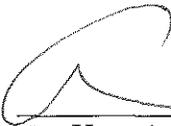
THIS MATTER being brought before the Court by counsel for Plaintiff, in the above entitled foreclosure action, requesting an order modifying the Amended Complaint filed on February 2, 2017 and Court having reviewed the Plaintiff's request:

IT IS ON THIS *31* DAY OF *Mar*, 2017, ORDERED:

1. Page 13 of Plaintiff's Amended Complaint wherein the personal identification information is contained shall be removed from the record and sealed.

_____ Opposed

_____ Unopposed



Hon 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."

FILED

MAR 31 2017

JUDGE ANN McCORMICK

David H. Lipow, Esquire; Atty ID No.: 017591990
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No.: 211290-2

TD BANK, N.A.
Plaintiff,
Vs.

JUAN RODRIGUEZ; AND
FLORIDALMA RODRIGUEZ, HIS
WIFE, et al

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-029828-15

CIVIL ACTION

ORDER REMOVING JUDGMENT LIEN
FROM REAL PROPERTY

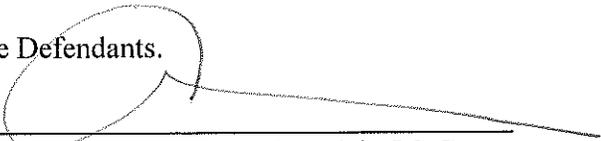
THIS MATTER having been brought before the Court by Milstead & Associates, LLC, attorneys for the Plaintiff, and the Court having considered the papers submitted in support thereof, and opposition, if any, and for good cause shown;

IT IS on this 31 day of Mar, 2017, ORDERED as follows:

The lien of Judgment No. J-039563-2000 docketed on March 3, 2000 in favor of Sheryl D. Novel a/k/a Sheryl Novel and Derek R. Novel a/k/a Derek Novel against Juan Rodriguez be and is hereby released as to Lot 3, Block 302 and commonly known as 685 Raritan Road, City of Perth Amboy, NJ 08861; and

IT IS FURTHER ORDERED that the Superior Court Clerk and the Clerk/Register are directed to file this Order; and

IT IS FURTHER ORDERED that Plaintiff's counsel shall, within 7 days after receipt of this Order, serve a copy of this Order upon the Defendants.



Honorable 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."

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)
 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)
 BRANDON P. ACCARDI, ESQUIRE (138802014)
 ANTHONY P. SCALI, ESQUIRE (034182007)
 CHRISTOPHER M. MCMONAGLE, ESQUIRE (124402015)
 STERN & EISENBERG, PC
 1040 N. KINGS HIGHWAY, SUITE 407
 CHERRY HILL, NJ 08034
 TELEPHONE: (609) 397-9200
 FACSIMILE: (856) 667-1456
 (COUNSEL FOR PLAINTIFF)

FILED
MAR 31 2017
JUDGE ANN McCORMICK

PLEASE CHARGE THE FILING FEE TO OUR ACCOUNT NO. 142755
 ATTORNEY CHARGE REFERENCE NO. 014342011

The Bank of New York Mellon Trust
 Company, National Association fka The
 Bank of New York Trust Company, N.A. as
 successor to JPMorgan Chase Bank, as
 Trustee for Residential Funding Mortgage
 Securities II, Inc., Home Equity Loan-
 Backed Term Notes, Series 2004-HS1,
 PLAINTIFF

SUPERIOR COURT OF NEW JERSEY
 CHANCERY DIVISION
 MIDDLESEX COUNTY

DOCKET NO. F-000946-17

CIVIL ACTION

V

Alex Demin, et al.,

ORDER REFORMING MORTGAGE

Defendant(s)

THIS MATTER having been brought before the Court upon application of The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank, as Trustee for Residential Funding Mortgage Securities II, Inc., Home Equity Loan-Backed Term Notes, Series 2004-HS1,(hereinafter "Plaintiff"), by and through its attorneys, Stern & Eisenberg, PC, Lucas M. Anderson, Esquire, for an Order Reforming the Mortgage; and there for good cause show:

IT IS on this *31* day of *Mar*, 2017, **ORDERED:**

1. The mortgage from Alex Demin to Weichert Financial Services, recorded with the Clerk of Middlesex County on September 18, 2003, in Book 8909 , at Page 745 be and is hereby reformed *nunc pro tunc* to join Irene Demin, as if she had signed the mortgage:
2. Irene Demin's interest in the subject property is hereby deemed subordinate to the lien of Plaintiff's mortgage; or, alternatively;
3. The Middlesex County Clerk's Office is hereby directed to record a conformed copy of this Order in the Middlesex County Clerk's Office as an order affecting land and have the recording information marginally indexed on the Mortgage recorded on September 18, 2003, in Book 8909, at Page 745.
4. A copy of this Order shall be served on the defendants within seven (7) days of receipt thereof by Plaintiff's counsel.



~~The Honorable Frank M. Ciuffari, P.J.Ch.~~

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."

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)
 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)
 BRANDON P. ACCARDI, ESQUIRE (138802014)
 ANTHONY P. SCALI, ESQUIRE (034182007)

Stern & Eisenberg, PC
 1040 N. Kings Highway, Suite 407
 Cherry Hill, NJ 08034
 Telephone: (609) 397-9200
 Facsimile: (856) 667-1456

Attorneys for Plaintiff
 Our File No. NJ-70300110-16

FILED

MAR 31 2017

JUDGE ANN McGORMICK

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 2005-24, Mortgage Pass-Through Certificates, Series 2005-24

Plaintiff,

v.

Donna Matos; et. al.

SUPERIOR COURT OF NEW JERSEY
 MIDDLESEX COUNTY
 CHANCERY DIVISION

DOCKET NO.: F-026740-16

CIVIL ACTION

**ORDER GRANTING SUMMARY
 JUDGMENT AND STRIKING ANSWER**

THIS MATTER having been opened to the Court by Salvatore Carollo, Esq. with the law firm of Stern & Eisenberg, P.C., attorneys for the Plaintiff, upon notice to Donna Matos and Michael Matos, by and through counsel, Justin M. Gillman, Esq., (the "Defendants"), for an Order granting summary judgment for relief demanded in the Complaint and striking Defendant's Answer; and the Court having considered the moving papers and any opposition papers thereto, if any; and for good cause shown:

IT IS on the 31 day of Mar, 2017, ORDERED as follows:

1. Plaintiff's Motion for Summary Judgment is GRANTED
2. The Contesting Answer filed by Defendants, Donna Matos and Michael Matos, is hereby STRICKEN.
3. Default is hereby entered against Defendants, Donna Matos and Michael Matos.
4. This action is remanded to the Office of Foreclosure to proceed as an un-contested matter.
5. Plaintiff shall, within 7 () days after receipt of this Order by its counsel, serve a copy of this Order upon all counsels of record by ordinary mail



Hon. 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."

FILED

MAR 31 2017

JUDGE ANN McCORMICK

Sean D. Adams, Esq. - 004932013

HILL WALLACK LLP

21 Roszel Rd.

P.O. Box 5226

Princeton, New Jersey 08543-5226

(609) 924-0808

Attorneys for Plaintiff, Waterfall Victoria Grantor Trust II, Series G

Our File No. 16621-200/bb

Waterfall Victoria Grantor Trust II, Series G,

Plaintiff,

vs.

Dennis Kelliher a/k/a Denis Kelliher, *et al.*,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No. F-025796-16

Civil Action

**ORDER ON MOTION TO REFORM
MORTGAGE**

This matter being opened to the Court on March 31, 2017, by Hill Wallack LLP counsel for the Plaintiff, Waterfall Victoria Grantor Trust II, Series G ("WVGT"), for an Order reforming that certain Mortgage given to 1st Constitution Bank, by defendant Dennis Kelliher ("Defendants"), dated May 26, 2005, on certain real property commonly known as 204 Old Forge Road, Monroe, New Jersey (the "Property"), which Mortgage was recorded in the Office of the Middlesex County Clerk on June 1, 2005 in Book 10659, Page 095, and subsequently assigned to WVGT (the "Mortgage"); and the Court having reviewed and considered the supporting papers, opposition papers and reply papers, if any, and oral argument, if any; and the Court having determined that, based upon the same, WVGT is entitled to the relief requested; and for good cause shown;

IT IS on this 31 day of Mar, 2017,

ORDERED as follows:

1. The Mortgage is hereby reformed to include the legal description of the Property as annexed hereto as Exhibit "A".
2. WVGT is hereby authorized to attach the legal description of the Property as annexed hereto as Exhibit A, to any Writ of Execution entered in this action and in any deed issued by the Sheriff of Middlesex County for the Property.
3. The Court shall issue a Gold Seal upon the Order so that the Order may be recorded at WVGT's discretion, with the Clerk of Middlesex County and the Clerk is hereby directed to record this Order.
4. A copy of the within Order shall be served on all those listed on the Notice of Motion within seven (7) days of receipt of a conformed copy of same by counsel for WVGT.



Hon.

_____ 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."

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)
JUSTIN M. STRAUSSER, ESQUIRE (090692014)
CHRISTOPHER M. CAMPORFALE, 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)
BRANDON P. ACCARDI, ESQUIRE (138802014)
ANTHONY P. SCALI, ESQUIRE (034182007)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (124402015)
STERN & EISENBERG, PC
1040 N. KINGS HIGHWAY, SUITE 407
CHERRY HILL, NJ 08034
TELEPHONE: (609) 397-9200
FACSIMILE: (856) 667-1456
(COUNSEL FOR PLAINTIFF)

FILED
MAR 31 2017
JUDGE ANN McCORMICK

PLEASE CHARGE THE FILING FEE TO OUR ACCOUNT No. 142755
ATTORNEY CHARGE REFERENCE No. :

Wells Fargo Bank National Association as
Trustee for Citigroup Mortgage Loan Trust
Series 2004--OPT1, Asset Backed Pass-
Through Certificates, Series 2004-OPT1
Plaintiff

v.

Rita Daygoo, et al.,
Defendants

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO.: F-027204-15

CIVIL ACTION

ORDER

THIS MATTER being an action seeking foreclosure of an interest in real property and this matter having being opened to the court by Lucas M. Anderson, Esquire, on behalf of Wells Fargo Bank National Association as Trustee for Citigroup Mortgage Loan Trust Series 2004--OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 (hereinafter "plaintiff") seeking to establish the terms of a unobtainable assignment and the court having reviewed the certification of the unobtainable

assignment filed by plaintiff and it appearing that plaintiff has made a good faith attempt to locate the original assignment and good cause appearing.

IT IS on this 31 day of Mar, 2017, ORDERED and ADJUDGED:

1. THAT the Mortgage is deemed equitably assigned from Argo Mortgage and Investment, Inc., by American Home Mortgage Servicing, Inc., as Attorney-In-Fact to Wells Fargo Bank, N.A. as Trustee for CitiGroup Mortgage Loan Trust Series 2004-OPT1, Asset Back Pass-Through Certificates; and,

2. THAT this order shall be deemed in lieu of a corrective original assignment and shall have the same effect as if an original corrective assignment was able to be received by the original lender and the Foreclosure Unit may act accordingly; and,

3. THAT Plaintiff shall indemnify and hold Argo Mortgage and Investment, Inc., harmless for any loss, expense, or liability due to the original corrective assignment unable to be obtained; and,

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

5. THAT the Middlesex County Clerk's Office shall record a certified copy of this order and having the recording information marginally indexed on the mortgage recorded on July 10, 2004, in Mortgage Book 09842, at Page 0880.



Honorable JUDGE ANN. G. MCCORMICK, J.Ch.

_____ 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."

FILED

MAR 31 2017

JUDGE ANN McCORMICK

WNI15-013378
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

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Jesse C. Hudson; Pheetta Hudson

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-029340-10

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 31 day of Mar, 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 known defendants, and the Middlesex County Sheriff's Office within 7 days of the date hereof.



~~Honorable Frank M. Ciuffani, 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."

14090256-4
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400 ext. 5548
Nicole B. LaBletta, Esquire #003232006
Attorneys for Plaintiff

FILED

MAR 31 2017

JUDGE ANN McCORMICK

Wells Fargo Bank, National Association, as
Trustee for the Pooling and Servicing
Agreement Dated as of August 1, 2006
Securitized Asset Backed Receivables LLC
Trust 2006-HE1, Mortgage Pass-Through
Certificates, Series 2006-HE1
PLAINTIFF,

vs.

Robert Stein a/k/a Robert M. Stein, his heirs,
devisees, and personal representatives and his
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-014832-15

CIVIL ACTION

ORDER

THIS MATTER being opened to the Court by Udren Law Offices, P.C., counsel for the Plaintiff, appearing on a Motion to Correct Paragraph 2A of the Complaint to Include Loan Modification dated September 6, 2012 *Nunc Pro Tunc* to Relate Back to the Filing of the Complaint on April 23, 2015 and the Court having reviewed the supporting Certifications, and for good cause shown:

IT IS ON THIS 31 day of Mar, 2017 ORDERED that:

1. Plaintiff's Motion to Correct Paragraph 2A of the Complaint to Include Loan Modification dated September 6, 2012 *Nunc Pro Tunc* to Relate Back to the Filing of the Complaint on April 23, 2015 is hereby GRANTED ; and

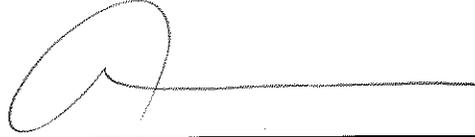
2. Paragraph 2A of the Complaint is deemed to appear, as follows:

If the loan has been modified, the last modification is as follows:

Date of modification: 9/6/2012

New Principal Balance: \$144,341.35

Interest rate: 2.000010%



JUDGE ANN. G. MCCORMICK

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."

KNUCKLES, KOMOSINSKI & MANFRO, LLP
Michel Lee, Esq. – N.J. Attorney ID 024422010
Attorneys for Plaintiff
50 Tice Boulevard, Suite 183
Woodcliff Lake, NJ 07677
(201) 391-0370

FILED

MAR 31 2017

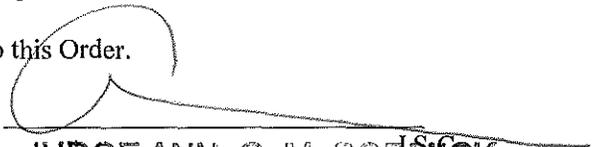
JUDGE ANN McORMICK

----- X	:	
WILMINGTON SAVINGS FUND SOCIETY, FSB,	:	SUPERIOR COURT OF NEW JERSEY
AS TRUSTEE FOR CHRISTIANA TRUST, NOT IN	:	CHANCERY DIVISION
ITS INDIVIDUAL CAPCITY, BUT SOLELY AS	:	MIDDLESEX COUNTY
TRUSTEE FOR BCAT 2015-13ATT,	:	DOCKET NO.: F-11570-14
	:	
Plaintiff,	:	CIVIL ACTION
	:	
vs.	:	ORDER APPOINTING GUARDIAN
	:	AD LITEM
MARYANN FISHLER, ET AL.	:	
	:	
Defendant.	:	
	X	

THIS MATTER having been opened to the Court by KNUCKLES, KOMOSINSKI & MANFRO, LLP, attorneys for the Plaintiff; and it appearing that defendant MARYANN FISHLER is an incompetent defendant in the above-captioned matter, who has not filed a responsive pleading to the Complaint and for whom Plaintiff seeks the appointment of a Guardian Ad Litem; and good cause having been shown,

IT IS on this 31 day of Mar, 2017 ORDERED as follows:

1. JANET L. Sozio, Esq. be and hereby is appointed Guardian Ad Litem to represent MARYANN FISHLER to defend this action on (his or her) behalf.
2. Plaintiff shall serve a copy of this Order, which need not be certified, upon said Guardian Ad Litem within seven (7) days after the Plaintiff's receipt of this Order.
3. Plaintiff shall file a proof of service as to this Order.



JUDGE ANN. G. McORMICK

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."