

Honorable Ann McCormick, JSC ORDERS 4/13/17

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
BASF vs Estate of Jones	C	203	14	Quash Subpoena	Granted
				Cross-Motion	Denied w/o prejudice
MegaFortris vs Liberty	C	217	16	Summary Judgment	Denied
Township of Cranbury v. Cranbury Walk	C	177	16	Quiet Title, Convey Easement, Discharge Lis Pendens	Granted
Bank of NY Mellon vs Pedreiro	F	21939	16	Summary Judgment	Granted- but, see order
Bank of NY Mellon vs Abongwa	F	2463	17	Correct Clerical Error	Granted
Brittany Townhomes vs Mitra	F	1115	17	Attorney's Fees	Granted
Capital One vs Abalo	F	20557	16	Permission to Engage in Mediation	Denied
CitiMortgage vs Smith	F	37373	13	Motion to Impose Equitable Mortgage	With judge
CitiMortgage vs Tank	F	9753	14	Motion to Reconsider	Adj. to 5/12/17
Deutsche Bank vs Daygoo	F	12395	15	Motion Vacating Sheriff's Sale	Granted
Deutsche Bank vs Hatatah	F	15947	7	Vacate Judgment; Permit Service of New NOI	Granted
Ditech vs Morales	F	32195	14	Extend Deadline to Submit Final Judgment	Granted
Ditech vs Subramanian	F	20715	15	Discharge Prior Mortgage	Adj. to 5/12/17
Ditech vs Zdanevich	F	33627	8	Motion for Entry of Amended Final Judgment	Granted
JP Morgan Chase vs Hirsch	F	2791	17	Dismiss Plaintiff's Complain in Lieu of Filing Answer	Consent Order
JP Morgan Chase vs Tran	F	33585	10	Motion to Vacate Sheriff's Sale	Consent Order
				Cross-Motion to Vacate Sheriff's Sale	Consent Order
Landings at Spinnaker vs Elliott	F	27559	16	Partial Summary Judgment	Granted in Part, Denied in Part
M&T Bank vs Amores	F	21351	16	Summary Judgment	Granted
National City Bank vs Almeida	F	40075	8	Vacate Final Judgment	Consent Order + Consent to Vacate Sale
Navy Federal Credit Union vs Feng	F	32843	16	Summary Judgment	Granted
				Misc. Motion	Denied
Oaks at North Brunswick vs Moody	F	33567	15	Attorney's Fees	With judge
Pennymac vs Garcia	F	34225	14	Expunge Sheriff's Deed	Granted
PNC vs Levy	F	19815	16	Strike Defendant's Answer	Granted
Wilmington Trust vs Garcia	F	21661	16	Extend Time to File Motion for SJ	Denied
BAC Home Loans Servicing v. Kim	F	126	9	Amend Final Judgment	Denied
Bank of America v. Santos	F	49062	9	Vacate default	Adj. 4/28
Bayview Loan Svc. V. Black	F	18956	14	Sub. Plaintiff	Granted
Colony Club at Sayreville v. Boswell	F	40548	15	Reinstate	Granted
Deutsche Bank v. Cuevas	F	20456	16	Enforce lost promissory note	Granted
Deutsche Bank v. Greishiemer	F	4174	12	Vacate Sale	Granted in part, Denied in part
				Cross-Motion	Granted
Deutsche Bank v. Zayas	F	2944	10	SJ	Granted
Ditech Financial v. Tracey	F	24012	16	SJ	Consent Order
Federal National Mortgage v. Kabitzke	F	7726	13	Vacate Sale	Adj. 4/28
FNMA v. Puccio	F	27546	13	Reform Loan Mod	Granted
FNM v. Burns	F	960	15	Intervene	Withdrawn
HSBC Bank v. Chaves	F	23484	12	Vacate FJ	Denied

Lakeview Loan Svcs v. Edwards	F	31406	15	Direct purchaser to pay, or resale on default	Granted in Part, Denied in Part
Lakeview v. Borowsky	F	33430	16	Amend Complaint	Granted
LPP Mortgage v. Rifino	F	114	17	Vacate Default	Granted
Manufacturers and TR v. Palmer	F	26044	16	SJ	Granted
New Millennium Bank v. Minaya	F	26828	16	Appt rent receiver	Adj. 4/28
PNC Bank v. Omelio	F	41016	15	OBJ. TO AMT DUE	Adj. 4/28
Riverbend Townhouse v. Fumador	F	33946	15	SJ	Granted
The Bank of New York Mellon v. Hayes	F	26556	16	Correct caption	Granted
The Bank of New York v. Yu	F	16460	7	Reinstate	Granted
Wells Fargo v. Harris	F	24706	16	SJ	Granted
Wells Fargo v. Kennedy	F	492	13	Vacate Sale	Granted
Wells Fargo v. Kowalski	F	28342	16	SJ	Adj. 4/28
Wells Fargo v. Livio	F	43634	14	Vacate Sale	Granted
Wells Fargo v. Paulino	F	8318	16	Vacate Sheriff's Sale	Granted in part, denied in part
Wilmington Trust v. Ayad	F	32764	15	Vacate Dismissal and Sub Plaintiff	Granted

Mef

FILED

APR 13 2017

JUDGE ANN McCORMICK

Irvin M. Freilich (No. 027091977)

GIBBONS P.C.

One Gateway Center

Newark, New Jersey 07102-5310

(973) 596-4500

Attorneys for Plaintiffs

BASF Corporation, Columbian Chemical Company, Glenn Springs Holdings Inc., Shell Oil Company, Textron, Inc., and Trane US Inc. f/k/a Trane Inc. f/k/a American Standard, Inc.

BASF CORPORATION; COLUMBIAN CHEMICALS COMPANY; GLENN SPRINGS HOLDINGS INC.; SHELL OIL COMPANY; TEXTRON, INC.; and TRANE US INC. f/k/a TRANE INC. f/k/a AMERICAN STANDARD, INC.,

Plaintiffs,

v.

THE ESTATE OF DONALD W. JONES, SR.; JONES INDUSTRIAL SERVICE COMPANY a/k/a J.I.S. INDUSTRIAL SERVICE CO. a/k/a J.I.S. CO.; DONALD W. JONES, JR.; ALBERT JONES; DONNA JONES; and RAYMOND R. WISS, ESQ.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
GENERAL EQUITY PART
MIDDLESEX COUNTY

DOCKET NO. MID-C-203-14

**ORDER QUASHING SUBPOENA
ISSUED TO PNC BANK**

THIS MATTER, having been opened to the Court by Plaintiffs BASF Corporation, Columbian Chemical Company, Glenn Springs Holdings Inc., Shell Oil Company, Textron, Inc., and Trane US Inc. f/k/a Trane Inc. f/k/a American Standard, Inc., by and through its counsel, Gibbons P.C., upon motion for the entry of an Order quashing Defendant Jones Industrial Services' ("JIS") invalid Subpoena *Duces Tecum* and *Ad Testificandum*, and the Court having considered the papers and argument of counsel, if any, and the Court having determined that:

IT IS on this 13 day of Apr, 2017:

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

ORDERED that Plaintiffs' Motion to Quash the March 10, 2017 Subpoena *Duces Tecum* and *Ad Testificandum* issued to PNC Bank by MaryLou Delahanty, Esq. on behalf of JIS is hereby GRANTED;

IT IS FURTHER ORDERED that PNC Bank shall disregard the aforementioned Subpoena; and,

IT IS FURTHER ORDERED Plaintiffs' counsel shall serve a true copy of this Order upon on all parties within seven (7) days of their receipt hereof.



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

Motion opposed ()

Motion unopposed ()

4-13
76

FILED

APR 13 2017

JUDGE ANN McCORMICK

Mej

Mary Lou Delahanty, Esq. 020531983
DELAHANTY & MCGRORY LLC
97 Abernethy Drive
Trenton, New Jersey 08618-5024
Ph: (609) 393-1351
Fx: (609) 393-1352

Attorneys for Defendants, Jones Industrial Service Company, a/k/a J.I.S. Industrial Service Co., a/k/a J.I.S. Co.; Donald W. Jones, Jr. and Albert Jones

BASF CORPORATION; COLUMBIAN CHEMICALS COMPANY; GLENN SPRINGS HOLDINGS, INC.; P SHELL OIL COMPANY; TEXTRON, INC.; AND TRANE US INC. f/k/a TRANE INC. f/k/a AMERICAN STANDARD, INC.,

Plaintiffs,

v.

THE ESTATE OF DONALD W. JONES, SR.; JONES INDUSTRIAL SERVICE COMPANY a/k/a J.I.S. INDUSTRIAL SERVICE CO. a/k/a J.I.S. CO.; DONALD W. JONES, JR.; ALBERT JONES; DONNA JONES; and RAYMOND R. WISS, ESQ.

Defendants.

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

DOCKET NO.: MID-C-203-14

CIVIL ACTION

~~ORDER VACATING THE
SETTLEMENT AGREEMENT AND
CONSENT JUDGMENT~~

THIS MATTER having been opened to the Court by Delahanty & McGrory, LLC, Mary Lou Delahanty, Esq., appearing for the Defendants, Jones Industrial Service Company, a/k/a J.I.S. Industrial Service Co., a/k/a J.I.S. Co.; Donald W. Jones, Jr. and Albert Jones on a cross-motion returnable April 13, 2017, for an Order granting the J.I.S. Defendants motion for reconsideration and vacating and modifying the Court's Order dated February 22, 2017 for the reasons set forth in the accompanying J.I.S. brief and permitting the subpoena to issue ; and the Court having considered the cross-motion and all of the papers submitted in connection therewith, and for good cause shown;

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

IT IS ON THIS ~~11th~~ day of April 13, 2017 ORDERED that the February 22, 2017 Order and Judgment is hereby modified by this Order as set forth herein:

1. Plaintiffs must provide the necessary documentation from the State of New Jersey that they have complied with the requirements of New Jersey State Statutes for the payment of realty transfer fees, pursuant to N.J.S.A. 46:15-5 and any required documents necessary for the Bulk Sales Act;

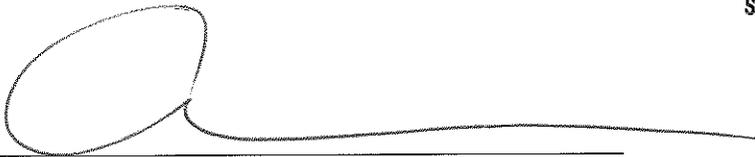
2. The J.I.S. Defendants must post \$108,401.02 with the Superior Court Clerk Trust Fund Unit during the pendency of the appeal of this matter. The amount due will be determined by further proceedings.

3. The Plaintiffs will correct with PNC Bank that the loan which was being paid off was loan number PNC Loan Number 10639689;

4. The Plaintiffs have waived their right to conduct a pre-closing inspection and the February 22, 2017 Order and Judgment is hereby modified to reflect the Plaintiffs have no claim to any funds over the \$108,401.02 amount set forth in the earlier Order, dated February 22, 2017 and that amount is dependent on the ruling of the Appellate Division;

~~5. The subpoena to PNC Bank is hereby permitted and Plaintiffs motion to quash is denied.~~

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



Ann G. McCormick

J.S.C.

[] Opposed

4-B
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mej

EVELYN A. DONEGAN, ESQ. (040481983)
Rubin Kaplan & Associates, P.C.
200 Centennial Avenue, Suite 110
Piscataway, NJ 08854
(732) 463-7511
Attorneys for Defendants,
Liberty Security Seals LLC,
Soren Lund and Miao Zheng

FILED
APR 13 2017
JUDGE ANN McCORMICK

MEGA FORTRIS AMERICAS, INC. : SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
Plaintiff, :
: Docket No. **MID-C-217-16**
v. :
: **CIVIL ACTION**
LIBERTY SECURITY SEALS LLC, :
SOREN LUND and MIAO ZHENG, : **ORDER**
Defendants, :
:

This matter having come before the Court upon motion for summary judgment by Rubin Kaplan & Associates, Evelyn A. Donegan, Esq. appearing, attorney for Defendants, Liberty Security Seals, LLC, Soren Lund and Miao Zheng; Lanciano & Associates, LLC, Larry E. Hardcastle, II, Esq. appearing, attorney for Plaintiff, Mega Fortris Americas, Inc.; and good and sufficient cause appearing for the entry of this Order,

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

IT IS on this 13 day of April 2017; hereby

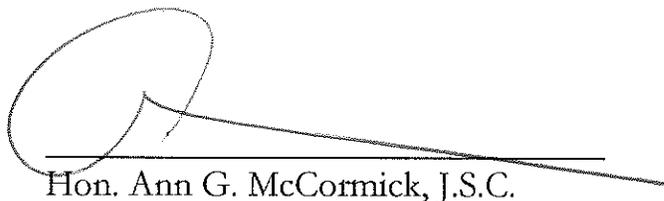
ORDERED that defendant's motion for summary judgment is hereby granted;
and it is further

DENIED

ORDERED that defendant, Soren J. Jacobs' service agreement is hereby voided;

DENIED

AND IT IS FURTHER ORDERED that a copy of this Order shall be served upon the parties within 7 days from date of receipt of the propounding party.



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

- _____ Moving Papers
- _____ Opposition
- _____ Reply

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

may FILED
APR 13 2017
JUDGE ANN McCORMICK

Plaintiff(s),
MEGA FORTRIS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- C-217-16

vs.

CIVIL ACTION

Defendant(s),
LIBERTY SECURITY
SEALS

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 4/13, 2017
for a p.l. hearing & s.j. motion

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

4/13/17, 2017

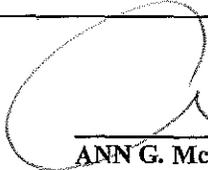
IT IS ON THIS 13 DAY OF April, 2017.

ORDERED

1. Interrogatories (limited to 20, no subparts) & documents ^{requests} may be served on or before 5/17/17
2. Answers to same as well as document production shall be completed on or before 6/19/17
3. Fact depositions shall be completed on or before 8/18/17.
- ④ DED 8/18/17.
5. TRIAL DATE: Nov. 27, 2017
6. Witness Lists & Premarked Exhibits ~~@ Trial Briefs~~ shall be exchanged on 11/17/17

7. TRIAL Briefs filed & served
on 11/17/17.

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


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

4-13
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File No. 17073-0004

FILED

'APR 13 2017'

JUDGE ANN McCORMICK

**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**

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 13 day of July, 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.


ANN GRAF 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."

May

File No. 13424-14-1484011449

FILED

APR 13 2017

JUDGE ANN McCORMICK

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

THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS
TRUSTEE FOR THE
CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED
CERTIFICATES, SERIES 2007-1

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-021939-16

Plaintiff,

CIVIL ACTION

v.

**ORDER GRANTING SUMMARY
JUDGMENT IN FAVOR OF
PLAINTIFF AND FOR OTHER
RELIEF**

TIAGO PEDREIRO, HIS HEIRS,
DEWISEES AND PERSONAL
REPRESENTATIVES AND HIS, HERS
OR ANY OF THEIR SUCCESSORS IN
RIGHT, TITLE AND INTEREST;
HELENA SANDOVAL, INDIVIDUALLY
AND AS THE ADMINISTRATOR OF
THE ESTATE OF TIAGO PEDREIRO,
DECEASED; MR. SANDOVAL,
HUSBAND OF HELENA SANDOVAL;
STATE OF NEW JERSEY; UNITED
STATES OF AMERICA

Defendants.

LAW OFFICE
Parker McCay
P.A.

THIS MATTER, being opened to the Court by Parker McCay P.A., attorneys for the Plaintiff, The Bank ofNew York Mellon FKA The Bank ofNew York, as Trustee for The Certificateholders of The Cwabs, Inc., Asset-Backed Certificates, Series 2007-1, on application for Summary Judgment striking the Contesting Answer filed by Defendants,

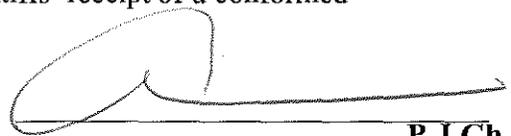
Tiago Pedreiro, his heirs, devisees, and personal representatives and his, hers or any of their successors in right, title and interest, Helena Sandoval, individually and as the Administrator of the Estate of Tiago, Pedreiro, deceased, and Mr. Sandoval, husband of Helena Sandoval; and for other ancillary relief; and the Court having read and considered the moving papers, and any opposition thereto, and for good cause having been shown

FOR THE REASONS SET FORTH ON THE RECORD ON 4/13/17

IT IS on this 13 day of Apr, 2017

ORDERED AS FOLLOWS:

1. Summary Judgment is hereby granted in favor of Plaintiff, The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Certificateholders of The Cwabs, Inc., Asset-Backed Certificates, Series 2007-1, and the Contesting Answer and Separate Defenses filed by Defendants, Tiago Pedreiro, his heirs, devisees, and personal representatives and his, hers or any of their successors in right, title and interest, Helena Sandoval, individually and as the Administrator of the Estate of Tiago, Pedreiro, deceased, and Mr. Sandoval, husband of Helena Sandoval, are hereby stricken from the pleadings on file with prejudice;
2. The Clerk of the Court shall enter upon the docket the default of Defendants, Tiago Pedreiro, his heirs, devisees, and personal representatives and his, hers or any of their successors in right, title and interest, Helena Sandoval, individually and as the Administrator of the Estate of Tiago, Pedreiro, deceased, and Mr. Sandoval, husband of Helena Sandoval, in the above-captioned foreclosure action;
3. This matter is hereby returned to the jurisdiction of the Office of Foreclosure of the Superior Court of New Jersey for purpose of proceeding as an uncontested foreclosure action; and
4. A copy of this Order shall be served on Defendant or his attorney within 7 days of plaintiffs receipt of a conformed copy of same from the Court.


P.J.Ch

LAW OFFICE
Parker McCay P.

OPPOSED _____

UNOPPOSED _____

5. Pl shall provide def's counsel a reinstatement figure within 30 days of the date hereof

6. Pl may not proceed file for final judgment until the expiration of 30 days from providing the reinstatement figure.

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Oliver Ayon, Esq.
STATE BAR NUMBER: 047532011

FILED

APR 13 2017

JUDGE ANN McCORMICK

THE BANK OF NEW YORK MELLON
TRUST COMPANY N.A. AS
SUCCESSOR-IN-INTEREST TO ALL
PERMITTED SUCCESSORS AND
ASSIGNS OF JPMORGAN CHASE
BANK NATIONAL ASSOCIATION AS
TRUSTEE FOR SPECIALTY
UNDERWRITING AND RESIDENTIAL
FINANCE TRUST MORTGAGE LOAN
ASSET-BACKED,
Plaintiff/Mortgagee

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-002463-17

ORDER REQUESTING REDACTION OF
PERSONAL INFORMATION

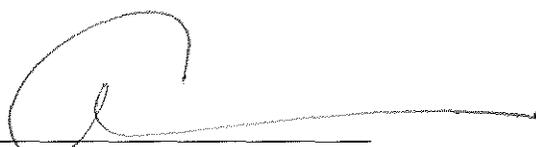
vs.

EMMANUEL N. ABONGWA, et al.
Defendant(s)/Mortgagor(s)

This matter being opened to the Court by RAS Citron, LLC, Oliver Ayon, Esq., attorneys for the plaintiff; the Court having reviewed the Application Requesting Redaction of Personal Information filed in this case regarding the filed Foreclosure Complaint; and good cause appearing;

IT IS ORDERED on this 13 day of Apr, 2017:

1. THAT the above document be immediately restricted from view on the Court's public docket; and
2. THAT a redacted version of the document be filed with 14 days of Plaintiff's receipt of this order; and
3. THAT this Order shall be served upon all noticed parties within 7 days of receipt of this Order

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

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



Jessica Baker, Esq.
NJ Attorney ID No.: 015062012
21 Roszel Road
P.O. Box 5226
Princeton, NJ 08540
(609) 924-0808
Attorneys for Plaintiff Brittany Townhomes at Princeton
Meadows Homeowner's Association, Inc.

FILED

APR 13 2017

JUDGE ANN McCORMICK

**BRITTANY TOWNHOMES AT PRINCETON
MEADOWS HOMEOWNERS
ASSOCIATION, INC.**

Plaintiff,

vs.

SUNANDA MITRA AND SUNRITA MITRA

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
MIDDLESEX COUNTY

Docket No. F-1115-17

Civil Action

ORDER

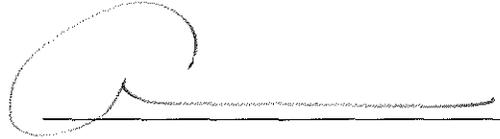
THIS MATTER, having been opened to the Court plaintiff, Brittany Townhomes at Princeton Meadows Homeowner's Association, Inc. (the "Association"), by and through its attorneys, Hill Wallack LLP, for a determination of attorneys' fees and costs against defendants Sunanda Mirta and Sunrita Mitra ("defendants"); 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 13 day of Apr, 2017;

ORDERED as follows:

1. The Association is entitled to an award of attorneys' fees and costs in the amount of **\$3,665.25**, representing the fees and costs incurred by the Association in prosecuting the instant foreclosure action and in attempting to collect the past due common expense assessments from defendants, which sum is to be included in the final judgment against defendants; and

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



, J.S.C.

JUDGE ANN. G. MCCORMICK

Opposed _____
Unopposed _____

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

mf

KEAVENEY LEGAL GROUP, LLC
James Keaveney, Esq.
New Jersey State Bar ID No.: 027721998
1101 N. Kings Highway, Suite G-100
Cherry Hill, New Jersey 08034
Tel. (800) 219-0931
Attorneys for Defendants, David Abalo and Jennifer Abalo

FILED

APR 13 2017

JUDGE ANN McCORMICK

CAPITAL ONE, N.A.,

Plaintiff.

vs.

DAVID ABALO and JENNIFER ABALO

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO.: F-020557-16

Civil Action

ORDER

THIS MATTER having been opened to the Court by Defendants, David Abalo and Jennifer Abalo (“Defendants”), on an Order to Vacate the Final Judgment and to Vacate the Default, to be Permitted to File an Answer out of Time and For Permission of the Court to Engage in Foreclosure Mediation; and on notice to Plaintiff, Capital One, N.A. (“Plaintiff”); and the Court having reviewed the moving and responding papers and/or the arguments of the parties; and for good cause shown,

IT IS on this 13 day of Apr

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17
2017:

ORDERED THAT the Final Judgment and the Default entered against Defendants and in favor of Plaintiff shall be and hereby is **VACATED**; and it is

DENIED

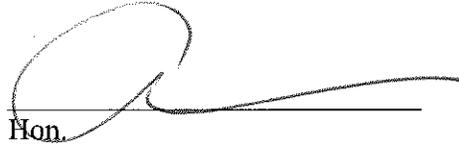
FURTHER ORDERED THAT Defendants’ Motion to be Permitted by the Court to Engage in Foreclosure Mediation Out of Time shall be and hereby is **GRANTED** in its entirety; and it is

DENIED

FURTHER ORDERED THAT the parties shall attend Foreclosure Mediation starting on the ___ day of _____, 2017; and it is

DENIED

FURTHER ORDERED THAT counsel for Defendants shall serve a true and correct copy of this Order upon all parties to this action within seven (7) days of its receipt hereof.



Hon. _____

JUDGE ANN G. MCCORMICK

- Opposed
- Unopposed

FILED

'APR 13 2017'

JUDGE ANN McCOORMICK

RAS CITRON, LLC
Jeffrey Grabowski, Esq.
ID No. 031881989
130 Clinton Road, Suite 202,
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR SAXON
ASSET SECURITIES TRUST 2007-2
MORTGAGE LOAN ASSET BACKED
CERTIFICATES SERIES 2007-2,
PLAINTIFF,

Vs.

GARY S DAYGOO A/K/A GARY
DAYGOO, et al.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-012395-15

CIVIL ACTION

ORDER VACATING SHERIFF'S SALE

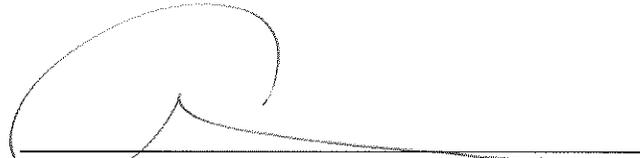
This matter being opened to the Court by Jeffrey Grabowski, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Sheriff's Sale, and for good cause shown:

IT IS on this 13 day of April, 2017 ORDERED that

1. The Sheriff's Sale held on January 11, 2017 is hereby set aside and vacated; and
2. All costs associated with the rescheduling of the sale shall be taken from the Sheriff's Sale deposit made by Shimon Horowitz, the successful third-party bidder of the January 11, 2017 sale; and
3. If the successful bid price of the subject property in the subsequent Sheriff's Sale is lower than \$219,000.00, Shimon Horowitz shall be liable for this difference; and
4. The Writ of Execution is hereby extended to 10/1/17; and



5. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.



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

Opposed

Unopposed

Respectfully Recommended

"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

APR 13 2017

JUDGE ANN McCORMICK

15-068244 - AsP
RAS CITRON, LLC
Naser Selmanovic, Esq. ID No. 041712009
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR THE
HOLDERS OF HSI ASSET
SECURITIZATION CORPORATION
TRUST 2006-HE2,
PLAINTIFF,

Vs.

MEDHAT HATATAH, et al.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-015947-07

CIVIL ACTION

ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXECUTION AND TO
PERMIT SERVICE OF A NEW REMEDIAL
NOTICE OF INTENT TO FORECLOSE

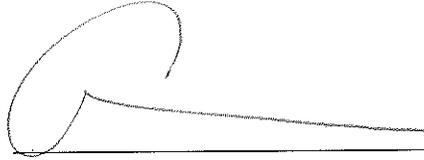
This matter being opened to the Court by Naser Selmanovic, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution and to Permit Service of a Remedial Notice of Intent to Foreclose, and for good cause shown:

IT IS on this 13 day of April, 2017 ORDERED that

1. The Final Judgment and Writ of Execution entered in the above-entitled action on March 11, 2008 are hereby vacated and set aside; and
2. Plaintiff is hereby ordered and allowed to send a new Notice of Intent to Foreclose, in full compliance with the Fair Foreclosure Act to the Defendant; and
3. The Defendant shall be allowed to cure the arrears, without foreclosure fees/costs pursuant to the Fair Foreclosure Act and within the time permitted by same, and if Defendant fails to do so, Plaintiff may continue its prosecution of the within matter; and



4. Plaintiff's counsel shall serve this Order on all parties 7 days after the receipt of this Order.



JUDGE ANN. G. McCORMICK

 Opposed

 Unopposed

Respectfully Recommended

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

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
File No. 078427 KE

Filing Attorney:

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

DITECH FINANCIAL LLC,

Plaintiff,

v.

BERNARDO MORALES, et al

Defendants

FILED

APR 13 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-032195-14

CIVIL ACTION

ORDER EXTENDING DEADLINE TO
SUBMIT APPLICATION FOR ENTRY OF
FINAL JUDGMENT AND
SUBSTITUTING PLAINTIFF

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

IT IS on this 13 day of Apr, 2017, hereby

ORDERED as follows:

1. Plaintiff's Motion shall be and the same hereby is Granted; and
2. The Complaint in this action be and hereby is amended by striking the name of Ditech Financial LLC as the party Plaintiff; and
3. MTGLQ Investors, L.P. be and hereby is substituted in the place and stead of Ditech Financial LLC, as the party Plaintiff, and all subsequent pleadings filed with the Court shall designate the name of the substituted Plaintiff in the caption; and

4. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket; and
5. Plaintiff shall be and same hereby is permitted to file an application for the entry of Final Judgment within 120 days from the date of this Order; and
6. A copy of this Order shall be served on all parties with seven (7) days of the date of this Order.



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

"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

APR 13 2017

JUDGE ANN McCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Djibril Carr, Esq.: 118012014
200803506

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

Plaintiff

-v-

VADIM B. ZDANEVICH; NATALIYA
ZDANEVICH, HIS WIFE and MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR CITIBANK, N.A.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-33627-08

CIVIL ACTION

**ORDER FOR AMENDED FINAL
JUDGMENT**

This matter being opened to the Court by Stern Lavinthal & Frankenberg LLC attorneys for Plaintiff, and it appearing that service of the Summons and Complaint (and Amended Complaint, if any), have been duly issued and returned served upon the following defendant(s) who have filed an Answer, which Answer has been stricken by Order of the Court and pursuant thereto, default having been entered against said Defendant(s):

and it appearing that service of the Summons and Complaint (and Amended Complaint, if any), have been made upon the following Defendant(s), in accordance with the rules of this Court, and default having been entered against said Defendant(s);

VADIM B. ZDANEVICH

NATALIYA ZDANEVICH, HIS WIFE
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR
CITIBANK, N.A.

and it further appearing that Summons and Complaint (and Amended Complaint, if any) have been
~~duly issued and returned served upon the following defendants who have filed an Answer, which~~

does not dispute the priority or validity of the Plaintiff's mortgage:

and the Plaintiff's obligation, mortgage and assignments of mortgage (if any), having been presented
and marked as exhibits by the Court, and sufficient cause appearing;

It is on this 13 day of April, 2017

ORDERED and ADJUDGED that the Plaintiff or its assignee is entitled to have first
the sum of \$290,495.62, being the total principal, interest, late fees and advances due as of July 2,
2010, together with lawful interest thereon from July 2, 2010; and the Plaintiff is entitled to have
secondly the sum of \$88,489.92^{443.92}, being the total advances made through January 20, 2017, together
with lawful interest from ~~00000~~, the date of this Amended Final Judgment; together
with costs including a counsel fee of \$ 3,054.96, raised and paid out of the mortgaged
premises; and it is further

ORDERED that the Plaintiff, or the successful purchaser at the Sheriff's Sale, duly
recover against the following Defendant(s): VADIM B. ZDANEVICH; NATALIYA
ZDANEVICH, HIS WIFE and MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.
AS NOMINEE FOR CITIBANK, N.A., and all parties holding under said Defendant(s) the
possession of the premises mentioned and described in the said Complaint (and Amended
Complaint, if any), with the appurtenances, however, no possession is hereby awarded against any
tenant protected by the provisions of the New Jersey Anti-Eviction Statue (N.J.S.A. 2A:18-61.1 et
seq.) and no Writ of Possession shall issue against said tenants, unless permitted by applicable law;
notwithstanding anything herein to the contrary, this judgment shall not affect the rights of any

person protected by the New Jersey Tenant Anti-Eviction Act, *N.J.S.A.* 2A:18-61.1, *et seq.*, the right of redemption given the United States under 28 *U.S.C.* §2410, the limited priority rights for the aggregate customary condominium assessment for the six month period prior to the recording of any association lien as allowed by *N.J.S.A.* 46:8B-21 or rights afforded by the Servicemembers Civil Relief Act, 50 *U.S.C. App.* 501 *et seq.* or *N.J.S.A.* 38:23C-4, and it is further

ORDERED and ADJUDGED that the mortgaged premises be sold to raise and satisfy the several sums of money due, in the first place, to Plaintiff, DITECH FINANCIAL LLC BY WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, ASSIGNEE , the sums of \$290,495.62 and \$88,489.92, together with lawful interest thereon to be computed aforesaid with the Plaintiff's costs to be taxed, with lawful interest thereon, and that an execution for that purpose be duly issued out of this Court directed to the Sheriff of Middlesex County, commanding said Sheriff to make sale according to law of the mortgaged premises described in the Complaint (and Amended Complaint, if any), and out of the monies arising from said sale, that said Sheriff pay in the first place, to the Plaintiff, DITECH FINANCIAL LLC BY WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, ASSIGNEE , or its attorney, said Plaintiff's debt, with interest thereon as aforesaid, and in case more money be realized by the said sale that shall be sufficient to satisfy such several payments as aforesaid, that such surplus be brought into this Court to abide the further Order of this Court and that the Sheriff aforesaid make a report of the aforesaid sale without delay as required by the rules of this Court; and it is further

ORDERED and ADJUDGED that the Defendant(s) in this cause, and each of them stand absolutely debarred and foreclosed of and from all equity of redemption of, in, and to said

mortgaged premises described in the Complaint (and Amended Complaint, if any), when sold as aforesaid by virtue of this judgment.



JUDGE 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

'APR 13 2017

JUDGE ANN McCORMICK

Brian M. Rader, Esq. (Attorney ID No. 012692009)
JARDIM, MEISNER & SUSSER, P.C.
30B Vreeland Road, Suite 201
Florham Park, New Jersey 07932
(973) 845-7640
Attorney for Plaintiff

LANDINGS AT SPINNAKER
POINTE HOMEOWNERS
ASSOCIATION, INC.

Plaintiff,

v.

DONALD ELLIOTT,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. F-27559-16

Civil Action

**ORDER FOR PARTIAL SUMMARY
JUDGMENT ON THE ISSUE OF
LIABILITY**

THIS MATTER, being brought before the Court on motion of plaintiff Landings at Spinnaker Pointe Homeowners Association, Inc. through their attorneys, Jardim, Meisner & Sussler, P.C., for an order entering partial summary judgment on the issue of liability in this matter, and the court having heard argument of counsel and considered all papers filed in connection herewith, good cause appearing:

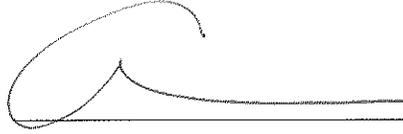
IT IS on this 13 day of Apr, 2017, **ORDERED** that:

- Summary judgment is entered on the issue of liability for Donald Elliott's failure to pay common expense assessments, and for Donald Elliot's admission of same.
- ~~The Court shall schedule a proof hearing to ascertain damages, inclusive of attorney's fees, and once same is determined the Court shall strike Donald Elliot's~~
is deemed ~~Answer, deem the matter non-contesting, and transfer the matter to the Office of Foreclosure for the entry of final judgment.~~ *defect the matter is*

to proceed as an uncontested matter

red

ORDERED that a copy of this Order shall be served on counsel for Plaintiff within 7 days of receipt by Defendants' counsel.



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."

(except as to the procedure sought)

FILED

APR 13 2017

JUDGE ANN McCORMICK

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
80 Main Street, Suite 460
West Orange, NJ 07052
(973) 325-8800
Attorneys for Plaintiff
Attorney Court ID:038662009
Attorney: Timothy Ziegler, Esq.
Our File #: 03-007209-F02

Manufacturers and Traders Trust
Company also known as M&T Bank
successor by merger to Hudson City
Savings Bank, FSB,

Plaintiff,

vs.

Mario Amores; Mery Amores;

Defendants.

Superior Court of New Jersey
Chancery Division
Middlesex County

Civil Action

Docket No.: F-021351-16

**ORDER STRIKING ANSWER AND
GRANTING SUMMARY JUDGMENT IN
FAVOR OF PLAINTIFF**

This matter having been opened to the Court by FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, attorneys for Plaintiff (Timothy Ziegler, Esq., appearing) on a Motion to Strike Answer and Grant Summary Judgment, and the Court having reviewed the supporting Certifications and Exhibits, and for good cause shown:

IT IS ON THIS 13 DAY OF Apr, 2017

ORDERED that Plaintiff's Motion to Strike Answer and Grant Summary Judgment against

Defendant, Mario Amores and Mery Amores, be, and hereby is, granted; and it is further

ORDERED that the Answer of Defendant be, and hereby is stricken, with prejudice; and it is further

ORDERED that default against said Defendant be, and hereby is entered; and it is further

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

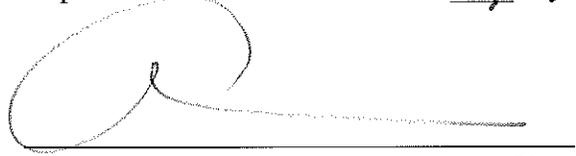
FOR THE REASONS SET FORTH
ON THE RECORD ON 3/31/17

*upon review of
the supplemental
certification*

ORDERED that plaintiff may serve
a corrected NOI and must wait
the requisite time before filing for
final judgment

ORDERED that a copy of this Order be served upon all counsel of record within 7 days

of the date hereof



Hon.

Papers Considered:

Motion Opposed _____

Motion Unopposed _____

FILED

may

APR 13 2017

Colleen M. Hirst, Esq. (039742003)
Lauren M. Steins, Esq. (014532012)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
NJ19026FC

JUDGE ANN M. CONRICK
Brian C. Nicholas, Esq. (000000000)
Jaime R. Ackerman, Esq. (025782003)
Christopher G. 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)
Attorneys for Plaintiff

National City Bank successor by merger with
National City Mortgage Company

Plaintiff

v.

Maria T. Almeida, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-040075-08

CIVIL ACTION

CONSENT ORDER

THIS MATTER, having been opened to the Court by KML Law Group, P.C.,
attorneys for Plaintiff, and with the consent of David Meth, Esq., attorney for Defendant Maria
T. Almeida (hereinafter "Defendant");

IT IS ON THIS *13* DAY OF *Apr*, 2017;

ORDERED:

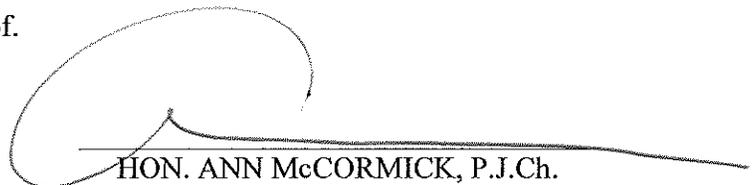
1. That Defendant's motion to vacate the April 20, 2010 final judgment of foreclosure shall be and is hereby deemed withdrawn in its entirety, with prejudice; and
2. That Plaintiff shall file a motion with the Office of Foreclosure to amend its final judgment of foreclosure to reflect those post-judgment payments made by Defendant pursuant to her Chapter 13 bankruptcy plan, as well as accrued post-judgment interest and taxed costs,

including any advances for property taxes and hazard insurance, and the Office of Foreclosure shall accept said motion for filing; and

3. That Defendant shall be permitted to apply to the servicer of the subject loan for a loan modification, and in connection therewith, shall submit a complete financial package to the loan servicer within thirty (30) days of the entry of this Order, and upon said loan servicer's receipt of a complete financial package, it shall review same; and

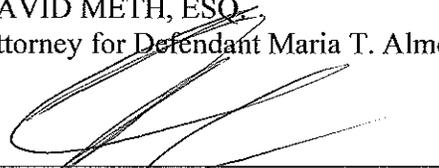
4. In the event that Defendant fails to submit a complete financial package in accordance with this Order, or that Defendant's application for a loan modification is denied, Plaintiff shall be permitted to proceed to Sheriff's sale, but such sale shall not occur any earlier than July 31, 2017; and

5. That copies of this Order shall be served upon all interested parties within 7 days of Plaintiff's counsel's receipt hereof.


HON. ANN McCORMICK, P.J.Ch.

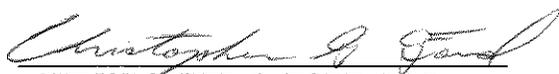
Consented to in form and substance:

DAVID METH, ESQ.
Attorney for Defendant Maria T. Almeida



DAVID METH, ESQ.

KML LAW GROUP, P.C.
Attorneys for Plaintiff



CHRISTOPHER G. FORD, ESQ.

FILED

mt

APR 13 2017

Colleen M. Hirst, Esq. (039742003)
Lauren M. Steins, Esq. (014532012)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
NJ19026FC

Brian C. Nicholas, Esq. **JUDGE ANN McCORMICK**
Jaime R. Ackerman, Esq. (025782003)
Christopher G. 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)
Attorneys for Plaintiff

National City Bank successor by merger with
National City Mortgage Company

Plaintiff

v.

Maria T. Almeida, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-040075-08

CIVIL ACTION

**CONSENT ORDER VACATING
FORECLOSURE SALE**

THIS MATTER, having been opened to the Court by KML Law Group, P.C.,
attorneys for Plaintiff, and with the consent of David Kessler & Associates, LLC, attorneys for
the third-party bidder, 1113 Walnut LLC;

IT IS ON THIS *13* DAY OF *Apr*, 2017;

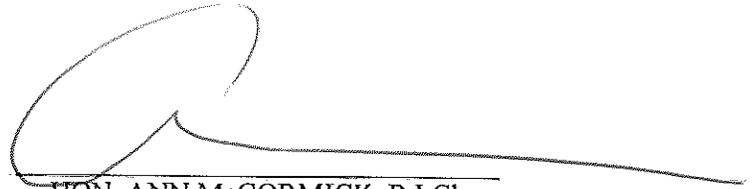
ORDERED:

1. That the foreclosure sale of the property commonly known as 1113 Walnut Street, South Plainfield, NJ 07080, held in the above matter on March 22, 2017, shall be and is hereby vacated and set aside; and
2. That the deposit money currently being held by the Sheriff of Middlesex County for the aforementioned sale shall be returned to 1113 Walnut LLC without deduction or offset;

and

3. That the Sheriff of Middlesex County shall reschedule the foreclosure sale without another deposit or advertisement, but pursuant to the Court's Order of February 17, 2017, said sale shall not occur until further Order of the Court; and

4. That copies of the within Order be served upon the Sheriff of Middlesex County, counsel for 1113 Walnut LLC, and counsel for Defendant Maria T. Almeida within 7 days of Plaintiff's counsel's receipt hereof.



HON. ANN McCORMICK, P.J.Ch.

Consented to in form and substance:

DAVID KESSLER & ASSOCIATES,
LLC
Attorneys for Third Party Bidder, 1113
Walnut LLC



4/14/17
MICHELLE CONROY, ESQ.

KML LAW GROUP, P.C.
Attorneys for Plaintiff



CHRISTOPHER G. FORD, ESQ.

FEIN, SUCH, KAHN & SHEPARD, P.C.
Joshua B. Sears ID #14171998
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
578RKV
Attorneys for Plaintiff

FILED

APR 13 2017

JUDGE ANN MCCORMICK

May

NAVY FEDERAL CREDIT UNION

Plaintiff,

vs.

YEOU-WEI FENG, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-32843-16

CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT**

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

IT IS on this 13 day of April, 2017;

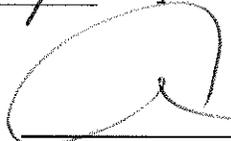
FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

1. **ORDERED**, that Plaintiff's Motion for Summary Judgment against Defendants, YEOU-WEI FENG and ALISON CHEUNG, be granted; and it is further

2. **ORDERED**, that the Answer of Defendants, YEOU-WEI FENG and ALISON CHEUNG, is hereby stricken and the Counterclaims are hereby dismissed with prejudice, and default against said Defendants be entered; and it is further

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

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

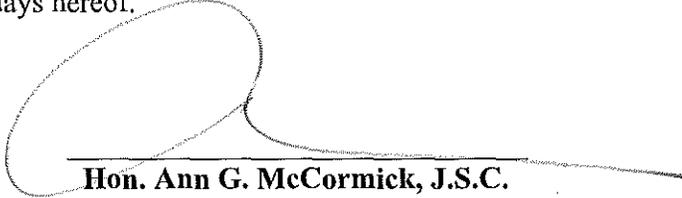


Hon. Ann G. McCormick, J.S.C.

Motion was:
Opposed []
Unopposed []

IT IS on the 13 day of Apr, 2017, ORDERED, that the Plaintiff's Motion for Summary Judgment with Prejudice be denied.

ORDERED that a copy of this order shall be served on the other parties by regular mail, postage prepaid, within _____ days hereof.


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

#2014-2016

POWERS KIRN, LLC
728 Marne Highway, Suite 200
Moorestown, NJ 08057
(856) 802-1000
Attorneys for Plaintiff
Jeanette J. O'Donnell, Esquire - 013962008

FILED

APR 13 2017

JUDGE ANN McCORMICK

PennyMac Loan Services, LLC

Plaintiff

vs.

Fausto Garcia, et al.

Defendant(s)

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

:
: Docket No. F 034225 14

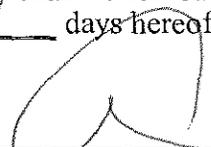
:
: CIVIL ACTION

:
**ORDER EXPUNGING SHERIFF'S
DEED OF RECORD**

THIS MATTER being opened to the Court on Plaintiff's motion to expunge the Sheriff's deed and the Court having considered the pleadings, certification, and other moving papers, and for good cause shown:

IT IS on the 13 day of Apr, 2017 ORDERED:

1. That the motion of the plaintiff be granted.
2. That the Sheriff's Deed recorded March 11, 2016 in Book 06797 at Page 0244 is hereby expunged.
3. That the Clerk of Middlesex County shall record this order and make a marginal entry on the Sheriff's deed that the same is hereby expunged.
4. That a copy of this order shall be served on other parties by regular mail, postage prepaid, within 7 days hereof.


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

Motion was: () 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."

MATTLEMAN, WEINROTH & MILLER, P.C.
BY: MARTIN S. WEISBERG, ESQUIRE
ATTORNEY ID NO.: 037071987
401 ROUTE 70 EAST - SUITE 100
CHERRY HILL, NEW JERSEY 08034
(856) 429-5507
FILE NO.: 983.92026
ATTORNEYS FOR PLAINTIFF

FILED

APR 13 2017

JUDGE ANN McCORMICK

FILED

APR 13 2017

JUD

McCORMICK

PNC Bank, National Association,
Plaintiff

v.

Yvonne Levy, et al,
Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-019815-16
CIVIL ACTION

**ORDER STRIKING DEFENDANTS'
ANSWER AND AFFIRMATIVE DEFENSES
AND ENTERING DEFAULT**

THIS MATTER having come before the Court on Plaintiff's motion to strike the contesting answer and affirmative defenses filed by Defendants, Yvonne Levy and Edgewood Properties, Inc, and to enter default as to said Defendants, Martin S. Weisberg, Esquire of Mattleman, Weinroth & Miller, P.C., appearing for Plaintiff; and the Court having reviewed the moving papers and heard the argument of the parties and/or counsel; now for good cause

IT IS on this 13 day of April 2017, **ORDERED** that Plaintiff's motion to strike the contesting answer and affirmative defenses filed by Defendants, Yvonne Levy and Edgewood Properties, Inc is hereby **GRANTED**; and

IT IS FURTHER ORDERED that default as to Defendants, Yvonne Levy and Edgewood Properties, Inc, is hereby entered; and

IT IS FURTHER ORDERED that this matter will be returned to the Office of Foreclosure in Trenton, New Jersey to proceed as an uncontested matter.



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."

Catherine Aponte

Attorney Id Number: 183032016

FRIEDMAN VARTOLO LLP

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 160685

FILED

APR 13 2017

JUDGE ANN McCORMICK

-----X
WILMINGTON TRUST, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR MFRA TRUST 2014-2,

Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: F-21661-16

vs.

CIVIL ACTION

MIGUEL GARCIA; et al.,

Defendant(s)

**ORDER EXTENDING THE TIME TO FILE
THE MOTION FOR SUMMARY
JUDGMENT**

-----X
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys

for Plaintiff in the above-entitled foreclosure action; and for good cause shown,

IT IS on this 13 day of Apr, 2017, ORDERED as

follows:

1. The trial is hereby adjourned to July 24, 2017; and
2. Plaintiff's Motion for Summary Judgment shall be submitted no later than May 24, 2017; and
3. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.

DENIED

DENIED

J.S.C

JUDGE ANN. G. McCORMICK

4. The schedule having been established by Order of Nov. 02, 2016 + modification efforts being no reason to adjourn the trial

FILED

APR 13 2017

JUDGE ANN McCORMICK

650839

PHELAN HALLINAN DIAMOND & JONES, PC

/attorneyNameEsqId/

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

BAC HOME LOANS SERVICING LP FKA
COUNTRYWIDE HOME LOANS
SERVICING LP
PLAINTIFF,

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Vs.

DOCKET NO: F-000126-09

KYUNG YOUNG KIM, ET AL.
DEFENDANT(S)

CIVIL ACTION

ORDER AMENDING THE FINAL
JUDGMENT AND WRIT OF EXECUTION

This matter, being opened to the Court by Phelan Hallinan Diamond & Jones, PC,

attorneys for the Plaintiff, and it appearing that the entry of Final Judgment has been amended,

~~and for good cause shown~~

the figures utilized in asking for the amendment are duplicated &/or inappropriate

It is on this 13 day of April, 2017, **ORDERED** and **ADJUDGED** that:

1. The Final Judgment and Writ of Execution entered on August 13, 2010 are hereby amended as reflected in the attached Amended Order of Final Judgment and Writ of Execution.

DENIED

2. A copy of the order shall be served on all appearing parties within (7) days of the date of this order.

Honorable Ann G. McCormick, JSC

_____ Opposed _____ Unopposed

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
80 Main Street, Suite 460
West Orange, NJ 07052
(973) 325-8800
Attorneys for Plaintiff
Attorney Court ID:073292013
Attorney: Samuel Bergsohn, Esq.
Our File #: 03-015626-F00

FILED

APR 13 2017

JUDGE ANN McCORMICK

Bank of America, N.A.,

Superior Court of New Jersey
Chancery Division
Middlesex County

Plaintiff,

vs.

Civil Action

Jennifer E. Black;

Docket No.: F018956-14

Defendants.

**ORDER CHANGING NAME OF
PLAINTIFF**

This matter having been opened to the Court by FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, attorneys for Plaintiff (Edward A. Vincent, Esq., appearing) on a Motion to Change the Name of Plaintiff, and the Court having reviewed the supporting Certification(s) and Exhibit(s), if any, and for good cause shown;

IT IS ON THIS 13 DAY OF Apr, 2017

ORDERED that the Plaintiff in the within foreclosure action be changed from Bank of America, N.A. to Bayview Loan Servicing, LLC.

ORDERED that a copy of this Order be served upon all parties of record within 7 days of the date hereof



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

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."

David L. Dockery, Esq. (ID# 042782008)
GRIFFIN ALEXANDER, P.C.
415 Route 10, 2nd Floor, Randolph, New Jersey 07869
(973) 366-11881 Fax: (973) 366-4848
Attorneys for Plaintiff

FILED
APR 13 2017
JUDGE ANN McCORMICK

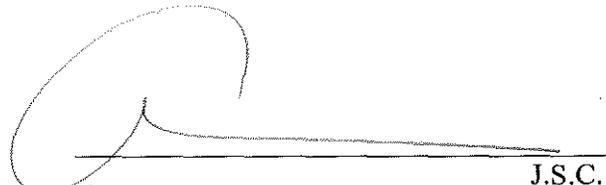
<p>THE COLONY CLUB AT SAYREVILLE CONDOMINIUM ASSOCIATION, INC.,</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>UNA BOSWELL,</p> <p style="text-align: center;">Defendant,</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO.: F-040548-15</p> <p style="text-align: center;"><u>CIVIL ACTION</u></p> <p style="text-align: center;">ORDER VACATING DISMISSAL AND REINSTATING ACTION</p>
---	---

THIS MATTER having been opened to the Court by Griffin Alexander, P.C., Attorneys for Plaintiff, and the Court having read and considered the Certification,

IT IS on this 13 day of April, 2017,

ORDERED that the dismissal without prejudice in the above matter be vacated and the matter reinstated; and it is further,

ORDERED that a copy of this Order be served on the Defendant within ten (10) days of Plaintiffs receipt of same.


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."

CXE16-014471
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
APR 13 2017
JUDGE ANN McCOFIMICK

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE FOR
RESIDENTIAL ACCREDIT LOANS, INC
PASS THROUGH CERTIFICATES 2007-
QO2

PLAINTIFF,
vs.

ALTAGRACIA CUEVAS; MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC., ACTING SOLELY AS A
NOMINEE FOR HOMECOMINGS
FINANCIAL, LLC (F/K/A
HOMECOMINGS FINANCIAL
NETWORK, INC.), ITS SUCCESSORS
AND ASSIGNS; MAIRA CORIA

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-020456-16

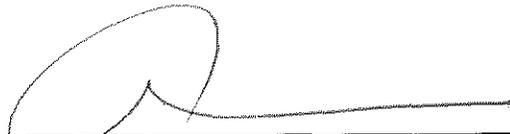
CIVIL ACTION

ORDER

THIS MATTER being opened to the court by Ujala Aftab, Esquire an attorney of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, appearing on a Motion to Establish Plaintiff's Right to Enforce a Lost Promissory Note, and the Court having reviewed the record, supporting certifications, brief, and for good cause shown:

IT IS HEREBY ORDERED ON THIS 13 day of Apr 2017, THAT:

1. Plaintiff's Motion is granted;
2. Plaintiff is entitled to enforce the lost promissory note, which is secured by the Mortgage that is the subject of the instant action.
3. The Superior Court Clerk, Office of Foreclosure, and any interested party is ordered to rely upon the certified true copy of the Lost Note Affidavit, which contains a certified true copy of the Note, the original of which has been lost, which recites the terms of the Note, such as the initial interest rate of 1.5% and original principal amount \$305,000.00.
4. A copy of this order is to be served on all parties noticed to this motion within seven (7) business days of Plaintiff's receipt thereof.



Honorable Ann G. McCormick J.S.C.

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."

11020871
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
Elizabeth Wassall, Esquire NJ ID # 023211995
Attorneys for Plaintiff

FILED
APR 13 2017
JUDGE ANN McCORMICK

Mcf

Deutsche Bank Trust Company Americas, as
Trustee for Saxon Asset Securities Trust
2003-3, Mortgage Loan Asset Backed
Certificates, Series 2003-3

PLAINTIFF,

vs.

Glenn G. Grieshiemer; et al.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-004174-12

CIVIL ACTION

ORDER

THIS MATTER being opened to the Court by Udren Law Offices, P.C., appearing on a Motion to Vacate Sheriff's Sale and the Court having reviewed the supporting Certifications, and for good cause shown:

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

IT IS ON THIS 3 day of Apr, 2017 **ORDERED** that:

1. Plaintiff's Motion to Vacate Sheriff's Sale is hereby **GRANTED**.
2. The sheriff's sale conducted on September 28, 2016, with regard to the Property located at 50 Ovington Avenue, Edison, New Jersey, 08817 is hereby stricken and/or set aside.
3. The deposit of \$35,000.00 shall be held by Middlesex County Sheriff's Office pending the re-sale and determination of any deficiency.

DENIED

4. The actual costs of advertising the first sale shall be calculated and subtracted from the deposit, as charged against ~~50 Ovington, LLC~~, c/o Scott Kessler, Kessler Law LLC, 354 Eisenhower Parkway, Plaza 1, Suite 2250, Livingston, New Jersey, 07039.

5. The Sheriff's commission from the first sale shall also be subtracted from the deposit, as charged against ~~50 Ovington, LLC~~, c/o Scott Kessler, Kessler Law, LLC, 354 Eisenhower Parkway, Plaza 1, Suite 2250, Livingston, New Jersey, 07039.

6. After re-sale and the determination of any deficiency, the balance of the deposit monies, less any deficiency amount and the amounts set forth above in paragraphs 3, 4 and 5, shall be returned to ~~50 Ovington, LLC~~, c/o Scott Kessler, Kessler Law LLC, 354 Eisenhower Parkway, Plaza 1, Suite 2250, Livingston, New Jersey, 07039.

7. A copy of this Order shall be served by Plaintiff pursuant to Court Rules within ten (10) days of its receipt.



P.J. Ch.
JUDGE ANN G. McOPMICK

mcj

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,
50 Ovington, LLC

FILED

APR 13 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK TRUST COMPANY
AMERICAS, AS TRUSTEE FOR SAXON
ASSET SECURITIES TRUST 2003-3,
MORTGAGE LOAN ASSET BACKED
CERTIFICATES, SERIES 2003-3,

PLAINTIFF,

vs.

GLEN G. GRIESHIEMER; ET AL,

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-004174-12

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Kessler Law LLC, attorneys for third party bidder, 50 Ovington, LLC, on notice to Urden Law Offices, P.C., attorneys for Plaintiff, and on further notice to Glenn G. Grieshiemer, State of New Jersey, United States of America, Middlesex County Sheriff and for good cause having been shown,

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

It is on this 13 day of April, 2017;

ORDERED that the sale 50 Ovington, LLC for the property known as 50 Ovington Avenue, Edison, New Jersey be and is hereby vacated and set aside; and it is further

ORDERED that the Middlesex County Sheriff shall refund to 50 Ovington, LLC the full deposit amount of \$35,000.00 paid to the Middlesex County Sheriff by 50 Ovington, 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.

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

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

Opposed
 Unopposed

15-063707 - LiP
RAS Citron, LLC
By: Jason B. Rojas - ID# 113152014
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Attorneys for Plaintiff

FILED

APR 13 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK TRUST COMPANY
AMERICAS AS TRUSTEE FOR RALI 2007QS2

Plaintiff/Mortgagee

vs.

EDGAR ZAYAS; WELLS FARGO BANK,
NATIONAL ASSOCIATION F/K/A
WACHOVIA BANK, NATIONAL
ASSOCIATION; HECTOR RODRIGUEZ, et al.

Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-002944-10

CIVIL ACTION

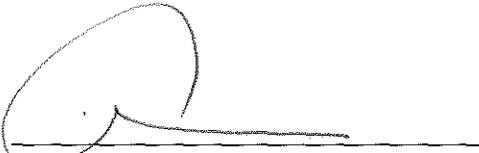
**ORDER FOR SUMMARY JUDGMENT AND
ENTRY OF DEFAULT**

THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, DEUTSCHE BANK TRUST COMPANY AMERICAS AS TRUSTEE FOR RALI 2007QS2 for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 13 day of Apr 2017 ORDERED:

1. That Summary Judgment be entered against the Defendant, HECTOR RODRIGUEZ, and Default be entered against them and their Answer, Affirmative Defenses and Counterclaim, 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.


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

_____ Opposed

_____ Unopposed

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

648368

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

APR 13 2017

JUDGE ANN McGORMICK

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND
EXISTING UNDER THE LAWS OF THE
UNITED STATES OF AMERICA
PLAINTIFF

VS.

NICHOLAS J. PUCCIO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-027546-13

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 Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized And Existing Under The Laws Of The United States Of America (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

IT IS on this 11 day of Apr 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of May 1, 2010 between Nicholas J. Puccio and Indymac Mortgage Services, A Division Of Onewest Bank, FSB (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 Marisol B. Puccio upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on September 14, 2006 in *Mortgage Book 11823, Page 0193* ; 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 Ann McCormick, JSC

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

Mej

APR 13 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, *Gregory E. Chaves and Kimberly Chaves*

HSBC BANK USA, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WELLS FARGO ASSET SECURITIES
CORPORATION, MORTGAGE ASSET-
BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-AR10,

Plaintiff,

vs.

GREGORY E. CHAVES and KIMBERLY
CHAVES, ET AL.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-023484-12

CIVIL ACTION

~~PROPOSED~~ ORDER

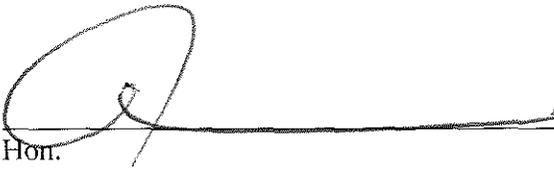
TIDS MATTER, having been opened to the Court by Adrian Johnson, attorney for Defendants, Gregory E. Chaves and Kimberly Chaves, on a Motion to Vacate Final Judgment and for Leave to File Response out of Time Pursuant to R. 4:43-3 and the Court having considered the moving papers and any response thereto, and the Court having heard oral argument, and the Court having considered the matter for good cause shown:

IT IS on this 13 day of Apr, 2017 ORDERED THAT

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

1. Defendant's motion to set aside final judgment ~~is granted~~; **DENIED**
2. Defendant ~~is granted thirty (30) days from the date of this Order to file a response to the Complaint in this matter;~~ **DENIED**
3. A copy of this Order be served on all counsel of record within 10 days of the date hereof.

Papers Considered.



Hon.

JUDGE ANN G. MCCORMICK

Lynn T. Nolan, Esq. Attorney #039952011
 SCHILLER, KNAPP, LEFKOWITZ & HERTZEL, LLP
 A LLP Formed in the State of New York
 Attorney for Plaintiff
 30 Montgomery Street, Suite 1205
 Jersey City, New Jersey 07302
 (518) 786-9069
 15-14935

----- X
 LAKEVIEW LOAN SERVICING, LLC,

Plaintiff

vs.

DERETA L. EDWARDS A/K/A DERETA
 EDWARDS; BREND MAYO, TENANT,

Defendant (s)

----- X
 SUPERIOR COURT OF NEW JERSEY

CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO.: F-031406-15

CIVIL ACTION

ORDER DIRECTING PURCHASER
 TO PAY OR FOR RESALE ON
 DEFAULT

----- X
 THIS MATTER having been opened to the Court by SCHILLER, KNAPP, LEFKOWITZ & HERTZEL, LLP, attorneys for Plaintiff, upon notice to all defendants and the purchaser at the Sheriff's sale of the mortgaged premises at issue in this action, and it appearing that the mortgaged premises at issue in this action were sold at a Sheriff's sale, and one of the conditions of that sale at which the mortgaged premises in this action were struck off to the purchaser was:

"If a purchaser does not complete the requirements of sale, he may be held liable for Sheriff's Fees and certain penalties as per Order of the Court . . .";

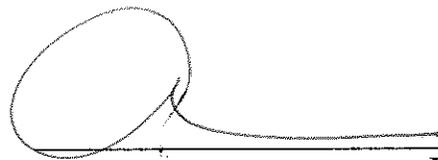
IT IS on the Apr day of 11, 2017 ORDERED as follows:

1. On or before the Apr day of 28, 2017, time being of the essence, Xiaoyan Liang the purchaser, shall pay the Sheriff of Middlesex County the entire balance of the purchase price, and in addition interest to date of payment and costs to be taxed on the petition and order.
2. If Xiaoyan Liang, the purchaser, has not fully complied with the provisions of paragraph 1 on or before the date set forth therein, the sale held by the Sheriff of Middlesex County on February 22,

2017, shall be vacated without further order and said Sheriff shall return the writ unsatisfied, and an alias writ of execution shall issue upon Plaintiff's request commanding the Sheriff of Middlesex County to resell the premises described in the writ and pay the proceeds of said sale to the extent of the amount due plaintiff,

3. That all losses and expenses involved on said resale shall be borne by Xiaoyan Liang, and shall be paid first from the deposit made by such purchaser to the Sheriff of Middlesex County, to the extent of such deposit, and upon failure to make payment upon demand, that an execution issue against the goods, chattels and property, real and personal of said Xiaoyan Liang, to collect any losses and expenses, in excess of the deposit.
4. In the event of a resale under an alias execution, the Sheriff of Middlesex County, is hereby authorized to refuse to sell the property to Xiaoyan Liang, or anyone on the purchaser's behalf, unless the Sheriff is tendered payment in full by cash or certified check at time of such sale.
5. In the event of resale, the Sheriff shall be entitled to commissions out of the deposit made by Xiaoyan Liang, at the statutory rate on said deposit, and in addition to statutory commissions on the purchase price bid at the resale.
6. Plaintiff, through its counsel shall serve a copy of this Order upon all defendants within seven (7) days of receipt.

"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."



P.J.Ch.

JUDGE ANN. G. McCORMICK

OPPOSED

UNOPPOSED

McCABE, WEISBERG & CONWAY, P.C.

Marisa Myers Cohen, Esquire - 017032001
Carol R. Cobb, Esquire - 028761994
Sheera G. Engrissei, Esquire - 009212010
Christopher J. Kelleher, Esquire - 005212000
Ian V. Gallo, Esquire - 163762015
Michael I. Gouda, Esquire - 001052012
James French, Esquire - 134352014
216 HADDON AVENUE, SUITE 201
WESTMONT, NEW JERSEY 08108
(856) 858-7080
ATTORNEYS FOR PLAINTIFF
Matter No 16-202209 - 16-202209

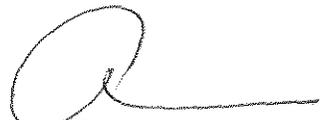
FILED
APR 13 2017
JUDGE ANN McCORMICK

<p>LakeView Loan Servicing, LLC</p> <p style="text-align: center;">Plaintiff</p> <p>v.</p> <p>Stacy Borowsky,</p> <p style="text-align: center;">Defendant</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No. F-033430-16</p> <p style="text-align: center;">Civil Action</p> <p style="text-align: center;">ORDER</p>
--	--

THIS MATTER being opened to the Court by McCabe, Weisberg & Conway, P.C., attorneys for Plaintiff in the above entitled foreclosure action, requesting an Order granting leave to file an Amended Complaint;

IT IS ON THIS 13 DAY OF Apr, 2017, ORDERED

1. Plaintiff is hereby given leave to file an Amended Complaint in conformity with the proposed Amended Complaint served with its moving papers. *within 20 days of the date hereof*
2. Plaintiff shall serve a copy of this Order upon Defendants within 7 days of receipt by Plaintiff's Counsel of the said Order.



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

_____ 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."

mf

Evelyn Akushie-Onyeani, Esq.(002352005)
ONYEANI LAW FIRM, LLC
76 South Orange Ave., Suite 200
South Orange, NJ 07079
Tel: (973) 821-5399
Fax: (973) 821-5401
Attorney for Defendant, Jerome and Elizabeth Rifino

FILED

APR 13 2017

JUDGE ANN McCORMICK

LPP MORTGAGE LTD

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-000114-17

CIVIL ACTION

PLAINTIFF(S),

ORDER TO VACATE DEFAULT

vs.

JEROME W. RIFINO AKA JEROME RIFINO
AND ELIZABETH RIFINO

DEFENDANT(S)

THIS MATTER being opened to the Court by Evelyn Akushie-Onyeani, Esq., a member of the Onyeani Law Firm, LLC attorneys for the Defendant(s) Jerome W. Rifino AKA Jerome Rifino and Elizabeth Rifino upon Notice of Motion seeking an order to vacate Default, and the Court having considered the motion, pleadings on file and/or argument of the moving party and for good cause shown;

ON THIS 13 DAY OF Apr 2017,

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

IT IS ORDERED that the Default entered on February 28, 2017 be hereby vacated.

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 10 days of the date listed above.

ORDERED That def shall file his
answer or other response to the Complaint
The motion was: ON or before April 28, 2017

Opposed Unopposed



,J.S.C.

JUDGE ANN G. MCCORMICK

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

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

Brian C. Nicholas, Esq. (036432003)

Jaime R. Ackerman, Esq. (025782003)

Christopher Ford, Esq. (006712005)

Denise Carlon, Esq. (001392008)

FILED

APR 13 2017

JUDGE ANN McCORMICK

Manufacturers and Traders Trust Company
also known as M&T Bank, successor by
merger to Hudson City Savings Bank, FSB
Plaintiff

v.

Cynthia Palmer, et. al.

Defendants

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY

CHANCERY DIVISION
GENERAL EQUITY
DOCKET NO. F-026044-16

CIVIL ACTION

ORDER GRANTING SUMMARY
JUDGMENT

THIS MATTER having been opened to the Court by KML Law Group, P.C., attorneys for Plaintiff, for an Order striking the Defendant's contesting Answer; and the Court having considered all papers submitted and the arguments of counsel; and for good cause shown;

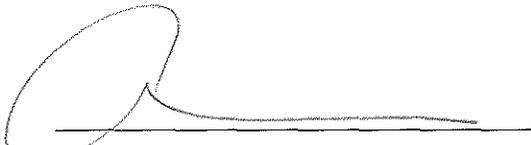
IT IS ON THIS 13 day of Apr, 2016; **ORDERED** as follows:

1. That the Motion of the Plaintiff for Summary Judgment be granted against the defendant, Cynthia Palmer, and

2. The Answer and defenses filed by Defendant, Cynthia Palmer, be and are hereby stricken, and the Clerk of this Court shall enter default against said Defendant as though no answering pleading had been filed; and

3. This matter shall be transferred to the Office of Foreclosure of the Superior Court in Trenton, New Jersey to proceed as an uncontested foreclosure; and

4. A copy of this Order shall be served upon all interested parties within 7 days of receipt by Plaintiff's counsel.



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

This matter was: Opposed Unopposed

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

Tiffany L. Byczkowski, Esq. - 000682012
McGovern Legal Services, LLC
P.O. Box 1111
New Brunswick, New Jersey 08903
Phone (732) 246-1221
Fax (732) 246-1872
Attorneys for Riverbend Townhouse Owners Association, Inc.

RIVERBEND TOWNHOUSE
OWNERS ASSOCIATION, INC.,

Plaintiff,

vs.

BEST T. FUMADOR, GLORIA
APPIAH and BEATRICE LAWSON,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-33946-15

Civil Action

**ORDER GRANTING SUMMARY
JUDGMENT**

THIS MATTER having been brought before the court on Motion of McGovern Legal Services, LLC, attorneys for Plaintiff, Riverbend Townhouse Owners Association, Inc. (the "Association") by Tiffany L. Byczkowski, Esq., and the court having considered the matter and for good cause appearing;

IT IS on this 13 day of Apr, 2017,

ORDERED as follows:

1. Summary judgment is **GRANTED** in favor of the Plaintiff, Riverbend Townhouse Owners Association, Inc.; and
2. Defendant, Beatrice Lawson's answer is stricken from the record; and
3. Final Judgment of Foreclosure in this matter shall include an award of attorneys' fees in the amount of \$7,699.75 ~~\$7,831.71~~; and
4. This matter is hereby returned to the office of foreclosure for further proceedings; and
5. The Plaintiff, Riverbend Townhouse Owners Association, Inc., shall serve a copy of this

Order upon all parties who have appeared in this matter within seven (7) days 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."

HON.

JUDGE ANN. G. MCCORMICK

except postage charges

FILED

APR 13 2017

JUDGE ANN McCORMICK

Nelson Diaz, Esquire ID No. 007221987
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
212812-1

**BANK OF NEW YORK MELLON, F/K/A
BANK OF NEW YORK, AS TRUSTEE, IN
TRUST FOR THE REGISTERED HOLDERS
OF ALTERNATIVE LOAN TRUST 2005-38,
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-38,**

Plaintiff,

Vs.

**KIM HAYES , HER HEIRS, DEVISEES AND
PERSONAL REPRESENTATIVES, AND
HIS/HER, THEIR OR ANY OF THEIR
SUCCESSORS IN RIGHT TITLE AND
INTEREST, et al.,**

Defendant(s)

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

DOCKET NO.: F-026556-16

CIVIL ACTION

ORDER CORRECTING CAPTION

THIS MATTER being opened to the Court by Milstead & Associates, LLC, attorneys for Plaintiff, in the above-entitled foreclosure action, for entry of an order correcting caption and for good cause appearing;

It is on the 13 day of Apr 2017

ORDERED THAT the caption of the complaint and all subsequent pleadings be correct to set forth the plaintiff as The Bank of New York Mellon f/k/a The Bank of New York, as Trustee for the Certificateholders of CWALT, Inc., Alternative Loan Trust 2005-38, Mortgage Pass-Through Certificates, Series 2005-38 in the herein action; and

IT IS FURTHER ORDERED THAT a copy of the within Order be served on all known Defendants within 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."


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

FILED

'APR 13 2017

JUDGE ANN McCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Ashley L. Rose, Esq.: 002492013
201600373

BANK OF NEW YORK AS TRUSTEE
FOR CHL MORTGAGE PASS-THROUGH
TUST 2003-10 MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2003-10

Plaintiff

vs

DAVID ZHEYI YU, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-16460-07

CIVIL ACTION

ORDER

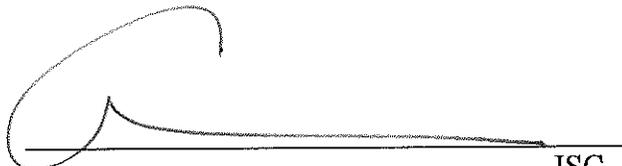
THIS MATTER being opened to the Court by Stern Lavinthal & Frankenberg LLC, Attorneys for Plaintiff, and the Office of Foreclosure having dismissed this action pursuant to Rule 4:64-8, and the Plaintiff having filed a Motion to Reinstate pursuant to Rule 4:64-8, and for good cause having been shown by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

IT IS, on this 13 day of Apr, 20 17 ORDERED as follows:

1. The Foreclosure Action proceeding under Docket No. F-16460-07 is hereby REINSTATED; and
2. The Office of Foreclosure's prior Foreclosure Dismissal Order is hereby vacated; and
3. Plaintiff is permitted to proceed with this Foreclosure Action under Docket No. F-16460-07 in the Office of Foreclosure as if no dismissal of said action has occurred; and
4. The Complaint in this action is hereby amended to strike the name of BANK OF NEW YORK AS TRUSTEE FOR CHL MORTGAGE PASS-THROUGH TUST 2003-10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-10 as the party Plaintiff; and
5. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST be and is hereby substituted in the place and stead of BANK OF NEW YORK AS TRUSTEE FOR CHL MORTGAGE PASS-THROUGH TUST 2003-10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-10 as the party Plaintiff and all subsequent pleadings with the Court shall use the name of the substituted Plaintiff in the caption; and
6. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff from BANK OF NEW YORK AS TRUSTEE FOR CHL MORTGAGE PASS-THROUGH TUST 2003-10 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2003-10 to WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST on the automated Case Management Docket System; and
7. Plaintiff is permitted to file an Amended Complaint in this matter; and

~~8. WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST has established its standing to proceed with the foreclosure in this
action; and has established the Plaintiff's standing to proceed at the time of filing the
Complaint; and~~

9. 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."

(except as to the standing of the substituted plaintiff)

FILED

'APR 13 2017

JUDGE ANN McCORMICK

779188

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

WELLS FARGO BANK, N.A.

PLAINTIFF,

v.

JOANNE J. HARRIS, ET AL.

DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-024706-16

CIVIL ACTION

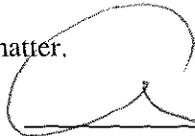
**ORDER FOR SUMMARY JUDGMENT AND
DEFAULT**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Brandon D. Pack, Esquire, Esquire, appearing on behalf of the Plaintiff, WELLS FARGO BANK, N.A. for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 13 day of April 2017 ORDERED:

1. That Summary Judgment be entered against the defendant, JOANNE J. HARRIS, and default be entered against her and her answer, defenses 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

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
80 Main Street, Suite 460
West Orange, NJ 07052
(973) 325-8800
Attorneys for Plaintiff
Attorney Court ID:900932012
Attorney:Todd Marks,Esq.
Our File No. : 03-010163-F01

FILED

APR 13 2017

JUDGE ANN McCORMICK

Wells Fargo Bank, N.A., as trustee,	:	Superior Court of New Jersey
on behalf of the holders of the	:	Chancery Division
HarborView Mortgage Loan Trust	:	Middlesex County
Mortgage Loan Pass-Through	:	
Certificates, Series 2007-1,	:	Civil Action
	:	
	:	Docket No.: F-000492-13
Plaintiff,	:	
	:	ORDER VACATING SHERIFF'S SALE
vs.	:	AND FINAL JUDGMENT, AND
	:	RE-LISTING PROPERTY FOR SALE
	:	
Jonelle E. Kennedy; The Oaks at	:	
North Brunswick Condominium	:	
Association; Capital One Bank	:	
(USA) N.A.; Midland Funding LLC.;	:	
Defendants.	:	

THIS MATTER having been opened to the Court by means of a Motion by FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, attorneys for Plaintiff, Wells Fargo Bank, N.A., as trustee, on behalf of the holders of the HarborView Mortgage Loan Trust Mortgage Loan Pass-Through Certificates, Series 2007-1, and notice having been given to all parties to this action requiring notice; and the Court having considered the Certification submitted in support of this motion, opposition papers filed (if any), and oral argument (if any); and for good cause shown:

IT IS ON THIS THE 13 DAY OF Apr, 2017

ORDERED that the Sheriff's Sale in the above captioned matter held on September 30, 2015 is hereby VACATED and set aside; and it is further

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

ORDERED that the Plaintiff be permitted to re-schedule a sale with the Office of the Sheriff of Middlesex County; and it is further

ORDERED that the Sheriff deduct his commission ~~in the amount of \$20,000~~ from the money deposited by the third party purchaser at the first sale and currently held in escrow by the Sheriff, as well as the Sheriff's actual advertising costs and expenses from the first sale; and it is further

ORDERED that the balance of the deposit money be dispersed as follows:

a. In the event a third party purchases the property at a subsequent sale, then the amount of any deficiency in price between the first sale and lower price received at a subsequent sale should be forwarded to the plaintiff; OR

b. In the event the Plaintiff purchases the Property at a subsequent sale for \$100.00, pursuant to N.J.S.A. 2A: 50-64(a)(4), the Plaintiff shall give a credit for the fair market value of the house in calculating any deficiency between the first sale price and the second sale price, then the Sheriff solely to the extent of actual advertising costs of the first sale, and ^{Sheriff's} commissions of the first sale calculated on the deposit of ~~_____~~

c. Any balance remaining of the deposit money after deducting the sheriff's commission ~~of~~ ~~_____~~ the Sheriff's actual expenses and advertising costs from the first sale and the deficit between the price of the first sale and the price at a subsequent sale if purchased by a third party buyer, shall be returned to the third party bidder, Adam Belitz (115 Willet AV, LLC), and forwarded to the offices of Kessler Law, LLC, 354 Eisenhower Parkway, Plaza 1 Suite 2250, Livingston, NJ; and it is further

ORDERED that if the deficiency between the first sale price and the second sale price exceeds the total amount of the deposit, the defaulting bidder is liable to the Plaintiff for the

remaining deficiency pursuant to N.J.S.A. 2A: 50-64(a)(4); and it is further

ORDERED that Counsel for Plaintiff serve a copy of this order via regular mail on all parties to this action and the Sheriff of Middlesex County within 7 days of receipt from the court.

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

J.S.C.

JUDGE ANN G. McCORMICK

664910

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

FILED

APR 13 2017

JUDGE ANN MCCORMICK

WELLS FARGO BANK, NA
PLAINTIFF,

VS.

ROBERT LIVIO, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-043634-14

CIVIL ACTION

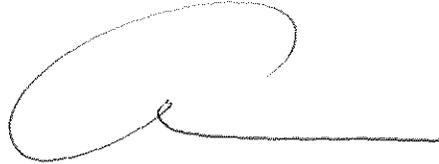
ORDER VACATING SHERIFF'S SALE

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 *13* day of *April*, 2017 **ORDERED**

1. Sheriff's sale held on December 7, 2016 and sold to Joe Otero for \$75,000.00, 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 Joe Otero, the third party bidder.

4. In the event, the third party bidder, Joe Otero, 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 third party bidder, Joe Otero shall pay Plaintiff the sum of \$625.00 prior to the Sheriff releasing the deed to third party bidder.



Honorable Ann G. McCormick, JSC

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

_____ 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."

map

FILED

APR 13 2017

JUDGE ANN McCORMICK

LAW OFFICE OF ANSETTI & ASSOCIATES
551 Summit Avenue, 2nd Floor Suite
Jersey City, New Jersey 07306
TEL #: (201) 377-2277
FAX #: (201) 604-6435
Attorney for Defendant Ramon Paulino

WELLS FARGO BANK, NA	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
	:	MIDDLESEX COUNTY
	:	
Plaintiff	:	DOCKET NO.: F-008318-16
	:	
Vs.	:	
	:	CIVIL ACTION
	:	
RAMON I. PAULINO AND MRS. RAMON	:	ORDER VACATING THE
I. PAULINO, HIS WIFE	:	SHERIFF'S SALE OR, IN THE
	:	ALTERNATIVE, TO EXTEND
Defendants.	:	THE TIME TO REDEEM

THIS MATTER having been opened to the court on motion by the defendant Raomn I. Paulino through her attorney Law Office of Ansetti & Associates, LLC, for an order vacating the Middlesex County Sheriff's sale of February 22, 2017 or in the alternative, an order to extend the time to redeem the mortgage redeem the ,Vincent Ansetti, Esq. appearing and proper notice having been given to the attorneys for the Plaintiff; and the court having considered all papers submitted in support and in opposition to this motion and the court having considered oral argument, if any, and for good cause shown:

FOR THE REASONS SET FORTH
ON THE RECORD ON 4/13/17

IT IS ON this 13 day of Apr, 2017 ORDERED as follows:

1. The Middlesex County Sheriff's Sale held February 22, 2017 at

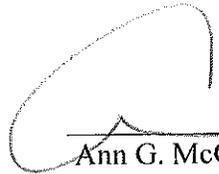
2:00 pm is hereby vacated pursuant to the terms of this order; and

2. Plaintiff shall provide defendant with the redemption amount on or before 4/20/17
2. The time in which the defendant may redeem the mortgage is extended to any time April 20, 2017, within 10 days of being provided with the redemption amount.

3. A copy of this Order shall be served upon the Middlesex County Sheriff

immediately and shall be served upon the plaintiff's attorney within 7

days hereof; and


Ann G. McCormick, P. J. Ch.

___ OPPOSED

___ UNOPPOSED

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: NJ-73300521-16

Wilmington Trust, National Association, not in its individual capacity, but as Trustee of ARLP Securitization Trust, Series 2014-2

Plaintiff

v.

Ashraf M. Ayad, et. al.

Defendants

FILED

APR 13 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. F-032764-15

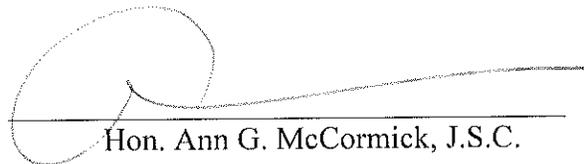
CIVIL ACTION

**ORDER TO VACATE DISMISSAL
AND SUBSTITUTING PLAINTIFF**

THIS MATTER having been brought before to the Court by Stern & Eisenberg, P.C., Attorneys for Plaintiff, on motion to vacate dismissal the foreclosure action and it appearing that U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust became an interested party in this action via its acquisition of the subject mortgage account in this matter from Wilmington Trust, National Association, not in its individual capacity, but as Trustee of ARLP Securitization Trust, Series 2014-2; and for good cause shown;

IT IS on this 13 day of Apr, 2017, hereby ORDERED:

1. The Plaintiff's Motion to Vacate Dismissal and Substituting Plaintiff is GRANTED;
2. The Complaint in this action be and hereby is amended by striking the name of Wilmington Trust, National Association, not in its individual capacity, but as Trustee of ARLP Securitization Trust, Series 2014-2.
3. U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust be and hereby is substituted in the place and stead of Wilmington Trust, National Association, not in its individual capacity, but as Trustee of ARLP Securitization Trust, Series 2014-2 as the party plaintiff and all subsequent pleadings filed with the Court shall use the name of the substituted Plaintiff in the caption.
4. The Superior Court Clerk is directed to change, as herein modified, the name of the party plaintiff on the automated case management system docket.
5. The Foreclosure Action be and is hereby reinstated;
6. This Order shall be served on all defendants within 7 () days of receipt by Plaintiff's Counsel.



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."