

Honorable Ann McCormick, JSC ORDERS 5/12/17

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
Piegaro vs Robertello	C	81	16	Reinstate Complaint & Permit Def to file Answer out of Time	Consent Order- see order
BAC Home Loans vs Deleon	F	14121	8	Amend Final Judgment	Not heard b/c of deficiency notice. See Ecourts
Bank of America vs Duperrier	F	30757	15	Vacate Default & Foreclosure Mediation	Call Chambers
Bank of America vs Hooper	F	30741	16	Vacate Default & Dismiss Complaint	Granted in part, denied in part
CitiMortgage vs West	F	9753	14	Reconsider Vacate Sheriff's Sale	Denied
Deutsche Bank vs Raval	F	22703	16	Summary Judgment	Adj. to 5/26
				Cross-Motion for Summary Judgment	Adj. to 5/26
Ditech vs Hussain	F	11813	14	Miscellaneous	Denied
Ditech vs Meiseles	F	5951	16	Vacate Order of Dismissal	Granted
Ditech vs Subramanian	F	20715	15	Discharge Prior Mortgage	Denied w/o prejudice
The Mill Condominium Association vs Cullina	F	28279	15	Order Appointing Rent Receiver	Adj. to 5/26
New Millenium vs Minaya	F	5271	17	Strike Answer	Granted
Santander Bank vs Silver	F	4193	15	Appoint GAL	Granted
Township of Edison vs Block 689	F	9721	96	Vacate Final Judgment	Granted
Wells Fargo vs Bennett	F	21225	14	Vacate Sheriff's Sale	Adj. to 5/26
Wells Fargo vs Quigley	F	18943	13	Set Aside Sheriff's Sale	Granted
Wells Fargo vs Romano	F	12457	16	Vacate Final Judgment & Writ of Execution	Granted
Wilmington vs Ghulyani	F	50551	14	Objection to Amount Due	Transferred to Judge Natali; adj to 6/9
The Bank of New York v. Shrager	F	52010	14	Objeciton to Amount Due	Denied
Citibank v. Deutsche Bank Trust Company	F	2964	17	Summary Judgment	Withdrawn
Countrywide Home Loans vs Batista	F	39714	8	Order & Corrected Order	Denied
Deutsche Bank v. Glavas	F	354	17	Reform Mortgage	Granted
DLJ Mortgage Capital v. Bloomfield	F	1580	12	Reinstate	Granted
Everbank v. Vickers	F	31978	13	Vacate Final Judgment	Withdrawn
FNMA v. Ascolese	F	33620	16	Reform Nunc Pro Tunc	Adj. to 5/26
FNMA v. Kamyshanova	F	48344	14	Summary Judgment	Adjourned
FNMA v. Nunez	F	32274	16	Summary Judgment	Granted
FNMA v. Politte	F	27300	16	Det. Fair Market Value	Granted
Nationstar v. Demarco	F	4772	16	Additional Sums	Adj. to 5/26
Nationstar v. Salem	F	3998	16	Reconsider	Granted, but see order
Reverse Mortgage Solutions v. Giordano	F	27332	16	Summary Judgment	Granted
Wells Fargo v. Klemm	F	40400	8	Vacate Sale	Granted
Wells Fargo v. Paulino	F	8318	16	Reconsider	Withdrawn
Wells Fargo v. Plotkin	F	24304	16	Reform Mortgage	Granted
Wilmington Savings Fund v. Valdez	F	9246	16	Summary Judgment	Granted

FILED

MAY 12 2017

LAW OFFICES OF PASTOR & PASTOR, LLC
JAMES R. PASTOR, ESQ. - ID# 024002003
528 Rahway Avenue
Woodbridge, New Jersey 07095
732-354-0931
732-354-0939 (Facsimile)
Attorneys for Defendant, Jennifer Robertello

JUDGE ANN McCORMICK

_____	:	SUPERIOR COURT OF NEW JERSEY
MATTHEW V. PIEGARO,	:	CHANCERY DIVISION
	:	MIDDLESEX COUNTY
	:	DOCKET NO. MID-C-81-16
Plaintiff,	:	
	:	
v.	:	
	:	<u>Civil Action</u>
	:	
JENNIFER ROBERTELLO and/or	:	CONSENT ORDER REINSTATING
JANE DOES 1-10 OF THEM, AND	:	COMPLAINT AND PERMITTING
ABC COMPANIES 1-10 OF THEM	:	DEFENDANT TO FILE ANSWER
	:	OUT OF TIME
	:	
Defendants.	:	
_____	:	

It is hereby stipulated and agreed by and between James R. Pastor, Esq., Attorney for Defendant and Rita Gribko, Esq., Of Counsel to The Law Office of Steven J. Sico, P.C., Attorney for Plaintiff and the parties, by and through their attorneys having consented to the entry of this form of Order and for good cause having been shown,

IT IS on this 12 day of May 2017

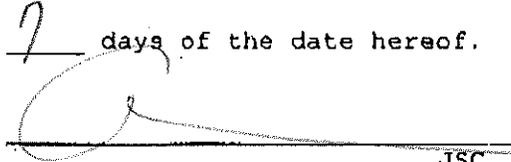
ORDERED, that:

1. Plaintiff's Complaint is hereby reinstated and
2. The time to file an Answer is extended and Defendant shall be permitted to file an Answer to Plaintiff's Complaint within 21 days of the date of this Order.

and any default(s) previously entered is vacated

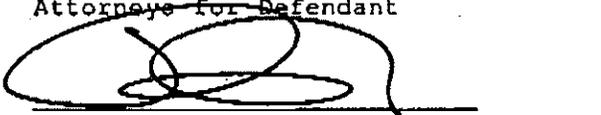
3. Plaintiff's motion to restore etc & defendant's ~~motion~~ cross motion to vacate default are hereby withdrawn as moot.

ORDERED, that a copy of the within Order shall be served on all interested parties within 7 days of the date hereof.


_____, JSC

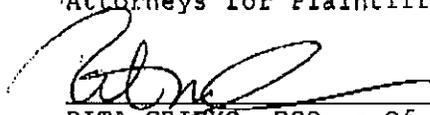
We hereby consent to the form and entry of the within Order.

LAW OFFICES OF PASTOR & PASTOR, LLC
~~Attorneys for Defendant~~



JAMES R. PASTOR, ESQ.

LAW OFFICES OF STEVEN J. SICO
Attorneys for Plaintiffs

 5/10/17

RITA GREBKO, ESQ. - Of Counsel

Maj

FILED

MAY 12 2017

JUDGE ANN McCORMICK

Lawrence R. Lonergan, Esq. (ID #041682007)
The Lonergan Law Firm, LLP
96 Park Street
Montclair, NJ 07042
Tel. (973) 641-4012
Fax. (973) 509-0063
Attorney for Defendant Vivian Hooper
llonergan@wlesq.com

BANK OF AMERICA, N.A.,)
)
 Plaintiff)
)
 -against-)
)
 VANCE C. HOOPER, et al.,)
)
 Defendants)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No.: F-030741-16

CIVIL ACTION

ORDER GRANTING MOTION

It is on this 12th day of May 2017 ORDERED:

This matter having been opened to the Court by Lawrence R. Lonergan, Esq., of the Lonergan Law Firm, LLP, attorneys for defendant Vivian Lovette-Hooper, sued herein as Vivian Hooper, by motion dated April 11, 2017 for an Order

as to defendant Vivian Vance

~~(a) vacating Defendant's default pursuant to R.4:43-3 and extending Defendant's~~

~~time to respond to the Complaint (Exhibit A) pursuant to R.R.4:6-1(c) to April 11, 2017, for good cause shown and for which Defendant has received Plaintiff's consent; and upon vacatur~~

(b) granting Defendant's motion pursuant to R.4:6-2(e) dismissing the Complaint against Defendant with prejudice for failure to state a cause of action upon which relief may be granted as the applicable statute of limitations (N.J.S.A.2A:50-56.1[a]) has lapsed; and, upon dismissal of the Complaint,

(c) extinguishing and discharging the mortgage of record that is the subject of this action as unenforceable;

(d) Def may file an answer to the Complaint on or before 5/22/17

FOR THE REASONS SET FORTH ON THE RECORD ON 5/12/17

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

[Signature]

JUDGE ANN G. McCORMICK

FILED

MAY 12 2017

May

648650

PHELAN HALLINAN DIAMOND & JONES, PC

Attorneys for Plaintiff

By: John Anello, Esquire

400 Fellowship Road, Suite 100

Mount Laurel, NJ 08054

(856) 813-5500

JUDGE ANN McCORMICK

CITIMORTGAGE, INC
PLAINTIFF

VS.

TARIK WEST, ET AL.
DEFENDANT

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-009753-14
CIVIL ACTION

**ORDER DENYING DEFENDANT'S
MOTION FOR RECONSIDERATION
AND GRANTING PLAINTIFF'S CROSS-
MOTION FOR SANCTIONS**

THIS MATTER having been brought before the Court on motion of Defendant, Tarik West appearing against the Plaintiff, CitiMortgage, Inc. with, Phelan Hallinan Diamond & Jones, PC, appearing on behalf of the Plaintiff; seeking an Order to Vacate the Sale, and the Court having considered the matter and for good cause appearing;

FOR THE REASONS SET FORTH
ON THE RECORD ON 5/12/17

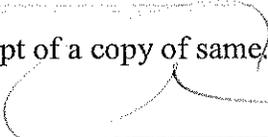
IT IS on this 12 day of May 2017 ORDERED:

1. Defendant's Motion to Vacate Sale is DENIED; and
2. Plaintiff's motion for sanctions against Defendant's counsel by way of an award of attorneys' fees and costs pursuant to R. 1:4-8 is hereby granted;
3. Defendant is hereby ordered to reimburse Plaintiff for attorney's fees and costs within 15 days of receipt of this Order in the amount of \$_____.

DENIED

DENIED

4. A conformed copy of this Order shall be served, via regular mail, upon all parties within seven (7) days of counsel for movant's receipt of a copy of same.



Honorable Ann McCormick, J.S.C.

Opposed Unopposed

FILED

MAY 12 2017

JUDGE ANN McCORMICK

Form C

Name SYED R HUSSAIN

NJ Attorney ID Number (if applicable)

Address 66 College Drive, Unit #131
Edison, New Jersey 08817

Telephone Number 732-421-6817

Superior Court of New Jersey
Law Division

Middlesex County

Docket Number F011813-14

Ditech
Plaintiff(s)

SYED R HUSSAIN
Defendant(s)

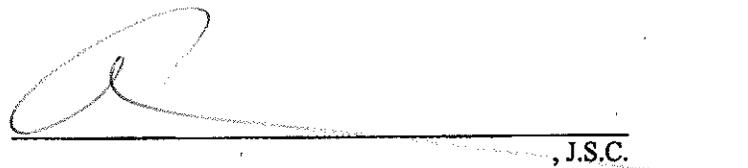
Civil Action

Order

This matter having been brought before the Court on Motion of (check one) plaintiff defendant for an Order (describe relief requested) and no specific relief having been sought; and the motion not having been served on plaintiff; and default having been entered on 1/4/17; and no legally cognizable basis to vacate the default having been set forth and the Court having considered the matter and for good cause appearing,

It is on this 12 day of May, 20 17, ORDERED as follows:

that defendant's motion is denied



J.S.C.

JUDGE ANN. G. McCORMICK

- Opposed
- Unopposed

FILED

MAY 12 2017

JUDGE ANN McCORMICK

770629

PHELAN HALLINAN DIAMOND & JONES, PC
By: Michael R. Schoeniger, Esq. ID No. 069402013
400 Fellowship Road, Suite 100
Mount Laurel, NJ 08054
(856) 813-5500

DITECH FINANCIAL LLC F/K/A GREEN
TREE SERVICING, LLC
PLAINTIFF,

VS.

RUTH MEISELES, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-005951-16

CIVIL ACTION

ORDER VACATING ORDER OF
DISMISSAL ENTERED FEBRUARY 28,
2017

This matter being opened to the Court by Phelan, Hallinan Diamond and Jones, P.C., attorneys for the Plaintiff on Notice of Motion to Vacate Order of Dismissal, filed inadvertently due to a bankruptcy discharge, from which relief has been obtained by the Plaintiff, and for good cause shown:

IT IS on this *12* day of *May*, 2017 **ORDERED** that

The Order of Dismissal entered on February 28, 2017, be and is hereby vacated.



Honorable Ann G. McCormick, JSC

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

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

FILED

MAY 12 2017

JUDGE ANN MCCORMICK

FILED

MAY 12 2017

JUDGE ANN MCCORMICK

May

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Laura A. Scurko, Esq.: 025861985
201500732

DITECH FINANCIAL LLC

Plaintiff,

vs.

SORUBA SUBRAMANIAN;
SUBRAMANIAN GANESAN, HER
HUSBAND; WATERFORD
CONDOMINIUM ASSOCIATION ;
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC AS
NOMINEE FOR FIRST MAGNUS
FINANCIAL CORPORATION and
MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS INC AS
NOMINEE FOR COUNTRYWIDE BANK,
NA

Defendant(s),

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-020715-15

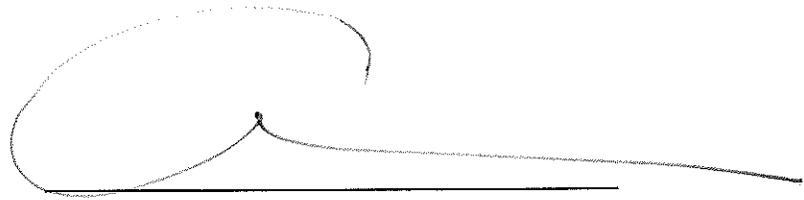
ORDER

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 5/12/17

IT IS, on this 12 day of ~~March~~ May, 2017, ORDERED as follows:

1. The Mortgage given by Subramanian Ganesan, which was recorded in the Office of the Clerk/Register of Deeds for Middlesex County on July 21, 2005 in Book 10781 Page 0861 is hereby deemed fully satisfied *Nunc Pro Tunc*; and
2. Defendant Mortgage Electronic Registration Systems, Inc. as Nominee for First Magnus Financial Corporation, and their successors (if any) have no further interest in the subject mortgage or the debt secured thereby; and
3. The Clerk/Register of Deeds for Middlesex County is hereby directed to cancel said mortgage of record pursuant to N.J.S.A. 2A:51-1, *et seq.*
4. A true copy of this Order will be recorded in the County land records, at the expense of Plaintiff.
5. Service of the within Order shall be made by Plaintiff's counsel upon defendants, by regular mail within seven (7) days after counsel's receipt of an executed copy of this Order.



JUDGE ANN G. McCORI

Opposed

Unopposed

May

CLARK L. CORNWELL, III
Atty ID 01568-1976
842 East 27th Street
Paterson, New Jersey 07513
973-541-2400
c3cornwell@yahoo.com
Partial Counsel for NEW MILLENNIUM BANK

FILED

MAY 12 2017

JUDGE ANN McCORMICK

NEW MILLENNIUM BANK

Plaintiff,

VS.

ANDRES MINAYA, et. als

Defendants

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION:
: MIDDLESEX COUNTY
: DOCKET NO.: F-05271-17
:
: Civil Action

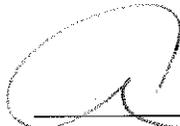
:
:
: **ORDER STRIKEING
CONTESTING ANSWER**
:

This matter being opened to the court by Partial Counsel for the Plaintiff, Clark L. Cornwell, III, Esq., appearing and Counsel for the contesting Defendants appearing and the Court having considered all Moving Papers and Opposition, and oral argument, if any, and for other good cause shown,

**FOR THE REASONS SET FORTH
ON THE RECORD ON 5/12/17**

It is on this ^{12th} day of *May*, 2017 **ORDERED** as follows:

1. The Contesting Answer of the Defendant **TOYS "R" US** is hereby stricken based upon the application of the Purchase Money Mortgage Doctrine.
2. This matter shall be referred back to the Foreclosure Unit of the Superior Court to proceed as an uncontested matter.




JUDGE ANN G. McCORMICK

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

GROSS MCGINLEY, LLP

Loren L. Speziale, Esquire
Attorney I.D. No.: 019002002
33 South 7th Street
P.O. Box 4060
Allentown, PA 18105-4060
Phone: (610) 820-5450
Fax: (610) 820-6006
Email: lspeziale@grossmginley.com
Attorneys for Plaintiff, Santander Bank, N.A.

FILED

MAY 12 2017

JUDGE ANN McCORMICK

-----	X	
SANTANDER BANK, N.A.,	:	SUPERIOR COURT OF NEW JERSEY
Plaintiff,	:	CHANCERY DIVISION
	:	MIDDLESEX COUNTY
vs.	:	<u>DOCKET NO.: F-004193-15</u>
	:	
DORIS E. SILVER a/k/a Doris N. Silver;	:	
BRIARWOOD CARE AND REHABILITATION	:	ORDER
CENTER; and JOHN DOE, TENANT, SAID	:	
NAME JOHN DOE BEING FICTITIOUS,	:	
Defendants,	:	
-----	X	

THIS MATTER having been opened to the Court by Gross McGinley, LLP, attorneys for Plaintiff, upon the return date of a motion for the appointment of a guardian ad litem for Doris E. Silver aka Doris N. Silver, an alleged incapacitated person, defendant in this action, and the Court having reviewed the supporting Certification and good cause appearing for this order,

IT IS on this 12 day of May, 2017,

ORDERED that Barbara A. Fein of 20000 Horizon Way, Suite 900, Mt. Laurel, NJ 08084-4318 be and is hereby appointed Guardian ad Litem to represent and defend this action on behalf of defendant Doris E. Silver aka Doris N. Silver, an alleged incapacitated person (“Defendant”); and it is

FURTHER ORDERED that Plaintiff serve a copy of this Order upon said Guardian ad Litem within seven (7) days of the date hereof; and it is

FURTHER ORDERED that within thirty (30) days of service of this Order upon her, the Guardian ad Litem shall file a report with the Court, advising of her factual determinations, identifying such rights and/or defenses (if any) that she believes Defendant has, together with her recommendations and accompanied by a proposed form of Order consistent with her recommendations. Service shall be made upon Plaintiff and non-defaulted parties (or their respective counsel) if any; and it is

FURTHER ORDERED that upon issuance of the report and Answer by the Guardian ad Litem, the Guardian ad Litem file and serve a Certification of Services and Costs together with an Order that fees and costs will be paid by Plaintiff and included in Plaintiff's costs in the foreclosure action; and it is

FURTHER ORDERED that entry of this Order shall serve as notice to the Superior Court of New Jersey that said Guardian shall not be charged for filing fees associated with any Answer, Report or Certification which may be necessary for her to submit to comply with her duties and responsibilities under this Order; and it is

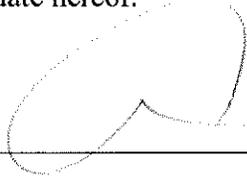
FURTHER ORDERED that all individuals, institutions, educational facilities, medical care providers, and others having confidential information (including HIPPA-protected individually identifiable health information) about Defendant shall release same to the Guardian ad Litem upon presentation of a photocopy of this Order, without specific authorization by Defendant, her or their parent, guardian or other responsible party; and it is

FURTHER ORDERED that any person or entity which has care, custody and/or control over Defendant shall allow the Guardian ad Litem to have personal, written, and/or telephonic access to Defendant; and it is

FURTHER ORDERED that the Guardian ad Litem is hereby directed to consent to the Entry of Final Judgment; and it is

FURTHER ORDERED that upon payment of the Guardian ad Litem services and costs, the Guardian ad Litem is hereby relieved of her duties; and it is

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



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

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

Thaddeus J. Del Guercio, III, Esq.
MCMANIMON, SCOTLAND & BAUMANN, L.L.C. (036901997)
75 Livingston Avenue, 2nd Floor
Roseland, New Jersey 07068
(973) 622-1800
Attorneys for Plaintiff,
Township of Edison

FILED

MAY 12 2017

JUDGE ANN McCORMICK

TOWNSHIP OF EDISON, etc.,	:	SUPERIOR COURT OF NEW JERSEY
	:	CH. DIVISION: MIDDLESEX COUNTY
	:	(IN REM TAX FORECLOSURES)
	:	DOCKET NO. MID-F-9721-1996
	:	
Plaintiff,	:	
v.	:	ORDER TO VACATE
	:	FINAL JUDGMENT AND
BLOCK 689, LOT 2-D, ASSESSED TO	:	DIRECTING SAME BE
NAT'L R.R. PASSENGER CORP. c/o	:	SATISFIED OF RECORD
TAX & INS., AND OTHER LANDS,	:	
	:	
Defendants.	:	
	:	

This matter having come before the Court on the application of McManimon, Scotland & Baumann, LLC, attorneys for the Plaintiff, Township of Edison, on notice to counsel for Defendants, for an Order vacating Final Judgment entered in this matter on July 23, 1997, with prejudice, and directing that same be removed from the public record, and the Court having considered the moving papers, opposition thereto if any, and arguments of counsel; and for good cause shown;

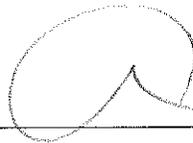
IT IS on this 12 day of May, 2017,

ORDERED that the Final Judgment entered in this action on July 23, 1997, pursuant to which Plaintiff had taken title to certain railroad properties, be and hereby is dismissed and

vacated, with prejudice, and title to the said properties be and hereby shall revert to the respective railroads; and it is

FURTHER ORDERED that this Order may be presented to either the Clerk of the Chancery Division (In Rem Tax Foreclosures) of the County of Middlesex, the Middlesex County Register of Deeds, or the Clerk of the Superior Court of New Jersey located in Trenton, as the case may be, as proof that the said July 23, 1997 Final Judgment has been dismissed and vacated of record pursuant to the Order of this Court, with prejudice, and the said Clerk(s) be and hereby are authorized and directed to satisfy the said Final Judgment in the public record upon presentation of this Order and payment of any applicable filing or recording fees, including satisfaction of same upon the Judgment Docket maintained by the Clerk of the Superior Court of New Jersey; and it is

FURTHER ORDERED that a copy of the within Order be served on counsel of record within seven (7) days of the date hereof.



JUDGE ANN. G. McCORMICKS. 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."

WNI15-007855
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. Wohrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Attorneys for Plaintiff

FILED
MAY 12 2017
JUDGE ANN McCORMICK

Wells Fargo Bank, N.A., successor by merger
to Wachovia Bank, N.A.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
OCEAN COUNTY

PLAINTIFF,

vs.

Sherri L. Martini-Quigley and Harold
Quigley, wife and husband; Citibank, NA;
PNC Bank, National Association

DEFENDANTS

Docket No: F-018943-13
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON JANUARY 24, 2017 AND
RESCHEDULE SHERIFF'S SALE

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

It is on this 12 day of May, 2017,

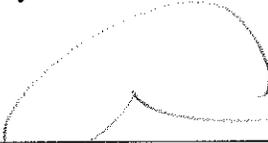
ORDERED THAT the Sheriff's Sale which took place on January 24, 2017, shall be and
is hereby deemed vacated and set aside; and

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

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

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

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





JUDGE ANN. G. McCORMICK

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

FILED

MAY 12 2017

JUDGE ANN McCORMICK

774442

PHELAN HALLINAN DIAMOND & JONES, PC

By: John M. Anello, Esq. ID No. 903972012

400 Fellowship Road, Suite 100

Mount Laurel, NJ 08054

(856) 813-5500

WELLS FARGO BANK, NA
PLAINTIFF,

VS.

RICHARD D. ROMANO, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-012457-16

CIVIL ACTION

ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXECUTION ENTERED
DECEMBER 23, 2016

This matter being opened to the Court by Phelan, Hallinan Diamond and Jones, P.C., attorneys for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution entered December 23, 2016, and for good cause shown:

IT IS on this *12* day of *May*, 2017 **ORDERED** that

The Final Judgment and Writ of Execution entered December 23, 2016, be and is hereby vacated.

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



Honorable Ann G. McCormick, JSC

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

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

FILED

MAY 12 2017

mof

JUDGE ANN McCORMICK

Plaintiff(s),

BNY

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- *F 052010-14*

vs.

CIVIL ACTION

Defendant(s),

Schrager

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 5/12, 2017
on def's objection to amount due

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

5/12, 2017

IT IS ON THIS 12 DAY OF May, 2017

ORDERED

1. Defendant's objection to the amount due is denied.

2. The matter is hereby returned to the Office of Foreclosure for processing.

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

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

may

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

FILED

MAY 11 2017

JUDGE ANN McCORMICK

Plaintiff(s),

COUNTRY WIDE HOME
LOANS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F-39714-08

vs.

CIVIL ACTION

Defendant(s),

BATISTA

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 5/11, 2017
on pl's motion for surplus
funds

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

5/11, 2017

IT IS ON THIS 11 DAY OF May, 2017

ORDERED

Pl's application is
denied without prejudice

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

JUDGE ANN G. McCORMICK

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

FILED

MAY 12 2017

JUDGE ANN McCORMICK

May

Plaintiff(s),
COUNTRYWIDE
HOME LOANS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F-39714-08

vs.

CIVIL ACTION

Defendant(s),
B ATISTA

CORRECTED ~~CH~~
ORDER

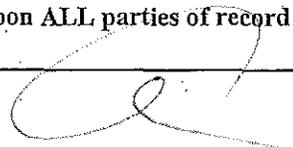
THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 5/11, 2017
on defendant's motion for surplus
funds

and for good cause having been shown, and for the reasons set forth on the record on
5/11, 2017

IT IS ON THIS 12 DAY OF May, 2017

ORDERED _____
Def's application is denied
without prejudice

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

782787

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

MAY 12 2017

JUDGE ANN McCORMICK

DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE OF THE HOME
EQUITY MORTGAGE LOAN ASSET-
BACKED TRUST SERIES INABS 2006-D,
HOME EQUITY MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES INABS 2006-D UNDER THE
POOLING AND SERVICING
AGREEMENT DATED SEPT 1, 2006
PLAINTIFF

VS.

MELISSA GLAVAS, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-000354-17

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, Deutsche Bank National Trust Company, As Trustee Of The Home Equity Mortgage Loan Asset-Backed Trust Series INABS 2006-D, Home Equity Mortgage Loan Asset-Backed Certificates, Series INABS 2006-D Under The Pooling And Servicing Agreement Dated Sept 1, 2006, for an Order Reforming the Loan Modifications and Divesting Melissa Glavas of Any Title and Interest she May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this

12 day of May

2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of May 1, 2009 between Thomas S. Glavas and Indymac Federal Bank, FSB; and the Loan Modification Agreement with a first payment date of July 1, 2009 between Thomas S. Glavas and Indymac Mortgage Services, A Division of Onewest Bank, FSB; and the Loan Modification Agreement with a first payment date of December 1, 2015 between Thomas S. Glavas and Ocwen Loan Servicing, LLC (hereinafter “Loan Modification Agreements”) is attached as “**Exhibit A**” and shall become a part of this Order; and,

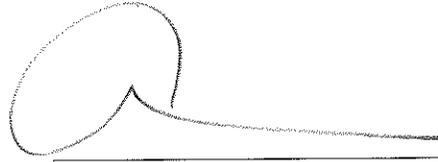
2. **THAT** the Loan Modification Agreements are deemed superior to the interest of Melissa Glavas in the land records of Middlesex County; and,

3. **THAT** Melissa Glavas is not personally liable under the terms of the Loan Modification Agreements, but rather, she is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Melissa Glavas is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreements and mortgage recorded on June 9, 2006 in *Mortgage Book 11610, Page 668* ; and,

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

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



Honorable Judge Ann McCormick,
J.S.C

_____ Opposed

_____ Unopposed

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

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

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
File No. 084696 KE

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

DLJ MORTGAGE CAPITAL, INC.,

Plaintiff,

v.

WILLIAM BLOOMFIELD, et al.

Defendants

FILED

MAY 12 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-001580-12

CIVIL ACTION

ORDER REINSTATING
FORECLOSURE ACTION AND
SUBSTITUTING PLAINTIFF

This matter being opened to the Court by Plaintiff, DLJ Mortgage Capital, Inc., 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 *12* day of *May*, 2017

ORDERED as follows:

1. Plaintiff's Motion is hereby granted;
2. The Administrative Dismissal entered on January 13, 2017 is hereby vacated and the above-captioned action is reinstated and restored to the active calendar; and
3. The Complaint in this action be and hereby is amended by striking the name of DLJ Mortgage Capital, Inc. as the party Plaintiff.
4. Wilmington Savings Fund Society, FSB, as Trustee of Stanwich Mortgage Loan Trust A be

and hereby is substituted in the place and stead of DLJ Mortgage Capital, Inc., as the party Plaintiff, and all subsequent pleadings filed with the Court shall designate the name of the substituted Plaintiff in the caption; and

5. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket; and

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

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



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

"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

MAY 12 2017

JUDGE ANN McCORMICK

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Jessica A. Berry, Esq. / 029912007
201504273

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff

vs.

EDDY NUNEZ; MARISOL NUNEZ, HIS
WIFE; WELLS FARGO BANK,
NATIONAL ASSOCIATION; CACH OF NJ
LLC; STATE OF NEW JERSEY;
MARINER FINANCE LLC and
BERKELEY EDUCATIONAL SERVICES
OF NEW JERSEY INC.

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-32274-16

CIVIL ACTION

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

THIS MATTER being opened to the Court by Jessica A. Berry, Esq., of Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, and having been timely served upon Justin M. Gillman, Esq., attorney for Defendants Eddy Nunez and Marisol Nunez, and the Court having reviewed the papers, and considered any oral argument, and for good cause having been shown;

IT IS ON this 12 day of Mar, 2017:

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

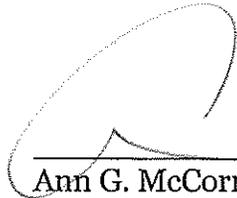
ORDERED, that the Answer filed by Defendants Eddy Nunez and Marisol Nunez be and is hereby deemed to be a non-contesting Answer; and it is further

ORDERED, that the Mortgage being foreclosed herein is not a residential mortgage within the meaning of the Fair Foreclosure Act; and

ORDERED, that the Mortgage being foreclosed herein is not a residential mortgage within the meaning of Rules 4:64-1 and 4:64-2, thus Plaintiff is not required to file a Certification of Diligent Inquiry as required by said Rules; and

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

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



Ann G. McCormick, ~~Esq.~~ 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."

FILED

MAY 12 2017

JUDGE ANN McCORMICK

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law

20000 Horizon Way, Suite 900

Mount Laurel, NJ 08054

Attorneys for Plaintiff

Filing Attorney:

 Rob Saltzman, Esquire ID #043891988

 X Sanford J. Becker, Esquire ID #243731972

 Robert F. Thomas, Esquire ID #018621993

 Stuart West, Esquire ID #015672002

 Kevin Diduch, Esquire ID #124612014

 Kathleen L. Stanton, Esquire ID #012202011

File No. 090873OP SL

FEDERAL NATIONAL MORTGAGE
ASSOCIATION

Plaintiff

v.

JOSEPH F. POLITTE III, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-0272300-16

CIVIL ACTION

ORDER
DETERMINING FAIR MARKET VALUE
OF
MORTGAGED PROPERTY

This matter being opened to the Court by Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION, as Trustee for the Certificateholders of CWABS, Inc., Asset-Backed Certificates, Series 2007-2, by and through counsel, Pluese, Becker & Saltzman, LLC, Sanford J. Becker, Esquire, appearing, via Motion (the "Plaintiff's Motion") to Determine Fair Market Value; and the Court having considered the matter and for good cause shown;

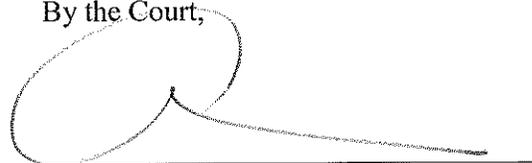
IT IS on this 12 day of May 2017, ORDERED as follows:

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

2. For purposes of the equity analysis provided for by N.J.S.A 2A:50-63(e)(1) the Fair Market Value of the subject Mortgaged Property is: \$195,000.

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

By the Court,



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

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

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

mej

The Law Office of Joseph A. Chang
 951 Madison Avenue
 Paterson, New Jersey 07501
 Phone: 973-925-2525
 Fax: 973-925-9090
 JC@josephchangelaw.com
Joseph A. Chang (Attorney ID#: 034302002)
 Attorneys for Defendants, Lisa and Omar Salem

FILED
 MAY 12 2017
 JUDGE ANN McCORMICK

NATIONSTAR MORTGAGE, L.L.C., <p style="text-align: center;"><i>Plaintiff,</i></p> v. LISA SALEM AND OMAR SALEM, WIFE AND HUSBAND; AND ATALNTIC CREDIT AND FINANCE O/B/O HSBC, <p style="text-align: center;"><i>Defendants.</i></p>	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY Docket No.: F-003998-16 <p style="text-align: center;"><u>Civil Action</u></p> <p style="text-align: center;">ORDER</p>
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THIS MATTER being opened to the Court on March 31, 2017 upon the application of the Defendants, Lisa and Omar Salem, by and through their attorneys, Law Offices of Joseph A. Chang, L.L.C., (Joseph A. Chang, Esq.), upon notice to the Plaintiff, Nationstar Mortgage, L.L.C., through its attorneys Buckley Madole, P.C. (Kacie Brown, Esq.) upon the Defendants' Motion for Reconsideration of this Court's February 27, 2017 Final Judgment of Foreclosure, and the Court having considered all papers submitted in favor of and in opposition to that Motion, and having heard the argument of counsel; and the Court having placed its findings of fact and conclusions of law upon the record; and for other good cause shown

It is on this 12 day of May 2017

FOR THE REASONS SET FORTH
 ON THE RECORD ON 3/31/17 +
5/12/17

ORDERED, as follows:

1. Defendants' Motion is ~~granted~~ *denied*.
2. The Final Judgment is ~~vacated and set aside~~ *denied*.
3. A hard copy of the within Order shall be served upon counsel for Plaintiff within seven (7) days of the date of Defense Counsel's receipt of the signed Order from the Court.



P.J. Ch.

Opposed _____

Unopposed _____

4. Def may file a civil action regarding the events surrounding the modification efforts and any entire controversy defense to said claims in connection with this pending foreclosure action as denied.

16-171118 - LIM
RAS CITRON, LLC
By: MONIKA S. PUNDALIK - ID# 006542003
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Attorneys for Plaintiff

FILED
MAY 12 2017
JUDGE ANN McCORMICK

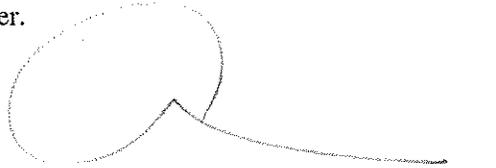
REVERSE MORTGAGE SOLUTIONS, INC. Plaintiff/Mortgagee vs. MARY ANN GIORDANO et al. Defendant(s)/Mortgagor(s)	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY DOCKET NO. F-027332-16 CIVIL ACTION ORDER FOR SUMMARY JUDGMENT AND ENTRY OF DEFAULT
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THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, REVERSE MORTGAGE SOLUTIONS, INC. for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 12 day of May 2017 ORDERED:

1. That Summary Judgment be entered against the defendants, Mary Ann Giordano and default be entered against them and their answer, affirmative defenses and counterclaims, if any be stricken.

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



Honorable Ann 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."

VASTOLA & SULLIVAN
John J. Sullivan, Jr., Esq.
495 Union Avenue, Suite 2D
P.O. Box 7
Middlesex, New Jersey 08846
(732) 560-0888 / jsullivan@vfesqs.com

Bar Association ID # 028761986

FILED

MAY 12 2017

Attorney for Third Party Purchaser at Sheriff Sale, AUM Group, LLC

JUDGE ANN McGORMICK

		: SUPERIOR COURT OF NEW JERSEY
WELLS FARGO BANK, N.A.	:	: CHANCERY DIVISION - MIDDLESEX COUNTY
	:	
Plaintiff,	:	: DOCKET NO.: F-40400-08
v.	:	
	:	
	:	: CIVIL ACTION
KAREN MARIE KLEMM, et. als.	:	
	:	: ORDER
Defendant.	:	
	:	

THIS MATTER having come before the Court on application of Vastola & Sullivan, attorneys for AUM Group, LLC, the successful bidder at Sheriff Sale, for an Order to vacate the Sheriff Sale which occurred on March 1, 2017 and the Court having considered the papers submitted and the argument of counsel, if any, and for good cause shown;

IT IS on this 12 day of May, 2017

ORDERED that the Sheriff Sale of the property located at 58 Corey Street, Fords (Woodbridge), New Jersey on March 1, 2017 to AUM Group, LLC and is hereby vacated; and it is further

ORDERED that the Sheriff of Middlesex County shall refund to AUM Group, LLC all funds paid to the Sheriff by AUM Group, LLC; and it is further

ORDERED that Plaintiff shall be responsible for the payment of any and all fees due the Sheriff; and it is further

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



HON.
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."

779216

PHELAN HALLINAN DIAMOND & JONES, P.C.

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

(856) 813-5500

Attorneys for Plaintiff

By: William A. Aitken, Esquire

Attorney ID: 037591985

FILED

MAY 12 2017

JUDGE ANN McCORMICK

WELLS FARGO BANK, NA
PLAINTIFF

V.

ERMINE PLOTKIN, ET AL.
DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-024304-16

CIVIL ACTION

**ORDER RE-RECORDING PHOTOCOPIES
OF THE MORTGAGES AS SEPARATE
DOCUMENTS**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, P.C., William A. Aitken, Esquire, appearing on behalf of Wells Fargo Bank, NA (hereinafter "Plaintiff") for an Order Re-recording Photocopies of the Mortgages as separate documents; and for good cause shown:

IT IS on this *12* day of *May* 2017, **ORDERED** and **ADJUDGED**:

1. **THAT** a photocopy of the mortgage given on October 29, 2010 by Ermine Plotkin to Wells Fargo Bank, NA and recorded on November 18, 2010 in Mortgage Book 14057, page 547 in the land records of Middlesex County, is hereby attached to this Court's Order as "**Exhibit A**", and shall become a part of this Order; and,

2. **THAT** a photocopy of the mortgage given on October 29, 2010 by Ermine Plotkin to the The Secretary of Housing and Urban Development and recorded on November 18, 2010 in Mortgage Book 14057, page 547 in the land records of Middlesex County, is hereby attached to this Court's Order as "**Exhibit B**", and shall become a part of this Order; and,

3. **THAT** the Middlesex County Clerk's Office is directed to record this Order separately in the appropriate books to reflect the mortgages recorded as separate documents (Exhibit A and Exhibit B) in the Land Records of Middlesex County; and,

4. **THAT** all foreclosure pleadings are deemed reformed; and,

5. **THAT** Plaintiff may proceed with its application for entry of Final Judgment.

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

___ Opposed

___ Unopposed



Honorable Anne McDonnell, JSE
McDonnell

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

STEVEN K. EISENBERG, ESQUIRE (009221995)
JACQUELINE F. McNALLY, ESQUIRE (020402005)
DAVID M. LAMBROPOULOS, ESQUIRE (040322006)
SALVATORE CAROLLO, ESQUIRE (007012001)
MICHAEL J. REILLY, ESQUIRE (042522012)
LUCAS M. ANDERSON, ESQUIRE (014342011)
JUSTIN M. STRAUSSER, ESQUIRE (090692014)
CHRISTOPHER M. CAMPOREALE, ESQUIRE (072082013)
STEFANIE MALONE-ZEITZ, ESQUIRE (107872014)
STEVEN P. KELLY, ESQUIRE (010032010)
JESSICA N. MANIS, ESQUIRE (114562014)
FRANK J. KEENAN, ESQUIRE (022041994)
CHRISTOPHER A. SALIBA, ESQUIRE (161512016)
BRANDON P. ACCARDI, ESQUIRE (138802014)
ANTHONY P. SCALI, ESQUIRE (034182007)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (124402015)
STERN & EISENBERG, PC
1040 N. KINGS HIGHWAY, SUITE 407
CHERRY HILL, NJ 08034
TELEPHONE: (609) 397-9200
FACSIMILE: (856) 667-1456
OUR FILE NUMBER: NJ-525.000131-16

FILED

MAY 12 2017

JUDGE ANN McCORMICK

Wilmington Savings Fund Society, FSB, Not In
Its Individual Capacity But Solely As Trustee For
The Primestar-H Fund I Trust

Plaintiff,

v.

Jovanny A. Valdez, et. al.

Defendant(s).

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

DOCKET NO.: F-009246-16

CIVIL ACTION

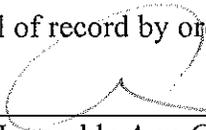
ORDER GRANTING SUMMARY
JUDGMENT, DISMISSING
COUNTERCLAIM AND STRIKING
ANSWER

THIS MATTER having been opened to the Court by Michael J. Reilly, Esquire with the law firm of Stern & Eisenberg, PC, counsel for Plaintiff, upon notice Jovanny A. Valdez, Pro Se Defendant, for an Order granting summary judgment for the relief demanded in the Complaint

and striking Defendants' Answer and Counterclaim; and the Court having considered the moving papers and any opposition papers thereto, if any; and for good cause shown:

IT IS on the 12 day of May, 2016, ORDERED as follows:

1. Plaintiff's Motion for Summary Judgment is GRANTED.
2. The Contesting Answer filed by Defendant, Jovanny A. Valdez, is hereby STRICKEN.
3. The Counterclaim filed by Defendant is hereby dismissed with prejudice.
4. Default judgment is hereby entered against Defendant, Jovanny A. Valdez, and this action is hereby remanded to the jurisdiction of the Office of Foreclosure to proceed as uncontested.
5. Plaintiff shall, within 7 () days after receipt of this Order by its counsel, serve a copy of this Order upon all counsel of record by ordinary mail.



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."