

## Honorable Ann McCormick, JSC ORDERS 5/26/17

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                                 |
|---|----|-------|----|---|---|
| Bank of New York Mellon v. Vuolo            | C  | 123   | 16 | Entering Default  | Granted                                 |
| Bock v. Naimo                               | L  | 4535  | 16 | Motion to Dismiss                                       | Granted                                 |
| Castle Point v. Lake Nelson                 | C  | 159   | 16 | File Amended Complaint                                  | Granted, but see order                  |
| Cutolo v. Collura                           | C  | 17    | 17 | Entry of Final Judgment by Default                      | Granted in part, denied in part         |
| 3 Charlton Avenue v. Miller                 | F  | 33377 | 15 | Vacate Final Judgment                                   | Granted                                 |
| Affinity Federal Credit Union v. Wraight    | F  | 31717 | 16 | Summary Judgment  | Granted, but see order                  |
| Astoria Federal Savings v. Yaccarino        | F  | 14725 | 12 | Vacate & Reschedule Sheriff's Sale                      | Consent Order, please call chambers     |
| Bank of America v. Duperrier                | F  | 30757 | 15 | Vacate Default  | Granted                                 |
| Bank of America v. Gagliardi                | F  | 28527 | 15 | Objection to Amount Due                                 | Adj. to 6/9                             |
| Bank of America v. Ventura                  | F  | 12639 | 15 | Reinstate   | Granted                                 |
| Bank of New York Mellon v. Benbow           | F  | 37089 | 15 | Reinstate   | Granted                                 |
| Bank of New York Mellon v. Patel            | F  | 7745  | 17 | Correct Name of Defendant                               | Granted                                 |
| Bank of New York Mellon v. Patel            | F  | 26565 | 16 | Discharge Prior Mortgage                                | Granted                                 |
| Bayview v. Bonilla                          | F  | 755   | 17 | Summary Judgment  | Granted                                 |
| Deutsche Bank v. Park                       | F  | 22703 | 16 | Summary Judgment  | Withdrawn                               |
| Deutsche Bank v. Raval                      |    |       |    | Cross-Motion for Summary Judgment                       | Withdrawn                               |
| Fannie Mae v. Daniels                       | F  | 3955  | 16 | File Amended Complaint                                  | Granted, but see order                  |
| Fannie Mae v. Smith                         | F  | 47781 | 13 | Forfeiture of Deposit and Directing Resale of Property  | Adj. to 6/9 (see order to vacate order) |
|   |    |       |    | Vacate Order due to Admin Error                         | See order                               |
| Finance of America Reverse v. Staltari      | F  | 10545 | 16 | Entry of Default  | Granted                                 |
| Goshen v. Barkoff                           | F  | 46949 | 14 | Discontinue & Vacate Final Judgment                     | Granted                                 |
| Landings at Spinnaker v. Elliot             | F  | 27559 | 16 | Attorney's Fees   | Adj. to 6/9; please call chambers       |
| The Mill Condominium Association v. Cullina | F  | 28279 | 15 | Order Appointing Rent Receiver                          | Granted                                 |
| PNPL-SRFMOF Trust v. Higgins                | F  | 20383 | 13 | Discontinue & Vacate Final Judgment                     | Granted                                 |
| Santander Bank v. Powell                    | F  | 5007  | 12 | Appoint Guardian ad Litem                               | Granted                                 |
| Wells Fargo v. Bennett                      | F  | 21225 | 14 | Vacate Sheriff's Sale                                   | Denied                                  |
| Wells Fargo v. Vallejo                      | F  | 37743 | 15 | Redacting Personal Identifiers                          | Granted                                 |
| West Coast Servicing v. Perez               | F  | 27877 | 16 | Vacate Default  | Granted                                 |
| Wilmington Savings Fund v. Rosado           | F  | 18199 | 15 | Establish Lost Instrument, Deem P's Evidence Sufficient | Granted                                 |
| Wilmington Savings Fund v. Situ             | F  | 901   | 14 | Amend Lis Pendens                                       | Granted                                 |
| Bank of New York v. Bernales                | F  | 26106 | 16 | Reform Mortgage Nunc Pro Tunc                           | Granted                                 |
| Bank of New York Mellon v. St Hilaire       | F  | 25708 | 15 | Summary Judgment  | Filed for bankruptcy                    |
| Deutsche Bank v. Badran                     | F  | 9604  | 9  | Allow for Service of Remedial NOI                       | Granted                                 |
| Deutsche Bank v. Desai                      | F  | 2970  | 15 | Request Transcript                                      | Adj. to 6/9                             |
| Fannie Mae v. Ascolese                      | F  | 33620 | 16 | Cancel Mortgage   | Denied w/o prejudice                    |
| Fannie Mae v. Buttcher                      | F  | 28176 | 16 | Summary Judgment  | Adj. to 6/9                             |
| Fannie Mae v. Guerriero                     | F  | 608   | 16 | Determine Fair Market value                             | Granted                                 |
| Fannie Mae v. Palladino                     | F  | 28478 | 16 | Determine Fair Market value                             | Granted                                 |
| JPMorgan v. KCR Enterprises                 | F  | 31880 | 16 | Gain Entry to Real Property                             | Granted                                 |
| MTAG Cust Alterna v. Weber                  | F  | 19178 | 16 | Reform Tax Sale Certificate                             | Granted                                 |
| MTGLQ Investors v. Tracey                   | F  | 22104 | 16 | Extend Time to Serve                                    | Granted                                 |
| Nationstar v. Hidalgo                       | F  | 19220 | 15 | Vacate  | Granted                                 |
| PNC Bank v. Colella                         | F  | 32216 | 16 | Leave to Proceed to Judgment                            | Granted                                 |
| Wilmington Savings v. Pollak                | F  | 23318 | 16 | Establish Lost Instrument/Deem P's Evidence Sufficient  | Granted                                 |
| Wilmington Savings v. Ramdass               | F  | 10208 | 16 | Establish Lost Instrument/Deem P's Evidence Sufficient  | Granted                                 |

5-26  
23

FILED

FILED

MAY 26 2017

THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP1,

Plaintiff,

Vs.

THEODORE A VUOLO; ELAINE D. VUOLO; et al.,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY JUDGE ANN McCORMICK

DOCKET NO.: C-123-16

CIVIL ACTION - QUIET TITLE

ORDER ENTERING DEFAULT NOT ENTERED WITHIN SIX MONTHS

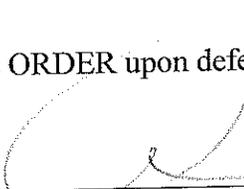
This matter being opened to the Court by Milstead & Associates, LLC, attorneys for the above named plaintiff, and it being represented to the court that plaintiff failed to enter default against the defendants hereinafter named within the time limited by Rule 4:43-1, and due notice of application for entry of default having been given to the defendant(s);

IT IS ON THIS 26 day of May, 2017,

**ORDERED THAT** the Clerk enter default against the following defendant(s):

Theodore A Vuolo; Elaine D. Vuolo; and The Bank of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A., As Trustee; and

PLAINTIFF is directed to serve this ORDER upon defendants within 7 days.

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

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

PIPINA DOUROUDAKIS  
213-37 39<sup>TH</sup> AVE. #322  
BAYSIDE, NY 11361  
(347) 767-5110

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**FILED**  
MAY 26 2017  
JUDGE ANN McCORMICK

GLEN BOCK

Plaintiff,

SUPRIOR COURT OF NEW JERSEY  
LAW DIVISION  
MIDDLESEX COUNTY

- v -

Docket No.: MID-L-4535-16

SALVATORE NAIMO, FORDS CORNER  
GYM LLC, FIT IT 24/7 FITNESS CLUBS,  
A d/b/a, WORKOUTS AND MORE CORP. AND  
PIPINA DOUROUDAKIS

Defendants

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RAHUL BLOKHRA

Plaintiff,

Docket No.: MID-L-4536-16

- v -

SALVATORE NAIMO, FORDS CORNER  
GYM LLC, FIT IT 24/7 FITNESS CLUBS,  
A d/b/a, WORKOUTS AND MORE CORP. AND  
PIPINA DOUROUDAKIS

Defendants

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**Civil Action Order**

This matter being opened to the court by Pipina Douroudakis, the Defendant / Pro Se in the case by way of motion seeking an order to: DISMISS FOR LACK OF PERSONAL JURISDICTION, IMPROPER VENUE and the court having considered the motion, pleadings on file and /or argument of the moving party and for good cause appearing:

FILED

MAY 26 2017

JUDGE ANN McCORMICK

On this 26 day of May, 2017 it is **ORDERED** that:

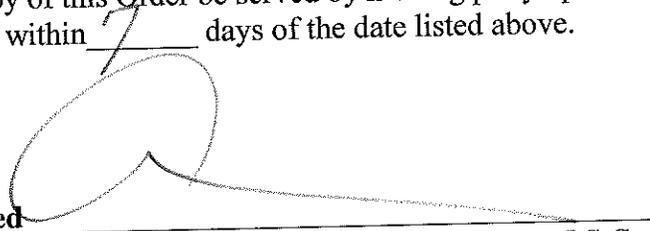
the motion of def., Pipena  
Douroudakes, to dismiss  
for lack of personal  
jurisdiction is  
granted.

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

This motion was:

Opposed

Unopposed



J.S.C.

JUDGE ANN. G. McCORMICK

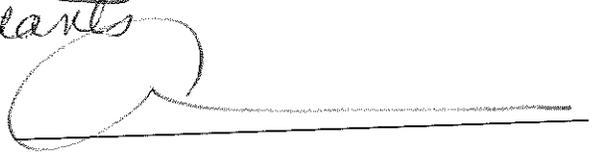
"Having reviewed the above motion, I find it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers."



This matter having been opened by motion of Radom & Wetter, attorneys for Castle Pointe Condominium Association, Inc., the plaintiff / counterclaim-defendant, and for good cause shown, it is on this 26 day of May, 2017,

**ORDERED** that the plaintiff / counterclaim-defendant, Castle Pointe Condominium Association, Inc., is granted leave to file an amendment to its complaint in the form attached to this Order, pursuant to R. 4:9-1; and it is further

**ORDERED** that, in accordance with R. 4:9-1, the defendant-counterclaimant, Lake Nelson Memorial Park, shall plead in response to the amendment to the complaint within 20 days *filing and service of the amendment* after service of this Order ~~and the amendment to the complaint in the form annexed hereto.~~ *to Complaint on defendants*

  
JUDGE ANN. G. McCORMICK

Dated: \_\_\_\_\_, 2017

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."

**FILED**

*may*

MAY 26 2017

JUDGE ANN McCORMICK

**LAW OFFICES OF GREGG S. SODINI, LLC**  
151 Highway 33 East, Suite 204  
Manalapan, New Jersey 07726  
Tel.: (732) 414-1170  
Fax: (732) 414-1167  
Gregg S. Sodini, Esq. (ID #030721985) (GSS-1766)  
gsodini@sodinilaw.com  
*Attorneys for Plaintiff*

HUBERT C. CUTOLO,  
  
Plaintiff,  
  
v.  
  
TIFFANY COLLURA,  
  
Defendant.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION:  
MIDDLESEX COUNTY

DOCKET NO. MID-C-17-17

Civil Action

**ORDER FOR  
ENTRY OF FINAL JUDGMENT  
BY DEFAULT AGAINST  
DEFENDANT TIFFANY COLLURA,  
~~FOR RELIEF TO LITIGANT UNDER  
RULE 1:10-3 AND FOR  
RECONSIDERATION~~**

**THIS MATTER** having been opened to the Court by the Law Offices of Gregg S. Sodini, LLC, attorneys for Plaintiff Hubert C. Cutolo ("Cutolo") for entry of an Order for Final Judgment by Default against Defendant Tiffany Collura ("Collura") and said Defendant having been duly served with process and a copy of the Verified Complaint in the above-entitled action and default having been entered against her; and Defendant Collura not being an infant, incompetent person or engaged in the military service; and Plaintiff having filed Certifications setting forth the total amounts due; *and def Collura having been given notice of the within motion;* and the Court having considered the papers filed in support thereof, and any papers filed in opposition thereto, and for good cause shown;

IT IS ON THIS 26 DAY OF May, 2017:

**FOR THE REASONS SET FORTH  
ON THE RECORD ON 5/26/17**

(1) **ORDERED** that final judgment by default be and is hereby entered in favor of Plaintiff Hubert C. Cutolo against Defendant Tiffany Collura finding and declaring that the

engagement ring presented by Plaintiff Hubert C. Cutolo to defendant Tiffany Collura in October 2014 (the "Engagement Ring") is the exclusive property of Plaintiff Hubert C. Cutolo; and it is further

(2) **ORDERED** that, final judgment by default be and is hereby entered in favor of Plaintiff Hubert C. Cutolo against Defendant Tiffany Collura in the total amount of

\$ 50,290 comprised of the following:

(a) ~~Compensatory Damages~~ of \$55,000.00;

(b) ~~Costs of \$684.45;~~

(c) Punitive Damages of \$ \_\_\_\_\_ representing \_\_\_\_\_ times the

amount of the \$55,000.00 in ~~compensatory~~ <sup>damages</sup> damages which amount will be credited upon the return of the Engagement Ring undamaged to Plaintiff Hubert C. Cutolo;

(d) Punitive Damages in the amount of \$7,950.00 representing the attorneys' fees incurred by Mr. Cutolo in connection with this matter through and including May 9,

2017;

(e) Punitive Damages in the amount of \$15,000.00 representing the maximum

fine for a third-degree violation of 2C:20-3 (theft by unlawful taking) under N.J.S.A.

2C:20-2 (b)(2) (consolidation and grading of theft offenses) and N.J.S.A. 2C:43-3 (b);

and

(f) Attorneys' fees and costs in the amount of \$ \_\_\_\_\_ for violation

of litigant's rights under Rule 1:10-3; and it is further

(3) **ORDERED** that a true copy of this Order as entered by the Court shall be served

upon the Defendant by counsel for Plaintiff within seven (7) days of receipt of same by counsel

for Plaintiff (a) via email at [bonjourtiffanylouise@gmail.com](mailto:bonjourtiffanylouise@gmail.com), [bonjourtiffany@gmail.com](mailto:bonjourtiffany@gmail.com) and

[bonjourtiffany@me.com](mailto:bonjourtiffany@me.com), (b) via facsimile to (732) 446-9120 and (c) via regular mail to

(3) If the ring is returned to plaintiff within 90 days of the service of this order on defendant, the monetary judgment set forth in ¶ 2 hereon, shall be deemed satisfied

Defendant at 309 Dey Grove Road, Monroe Township, New Jersey 08831 (all of which shall be deemed effective service).

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

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

opposed  
 unopposed

PELLEGRINO & FELDSTEIN, L.L.C.  
MICHAEL PELLEGRINO 030831991  
290 Route 46 West  
Denville, NJ 07834  
973-586-2300  
CAP File No. 20767-15  
ATTORNEYS FOR PLAINTIFF

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

3 CHARLTON AVEUE LLC  
Plaintiff

vs.

MICHAEL I. MILLER, SR; FIRST UNION NATIONAL BANK, NWK, CUSTODIAN N/K/A WELLS FARGO BANK, NA; US BANK NATIONAL ASSOCIATION, AS TRUSTEE OF THE SECURITY NATIONAL MORTGAGE LOAN TRUST 2006-1; RUTH MICHLIN, EXECUTRIX OF THE ESTATE OF DAVUD MICHLIN A/K/A DAVID MICHLIN; RUTH MICHLIN, INDIVIDUALLY; PARK UNION BUILDING SUPPLIES INC; MIDDLESEX CO BD SOCIAL SERVS; RUTH NEWELL; WMP ASSOCIATES INC; AMERICAN CREDIT SERVICES INC; SOL WEINBERG; AMERICAN EXPRESS CENTURION BANK; NEW CENTURY FINANCIAL SERVICES INC; MARINA ASSOCIATES T/A HARRAHS CASINO HOTEL AC; EVELYN H SENSALE; BERNARD M SENALE; NEW JERSEY HIGHER EDUCATION ASSISTANCE AUTHORITY; WILLET'S ROWLEY AND DEBENEDETT; BETTER DEAL BAIL BONDS LLC; PRS ASSETS LLC; FAMILY CHIROPRACTIC CENTERS OF CARTERET PERTH AMBOY & PLAINFIELD; JOSEPH CIPOLLA, MD; GEORGE W FLUGRAD DMD MS; TD BANK, NA; ACTION TERMITE PEST CONTROL; LOUIS SONS DRYWALL INC; STATE OF NEW JERSEY;  
Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISIO  
MIDDLESEX COUNTY

DOCKET NO. F-033377-15

CIVIL ACTION

**ORDER VACATING  
FINAL JUDGMENT**

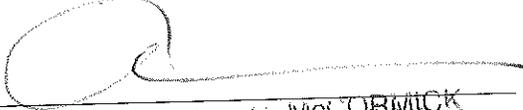
This matter being opened to the Court by Pellegrino & Feldstein, L.L.C., Attorneys for Plaintiff, and it having been stipulated that the FINAL JUDGMENT be VACATED; and for good cause having been shown;

IT IS ON THIS 26 DAY OF May, 2017

**ORDERED**, as follows:

(A) that the Final Judgment entered in the Superior Court of New Jersey on April 25, 2017 pertaining to tax sale cert #12-0340, LOT 5.01 BLOCK 8306 is hereby Vacated;

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

  
JUDGE ANN G. MCCORMICK  
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."

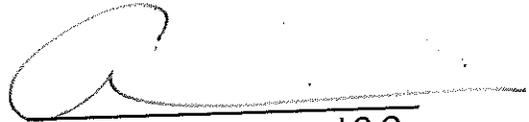


enter the default of the Defendant, WILLIAM MICHAEL WRIGHT, as though no answering pleading had been filed; and it is

Further ORDERED that this matter be ~~referred to the Clerk of the Superior Court for~~ *returned to the office of Foreclosure*  
~~for~~ further proceedings ~~and entry of final judgment;~~ *as an uncontested matter*

~~And it is further ORDERED that this final judgment shall direct that the mortgaged premises be sold en-masse to raise and satisfy the monies due to the Plaintiff; and~~

It is further ORDERED that a copy of this Order be served upon the said Defendant within 7 days from the date Plaintiff receives said Order.



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

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

**KEAVENEY LEGAL GROUP, LLC**  
James Keaveney, Esq.  
New Jersey State Bar ID No.: 027721998  
1101 N. Kings Highway, Suite G100  
Cherry Hill, New Jersey 08034  
Tel. (800) 219-0931  
*Attorneys for Defendant,*  
*Jeffrey Duperrier and Tiffany Baker-Duperrier*

~~**FILED**  
MAY 12 2017  
JUDGE ANN McCORMICK~~

**FILED**  
MAY 26 2017

JUDGE ANN McCORMICK

BANK OF AMERICA, N.A.

Plaintiff,

v.

JEFFREY DUPERRIER and TIFFANY  
BAKER-DUPERRIER

Defendant.

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

DOCKET NO.: F-030757-15

*Civil Action*

**ORDER**

**THIS MATTER** having been opened to the Court by Defendants, Jeffrey Duperrier and Tiffany Baker-Duperrier on an Order to Vacate the Default entered against Defendants and in favor of Plaintiff, Bank of America, N.A. ("Plaintiff"); to be Permitted to File and Answer Out of Time and for Permission of the Court to Engage in Foreclosure Mediation, and on notice to Plaintiff; and the Court having reviewed the moving papers and the arguments of the parties; and for good cause shown,

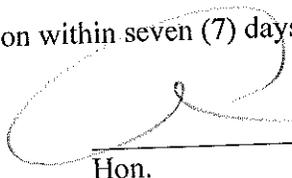
**IT IS** on this 26 day of May, 2017:

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

**FURTHER ORDERED THAT** Defendants shall be permitted to file an Answer and/or other responsive pleading within 7 days of the date of this Order;

**FURTHER ORDERED THAT** Defendants shall be permitted by the Court to engage in Foreclosure Mediation; and it is

**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.



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Hon.

- Opposed
- Unopposed

**JUDGE ANN. G. McCORMICK**

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

**Sean D. Adams, Esq.- 004932013**

**HILL WALLACK LLP**

21 Roszel Road

PO Box 5226

Princeton, New Jersey 08543

(609) 924-0808

Attorneys for Wilmington Savings Fund Society, FSB,

as Trustee for Stanwich Mortgage Loan Trust A

Our File No.: 17511-125 /ms

Bank of America, N.A.,

Plaintiff,

vs.

Roseann Ventura, *et al.*,

Defendant(s),

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

Applicant for Substitution  
of Plaintiff

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

Civil Action

Docket No. F-12639-15

**ORDER TO REINSTATE THE  
COMPLAINT AND RETURN IT TO  
THE FORECLOSURE UNIT AS AN  
UNCONTESTED MATTER AND  
SUBSTITUTE PLAINTIFF**

This matter having been brought before the Court on **May 12, 2017** at 9:00 a.m., by Hill Wallack LLP, attorneys for Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, assignee of Plaintiff by Motion for an Order to Reinstate the Complaint and Return it to the Foreclosure Unit as an Uncontested Matter and Substitute Plaintiff, and the Court having reviewed and considered the supporting papers, and any opposition thereto;

IT IS on this 26 day of May, 2017 ORDERED as follows:

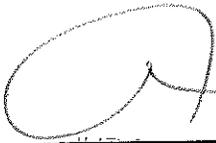
1. The within case is hereby reinstated to the active calendar, and the final judgment application shall be filed on or before 12/1/17
2. The within matter shall be returned to the Foreclosure Unit to proceed as an

uncontested matter.

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

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

  
\_\_\_\_\_  
JUDGE ANN. G. MCCORMICK P. J. Ch.

"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."

**REED SMITH LLP**

*Formed in the State of Delaware*  
Diane A. Bettino, Esquire (033241991)  
David G. Murphy, Esquire (069822013)  
Princeton Forrestal Village  
136 Main Street, Suite 250  
Princeton, New Jersey 08540  
Tel. (609) 987-0050  
Fax (609) 951-0824

~~COURTESY COPY~~

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

*Attorneys for Plaintiff The Bank of New York Mellon FKA The Bank of New York, as Trustee for The Benefit of The Certificateholders of The CWABS, Inc., Asset-Backed Certificates, Series 2004-6*

THE BANK OF NEW YORK MELLON  
FKA THE BANK OF NEW YORK, AS  
TRUSTEE FOR THE BENEFIT OF THE  
CERTIFICATEHOLDERS OF THE  
CWABS, INC., ASSET-BACKED  
CERTIFICATES, SERIES 2004-6,

Plaintiff,

v.

GWENDOLYN BENBOW;  
MR. BENBOW, HUSBAND OF  
GWENDOLYN BENBOW;  
NEW CENTURY FINANCIAL SERVICES  
INC,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F -037089-15

*Civil Action*

**ORDER GRANTING PLAINTIFF'S MOTION  
TO RESTORE MATTER AS CONTESTED  
FORECLOSURE**

**THIS MATTER** having been opened to the Court by Reed Smith LLP, attorneys for Plaintiff The Bank of New York Mellon fka The Bank of New York, as Trustee for the Benefit of the Certificateholders of the CWABS, Inc., Asset-Backed Certificates, Series 2004-6 ("Plaintiff") on its Motion to Restore Matter as a Contested Foreclosure and on notice to Harrison Ross Byck, Esq., counsel for Defendant Gwendolyn Benbow, and appearing that Defendant's bankruptcy case has been dismissed thereby terminating any stay of this matter, and good cause being shown,

IT IS on this 26 day of May, 2017, ORDERED:

1. The matter is restored to the Superior Court of New Jersey, Chancery Division, Middlesex County, for disposition as a contested matter; and
2. Counsel for Plaintiff shall serve a copy of the within Order upon all parties within seven (7) days of its receipt hereof.

  
HONORABLE ANN G. MCCORMICK JSC, 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."

File No. 13424-16-22005

**Law Offices**  
**PARKER McCAY P.A.**  
Kiera McFadden-Roan, Esquire  
ID No: 037862007  
**9000 Midlantic Drive, Suite 300**  
**P.O. Box 5054**  
**Mount Laurel, New Jersey 08054**  
**(856) 810-5815**  
Attorneys for Plaintiff

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

THE BANK OF NEW YORK MELLON  
F/K/A THE BANK OF NEW YORK, AS  
TRUSTEE FOR CWALT  
ALTERNATIVE LOAN TRUST 2004-J1,  
MORTGAGE PASS-THROUGH  
CERTIFICATES, SERIES 2004-J1 ,

Plaintiff,

v.

BIJEN PATEL; KALPANA PATEL;  
SHARAN B. PATEL; MRS. SHARAN B.  
PATEL, HIS WIFE; WELLS FARGO  
BANK, N.A.; INDUS AMERICAN  
BANK; SHREE AT NEW BRUNSWICK  
LIMITED LIABILITY COMPANY, A NJ  
LLC DBA BURGERFI; SHREE AT  
SECAUCUS, LLC, A NJ LLC DBA  
BURGERFI; FIREMANS FUND  
INDEMNITY CORPORATION;  
SUSQUEHANNA BANK;  
HACKENSACK UNIVERSITY  
MEDICAL CENTER; CHANDRAKANT  
PATEL; ROMA FUNDING LLC; HI  
TECH PHARMACAL COINC; STATE  
OF NEW JERSEY; UNITED STATES OF  
AMERICA,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-007745-17

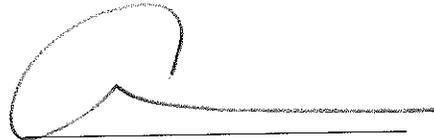
CIVIL ACTION

**ORDER CORRECTING NAME OF  
DEFENDANT**

This matter being opened to the court by the attorneys for the plaintiff, and it appearing in the Complaint filed in this matter, in the caption thereof and in paragraph 12.2 of the First Count, it was inadvertently set forth that the name of the defendant was "SUSQUEHANNA BANK", whereas, in fact, the correct name of said defendant is Susquehanna Bank n/k/a BB&T Bank , and good cause appearing;

IT IS, on this *26* day of *May*, 2017, **ORDERED** and **ADJUDGED**, that:

1. The complaint in this action be and hereby is corrected to reflect in the caption thereof and in paragraph 12.2 of the first count, that the correct name of the defendant is Susquehanna Bank n/k/a BB&T Bank .
2. The Superior Court Clerk is directed to change as herein modified, the name of the party defendant on the automated case management system docket.



JUDGE ANN. G. McCORMICK

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

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

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. 902.92623  
ATTORNEYS FOR PLAINTIFF

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

Bayview Loan Servicing, LLC,  
Plaintiff

v.

Paul Bonilla a/k/a Paul A. Bonilla, et al  
Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-026565-16  
Civil Action

**ORDER DISCHARGING PRIOR  
MORTGAGE**

**THIS MATTER** having been brought before the Court by the plaintiff seeking an order discharging prior mortgage and it appearing from the documents and pleadings filed in support of the motion that the relief sought should be granted; now for good cause shown,

**IT IS** on this 26 day of May 2017 **ORDERED** as follows:

**ITS IS ORDERED** that the mortgage executed and delivered by Theresa L. Bonilla and Paul A. Bonilla to Mortgage Electronic Registration Systems, Inc., as nominee for FGC Commercial Mortgage Finance d/b/a Fremont Mortgage dated May 5, 2004 and recorded in the Office of the Clerk/Register of Middlesex County on June 18, 2004 in Mortgage Book 9765, page 232 as Instrument MG-2004-041397, securing a loan in the amount of \$190,000.00 shall by this order be discharged; and

**IT IS FURTHER ORDERED** that the Clerk/Register of Middlesex County shall record a copy of this order to effectuate the discharges.

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

  
\_\_\_\_\_  
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."

**FILED**

MAY 26 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  
201502535

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR  
HARBORVIEW MORTGAGE LOAN  
TRUST MORTGAGE LOAN PASS-  
THROUGH CERTIFICATES, SERIES  
2006-3

Plaintiff

vs.

ANDRE J. PARK; DEBRA H. PARK, HIS  
WIFE and TRENTON BUSINESS  
ASSISTANCE CORP.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-000755-17

CIVIL ACTION

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

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, Jessica A. Berry, Esq. appearing, and having been timely served upon Andre J. Park and Debra H. Park, Defendants *Pro Se*, and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been shown;

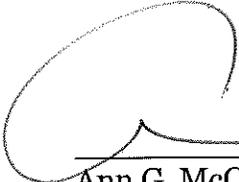
IT IS ON this 26 day of May, 2017:

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

ORDERED, that the Answer filed by Defendants Andre J. Park and Debra H. Park be and is hereby deemed to be a non-contesting Answer; and it is further

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

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

  
\_\_\_\_\_  
Ann G. McCormick, P.J. Ch.

\_\_\_\_\_ Opposed

\_\_\_\_\_ Unopposed

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

688628

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 26 2017**

**JUDGE ANN McCORMICK**

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

VS.

LUCY DANIELS, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-003955-16  
CIVIL ACTION

**ORDER TO FILE AMENDED  
FORECLOSURE COMPLAINT**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esq., appearing on behalf of the Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("FANNIE MAE"), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA, for an Order permitting the filing of the Amended Foreclosure Complaint and the Court having considered the matter and for good cause appearing;

IT IS on this

*26*

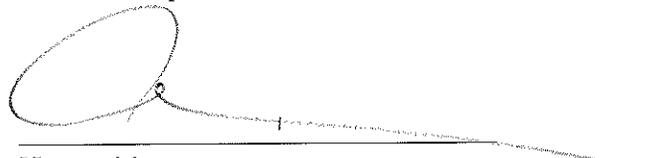
day of

*May*

2017 ORDERED:

1. That Plaintiff may file an Amended Foreclosure Complaint in the within matter *on*

*or before 6/30/17*



Honorable

**JUDGE ANN. G. McCORMICK**

\_\_\_\_\_ 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."

**The Honorable Ann G. McCormick, J.S.C.**  
Middlesex County Courthouse  
56 Paterson Street  
P.O. Box 964  
New Brunswick, New Jersey 08903

**FILED**  
**MAY 31 2017**  
**JUDGE ANN McCOORMICK**

FEDERAL HOME LOAN MORTGAGE,  
Plaintiff,

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-47781-13

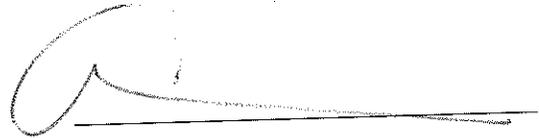
v.

SMITH  
Defendants

**ORDER**

It having been brought to the attention of this court that Plaintiff's Motion to Forfeit Deposit and Direct Resale of Property in the captioned matter was adjourned to June 9, 2017, and due to administrative error, a certain order was entered on May 26, 2017, and therefore, for good cause, upon this court's own motion; it is

**ORDERED** on this 31<sup>st</sup> day of May, 2017 that the Order entered on May 26, 2017, granting Plaintiff's Motion to Forfeit Deposit and Direct Resale of Property is hereby vacated.



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

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

Udren Law Case # 16010279-1  
UDREN LAW OFFICES, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400  
Attorneys for Plaintiff  
Nicole LaBletta, 003232006

**FILED**

**MAY 26 2017**

JUDGE ANN McCORMICK

**Finance of America Reverse, LLC**  
PLAINTIFF,

vs.

**John Staltari Jr., his heirs, devisees and  
personal representatives and his or any of  
their successors in right, title and interest;  
Mark Tolley, as Known Heir and as  
Personal Representative of the Estate of  
John Staltari Jr.; William Tolley, Known  
Heir of John Staltari Jr.;**  
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-010545-16

CIVIL ACTION  
ORDER FOR ENTRY OF DEFAULT

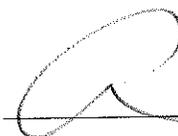
This matter being opened to the Court by **Nicole LaBletta, Esq.**, Attorney for the Plaintiff, **Finance of America Reverse, LLC** for an Order for Entry of Default in the above entitled foreclosure action, and proof of service having been filed herein, and no one appearing in opposition to said application, and good cause shown;

It is on this 26 day of May 2017,

ORDERED that default is hereby entered against the defendants:

**John Staltari Jr., his heirs, devisees and personal representatives and his or any of their successors in right, title and interest;**

"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."

  
\_\_\_\_\_  
J.S.C.

**JUDGE ANN. G. McCORMICK**

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

**Adam J. Friedman, Esq.**  
Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**  
A Limited Liability Partnership formed in the State of New York  
85 Broad Street, Suite 501  
New York, New York 10004  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm File Number: 150207

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

-----x  
GOSHEN MORTGAGE LLC,

Plaintiff

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO.: F-046949-14

vs.

ANDREW BARKOFF; et al.,

Defendant(s)

CIVIL ACTION

**ORDER DISCONTINUING WITHOUT  
PREJUDICE AND VACATING FINAL  
JUDGMENT**

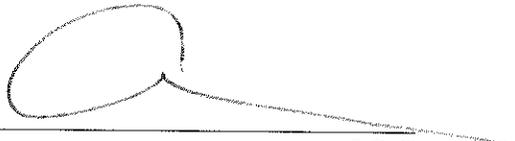
-----x  
THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that that the instant foreclosure matter has been settled; and application having been made herein to discontinue the foreclosure case without prejudice; and for good cause shown,

IT IS on this 26 day of May, 2017, ORDERED as follows:

1. That the above entitled action be and is hereby discontinued without prejudice and without costs as to Defendants ANDREW BARKOFF and GERILYN BARKOFF.
2. No other defendants have answered the complaint in this action. As a result, Plaintiff hereby voluntarily dismisses the above-entitled action without prejudice and without costs, as to all other defendants.

3. The underlying default has been cured as a Deed in Lieu was entered.
4. The Lis Pendens recorded on November 18, 2014, under Docket No.: F-046949-14 in the Middlesex County Clerk's Office in Book 2130 on Page 409 *et seq.*, is hereby discharged, canceled, and made null and void, and the County Clerk of Middlesex County is hereby directed to cancel same.
5. The Final Judgment entered on December 7, 2016, by Honorable Paul Innes, P.J.Ch. in Middlesex County is hereby vacated.
6. 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.

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

  
JUDGE ANN. G. MCCORMICK

~~"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."~~

Kaitlyn R. Bernaski, Esq., Attorney ID#: 115172014  
**GIAIMO & ASSOCIATES, LLC**  
97 E. River Road  
Rumson, New Jersey 07760  
(732) 747-8585  
kbernaski@giaimoandassociates.com  
*Attorneys for Plaintiff,*  
The Mill Condominium Association, Inc.  
CL-2448

**FILED**

MAY 9<sup>th</sup> 2017

JUDGE ANN MCCORMICK

**THE MILL CONDOMINIUM ASSOCIATION,  
INC.,**

Plaintiff,

vs.

**PATRICK J. CULLINA,**

Defendants

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

Docket No.: F-028279-15

CIVIL ACTION

ORDER

**THIS MATTER** having been opened to the Court by Plaintiff, The Mill Condominium Association, Inc. (the "Association"), by and through its Counsel, Giaimo and Associates, LLC, upon notice to all parties, of the application by the Association for the appointment of a rent receiver for certain real property described below, and the Court having considered the papers submitted in support of and, if any, in opposition to the application, and for good cause shown:

IT IS on this the 26 day of May, 2017, ORDERED as follows:

1. The Association's application for appointment of a receiver for the real property described below shall be, and hereby is, granted, in accordance with the terms and conditions of this Order set forth below.
2. Sterling Property Management, shall be, and hereby is, appointed receiver (the "Receiver") to manage and operate during the pendency of this foreclosure action certain property located at 40 Washington Avenue, Unit 19, Milltown, New Jersey,

in MIDDLESEX COUNTY (the "Property") and subject to the condominium Association's Governing Documents, in favor of the Association, unless and until it is replaced by the Association as the Receiver, in its discretion, at which time the replacement Receiver will automatically take over all receivership duties without the necessity of additional Court involvement.

3. Utilizing the proceeds from the Property, the Receiver is authorized to supervise and oversee the operation and management of the Property, including the following:
  - a. To enter on and take possession of the Property, including taking immediate operating control and management of the Property;
  - b. Inspect, photocopy and/or take immediate control of any and all books, records and other data relating to the Property and the operations thereon;
  - c. Review the accuracy and completeness of Owner's financial statements and records and other information;
  - d. Collect, transfer and receive all rents and profits, revenues, security deposits or proceeds of the Property (collectively, the "Rents") and deposit same in the bank account established by Receiver and upon which Receiver shall be the sole authorized signatory (the "Receiver Account");
  - e. Speak with the Owner and any other persons regarding the Property and the business operation as to the financial condition of the Property;
  - f. Apply the Rents to the necessary expenses of operating and preserving the Property for rental purposes, including without limitation, maintenance, repairs, receiver expenses, assessments, assessment arrearages and the Property's Association-related obligations;



data; and other books and records as may be in the possession of Owner, and other documents and items as may further be requested by the Receiver, that pertain to the operation or management of the Property and collection of Rents.

7. As of the date of this Order, the receiver has taken possession and control of the Property and is permitted to change the locks immediately. The Receiver will be commencing an inventory of all items left in the Unit. You are hereby on notice that any personal property remaining in the Unit is hereby deemed abandoned and must be removed from the Property within thirty-three (33) days of the date of this Order. The Receiver may remove these items and store them at a local storage facility so that cleaning crews can gain appropriate access if need be. Should the Receiver move these items to such a facility, the Association will provide you notice of when and where any property is moved. Further, if you and/or your Tenant does not remove the abandoned property within thirty-three (33) days of the date of this Order, the Receiver may:

- a. Sell the property at a public or private sale;
- b. Destroy or otherwise dispose of the property if the Receiver reasonably determines that the value of the property is so low that the cost of storage and conducting a public sale would probably exceed the amount that would be realized from the sale; or
- c. Sell items of value and destroy or otherwise dispose of the remaining property. Further, while the abandoned property remains in the Receiver's possession, the Association reserves all rights to have you and/or any Tenants deemed liable for said fees and costs associated with the storage,

disposal, sale and/or removal, including all attorneys' fees and costs.

Owner may contact the Receiver to discuss this matter further, as well as to make arrangements for disposition of the abandoned property. In addition, demand is made for any and all contact information of any and all additional parties, including secured creditors with UCC filings, who may have an interest in the abandoned property.

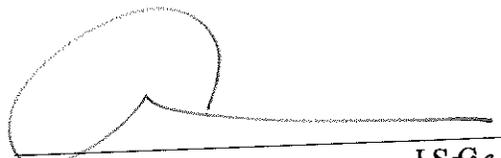
8. The Receiver's compensation for its aforesaid activities shall be 10% of the amount collected, or as directed by the Court, in addition to the reimbursement of all out of pocket expenses. The Receiver is entitled to a fee of \$800.00, in consideration of all initial actions undertaken to ready the Property for tenancy (the "Start-up Fee"). The Start-Up Fee shall be paid to the Receiver via the Property's rental proceeds, but if the Property is never rented, by the Association. In the event of settlement of the account prior to rental of the Unit, the Receiver shall be entitled to a fee equivalent to 5% of the settlement amount collected by the Association, in addition to reimbursement of all out-of-pocket expenses. In such an event, the Receiver shall not be entitled to the Start-Up Fee. The Receiver, after accounting for all necessary operations, all expenses of the Property (as set forth herein) and after setting aside funds which it deems to be a sufficient reserve of foreseeable emergency operational cost of the Property, may release monies to the Association. The foregoing shall in no way limit, defeat, release, terminate, discharge, or reduce any security interest or lien in favor of the Association in those monies or in any property of which those monies are proceeds.
9. The Receiver shall report to the Court on a quarterly basis all income and expenses

generated by the receivership, beginning ninety (90) days from the filed date of this Order;

10. The Receiver, and the any party in interest hereto, at any time on proper notice, are granted leave to this Court for further directions and for further powers as may be necessary to enable the Receiver to fulfill its duties; and

IT IS HEREBY FURTHER ORDERED that a copy of this Order be served upon the Defendants, via certified and regular mail, within ten (10) days of the date hereof.

Dated: \_\_\_\_\_, 2017

  
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."

**Adam J. Friedman, Esq.**

Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York

85 Broad Street, Suite 501

New York, New York 10004

T: (212) 471-5100

F: (212) 471-5150

Attorneys for Plaintiff

Firm File Number: 150292

**FILED**  
**MAY 26 2017**  
JUDGE ANN McCORMICK

-----X  
PNPL-SRMOF II 2014-TTI TRUST,

Plaintiff

vs.

JEROME CAMERON HIGGINS, JR.; et al.,

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO.: F-020383-13

CIVIL ACTION

**ORDER DISCONTINUING WITHOUT  
PREJUDICE AND VACATING FINAL  
JUDGMENT**

-----X

THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys for Plaintiff in the above-entitled foreclosure action; and it appearing that that the instant foreclosure matter has been settled; and application having been made herein to discontinue the foreclosure case without prejudice; and for good cause shown,

IT IS on this 26 day of May, 2017 ORDERED as follows:

1. That the above entitled action be and is hereby discontinued without prejudice and without costs as to Defendants JEROME CAMERON HIGGINS, JR, LISA HIGGINS, CARTERET COMPREHENSIVE MEDICAL, AND STATE OF NEW JERSEY.

2. The underlying default has been cured.

3. The Lis Pendens dated June 17, 2013, recorded under Docket No.: F-020383-13 on June 19, 2013, in the Middlesex County Clerk's Office in Book 2120 on Page 235 *et seq.* is hereby discharged, canceled, and made null and void, and the County Clerk of Middlesex County is hereby directed to cancel same.

4. The Final Judgment entered on June 8, 2015, by Honorable Paul Innes, P.J.Ch. in Middlesex County is hereby vacated.

5. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.



J.S.C  
JUDGE ANN. G. McCORMICK

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

615412

**PHELAN HALLINAN DIAMOND & JONES, PC**

Jeremy Merkin, Esq. ID No. 057762015

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

SANTANDER BANK, NATIONAL  
ASSOCIATION  
PLAINTIFF

VS.

DEANA M. POWELL, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-005007-12

CIVIL ACTION

ORDER DISCHARGING GUARDIAN  
AD LITEM & APPOINTMENT NEW  
GUARDIAN AD LITEM FOR MINOR  
DEFENDANT

This matter being opened to the Court by Jeremy Merkin, Esquire, attorney for the plaintiff, and it appearing that defendant, in the above entitled action, has failed to answer or otherwise defend the above entitled action and application being made herein by Plaintiff to seek the discharge of present Guardian ad Litem, Melissa Hoffman, Esquire, and the appointment of a new Guardian ad Litem for the Defendant, Deonna Powell (Minor), and for good cause shown;

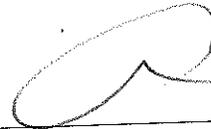
IT IS on this 26 day of May, 2017 ORDERED that Melissa Hoffman, Esquire is hereby relieved as Guardian ad Litem and Rosemary Simon, Esquire be and is hereby appointed Guardian ad Litem to represent and defend this action on behalf of the defendant, Deonna Powell (Minor), in this action; and

IT IS FURTHER ORDERED that the appointed Guardian ad Litem shall electronically file a report no later than Aug 6, 2017; and

IT IS FURTHER ORDERED that the appointed Guardian ad Litem shall electronically file their Certification of Attorney Services with proposed Order for payment no later than Sept 6, 2017.

IT IS further ordered that Plaintiff shall be entitled to claim the full amount of the Guardian ad Litem's fees and costs for services rendered in taxed costs assessed with respect to the within action, or in the event of reinstatement or payoff of the underlying debt; and

ORDERED, that the Plaintiff serve a copy of this Order which not be certified, upon said Guardian ad Litem within twenty (20) days from the date hereof and that proof of said service be filed herein.



Honorable 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."

Form C

FILED

Name David Bennett  
Address 10 Jeanette Court- Jamesburg, NJ 08831  
Daytime Telephone 732 521-3899  
Email Address davidb6560@hotmail.com  
Attorney ID \_\_\_\_\_

MAY 26 2017

JUDGE ANN McCORMICK

Superior Court of New Jersey  
Chancery Division - General Equity  
Middlesex  County

Wells Fargo NA Plaintiff(s)

Docket Number: F - 07225-14

v.

Civil Action

David Bennett Defendant(s)

Order

This matter having been brought before the Court on Motion of defendant for an Order (describe relief requested)

FOR THE REASONS SET FORTH  
ON THE RECORD ON 5/26/17

and the Court having considered the matter and for good cause appearing,

**(Do not write below this line, For Court Use Only)**

It is on this 26 day of May, 2017, ORDERED that: plaintiff  
defendants motion to vacate  
the Sheriff's sale is denied

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

This motion was:

Opposed       Unopposed

[Signature]  
\_\_\_\_\_  
Ch

JUDGE ANN G. McCORMICK

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

**FEIN, SUCH, KAHN & SHEPARD, P.C.**  
Joshua B. Sears - 14171998  
7 Century Drive, Suite 201  
Parsippany, New Jersey 07054  
(973) 538-9300  
SPSJ618  
Attorney for Plaintiff

WELLS FARGO BANK, N.A., AS  
TRUSTEE FOR THE CERTIFICATE  
HOLDERS OF ASSET-BACKED PASS-  
THROUGH CERTIFICATES, SERIES  
2005-WCW1

Plaintiff

vs.

BLANCA VALLEJO, et als.

Defendant

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION-  
BERGEN COUNTY

DOCKET NO.: F-8650-15

CIVIL ACTION

**ORDER REDACTING PERSONAL  
IDENTIFIERS**

This matter is being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, and it appearing to the Court that on the court's electronic records, the following personal identifiers were not redacted:

- a. the Social Security Number located on the Uniform Residential Loan Application on the first page of Exhibit "C"; and
  - b. the mortgage account loan number located on the first page of the correspondence of Exhibit "J"; and
- when said information should have been redacted on these attachments; and for good cause shown;

IT IS, ON THIS 26 DAY OF May, 2017;

**ORDERED** that the Court's electronic records be corrected  
redact the following information:

a. the Social Security Number located on the Uniform Residential Loan Application on the first page of Exhibit "C"; and

b. the mortgage account loan number located on the first page of the correspondence of Exhibit "J"; and it is further

**ORDERED** that a copy of this Order shall be served upon all parties of record within (7) days of the date of entry hereof.

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

File No. SPSJ618

"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."

Udren Law Case # 16060206-1  
UDREN LAW OFFICES, P.C.  
Woodcrest Corporate Center  
111 Woodcrest Road, Suite 200  
Cherry Hill, NJ 08003  
(856) 669-5400  
Attorneys for Plaintiff  
Elizabeth Wassall 023211995

**FILED**  
**MAY 26 2017**  
**JUDGE ANN McCORMICK**

|  |   |
|--|---|
| <p><b>West Coast Servicing, Inc</b><br/>PLAINTIFF</p> <p>vs.</p> <p><b>JOSE H. PEREZ; MARIA ARMIDA PEREZ;</b><br/>DEFENDANT(S)</p> | <p>SUPERIOR COURT OF NEW JERSEY<br/>CHANCERY DIVISION<br/>MIDDLESEX COUNTY</p> <p>DOCKET NO: F-027877-16</p> <p>CIVIL ACTION<br/>ORDER VACATING DEFAULT FILED<br/>AGAINST <b>Marilyn Caldwell</b></p> |
|--|---|

This matter being opened to the Court by Udren Law Offices, P.C., attorneys for the Plaintiff, **West Coast Servicing, Inc**

IT IS ORDERED on this *26* day of *May*, 2017  
that the Default filed on **March 07, 2017** against the Defendant **Marilyn Caldwell** only be vacated, without prejudice.

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

  
~~JUDGE ANN G. McCORMICK~~  
L.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."

KNUCKLES, KOMOSINSKI & MANFRO, LLP  
Michel Lee, Esquire (Attorney ID 024422010)  
*Attorneys for Plaintiff*  
50 Tice Boulevard, Suite 183  
Woodcliff Lake, NJ 07677  
Telephone 201-391-0370  
Facsimile 201-781-6744  
ml@kkmlp.com

**FILED**  
MAY 26 2017  
JUDGE ANN McCORMICK

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, DOING BUSINESS AS CHRISTIANA  
TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE  
FOR BCAT 2015-14ATT,  
  
Plaintiff,  
  
vs.  
  
IVETTE R. ROSADO, et al.  
  
Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-18199-15  
CIVIL ACTION  
**ORDER ESTABLISHING A LOST  
INSTRUMENT AND DEEMING  
PLAINTIFF'S PROOF SUFFICIENT**

THIS MATTER having been opened to the Court by Knuckles, Komosinski, & Manfro, LLP, attorneys for Plaintiff, by way of motion for entry of an Order Establishing a Lost Instrument, and it appearing that, after diligent search by Plaintiff the original Note cannot be located and the Court having reviewed a copy of the Mortgage, as recorded with the County Clerk, which references the Note; and with good cause being shown,

IT IS on the 26 day of May, 2017, ORDERED THAT

1. The terms and existence of the Note are established as set forth in the First Count of the amended complaint, filed on August 23, 2016, with Plaintiff presenting sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Superior Court, Office of Foreclosure is directed to proceed with entry of Final Judgment by default without the original Note as required by Rule 4:64-2.

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

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

- Opposed
- Unopposed
- Reasons placed on the record

"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."

RG

**Adam J. Friedman, Esq.**  
Attorney Id Number: 022432009

**FRIEDMAN VARTOLO LLP**

A Limited Liability Partnership formed in the State of New York  
85 Broad Street, Suite 501  
New York, New York 10004  
T: (212) 471-5100  
F: (212) 471-5150  
Attorneys for Plaintiff  
Firm File Number: 170242

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

-----X  
WILMINGTON SAVINGS FUND SOCIETY,  
FSB, D/B/A CHRISTIANA TRUST, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY IN ITS  
CAPACITY AS OWNER TRUSTEE OF  
MATAWIN VENTURES TRUST SERIES 2016-  
2,

Plaintiff

vs.

HONGLE SITU; et al.,

Defendant(s)  
-----X

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO.: F-000901-14

CIVIL ACTION

**ORDER AMENDING THE LIS PENDENS  
NUNC PRO TUNC, REFORMING THE  
ASSIGNMENT OF MORTGAGE, AND  
CORRECTING DEFENDANT'S NAME**

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

IT IS on this 26 day of May, 2017, ORDERED as follows:

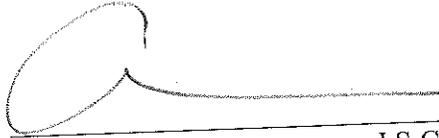
1. The Lis Pendens executed on January 27, 2014, and recorded on January 30, 2017, in the County Clerk's Office of Middlesex County in Book 2125 on Page 303 et seq., is hereby amended nunc pro tunc such that the re-recording information of the Mortgage be included.

2. The Assignment of Mortgage executed on November 17, 2016, and recorded on February 23, 2017, be reformed such that the re-recording information of the Mortgage be included.

3. Defendant TRUMP MARINA HOTEL CASINO's name is corrected and changed to TRUMP MARINA HOTEL CASINO N/K/A GOLDEN NUGGET HOTEL & CASINO.

4. The Office of Foreclosure is hereby directed to amend the eCourts meta data accordingly.

5. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.



J.S.C

**JUDGE ANN. G. McCORMICK**

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

**FILED**

**MAY 26 2017**

JUDGE ANN McCORMICK

File No. 14149-16-21677

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

BANK OF AMERICA, N.A.,

Plaintiff,

v.

ROBERTO BERNALES; MRS.  
ROBERTO BERNALES, HIS WIFE;  
ROBERT MAYRD PEREZ; MRS.  
ROBERT MAYRD PEREZ, HIS WIFE;  
NEW CENTURY FINANCIAL  
SERVICES INC; AGL MARKETING  
INC; STATE OF NEW JERSEY; UNITED  
STATES OF AMERICA,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-026106-16

CIVIL ACTION

**ORDER TO REFORM MORTGAGE  
NUNC PRO TUNC AS OF APRIL 20,  
2005 OR, IN THE ALTERNATIVE, TO  
SUBORDINATE THE RIGHT, TITLE  
AND INTEREST OF ROBERT  
MAYRD PEREZ IN AND TO THE  
SUBJECT PROPERTY TO THAT OF  
PLAINTIFF, AND TO NULLIFY AND  
STRIKE A RECORDED  
ASSIGNMENT OF**

**THIS MATTER**, being opened to the Court by Parker McCay, P.A., Attorneys for the Plaintiff, and the Court having considered the moving papers, and any opposition thereto, and for other good cause having been shown;

IT IS on this 26 day of May, 2017

**ORDERED AS FOLLOWS:**

1. Plaintiff's mortgage is hereby reformed *nunc pro tunc* as of April 20, 2005, to reflect that Defendant, Robert Mayrd Perez, fully executed the Mortgage, as if he had, in fact, affixed his signature to Page 8 of said document as of April 20, 2005; or
2. Defendant, Robert Mayrd Perez's, right, title and interest in and to the Subject Property is hereby subordinated to that of Plaintiff; and
3. The Assignment of Mortgage from Countrywide Home Loans Servicing LP to Mortgage Electronic Registration Systems, Inc., its successors and assigns, recorded in the Office of the Clerk of Middlesex County on August 14, 2015, Book 01167, Page 0360 is hereby nullified and deemed stricken from the public records; and
4. This matter is permitted to proceed uncontested, thereby divesting all parties of any right, title and interest they may have in Subject Property; and
5. The Clerk of Middlesex County be and is hereby directed to record a copy of this Order upon presentment; and
6. Any title company or a third party searching the land records of Middlesex County New Jersey is hereby entitled and authorized to rely upon this Order when conducting a search for any purpose, including but not limited to, the issuance of title insurance for the Subject Property; and,
7. A copy of this Order shall be served on Defendants or their attorney within 7 days of Plaintiff's receipt of a conformed copy of same from the Court.

  
 \_\_\_\_\_, 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."

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

562321

**PHELAN HALLINAN DIAMOND & JONES, PC**

Nicole Savage, Esq. ID No. 000332011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

DEUTSCHE BANK NATIONAL TRUST  
COMPANY, AS TRUSTEE FOR MORGAN  
STANLEY MORTGAGE LOAN TRUST  
2004-7AR  
PLAINTIFF

VS.

AMRO BADRAN, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-9604-09  
CIVIL ACTION

**ORDER ALLOWING SERVICE OF  
REMEDIAL NOTICE OF INTENTION  
TO FORECLOSE**

THIS MATTER having been brought before the court on a Motion Allowing Service of Remedial Notice of Intention to Foreclose by Plaintiff, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY MORTGAGE LOAN TRUST 2004-7AR by and through its counsel Phelan Hallinan Diamond & Jones, PC, and the Court having considered all pleadings and arguments and good cause showing:

IT IS on this 26 day of May, 2017, ORDERED as follows:

1. Plaintiff is hereby ordered and allowed to send a new Notice of Intention to Foreclose, in full compliance with the Fair Foreclosure Act, to the Defendant(s) ; and
2. Defendant(s) shall be allowed the opportunity to cure the arrears, without foreclosure fees/costs pursuant to the Fair Foreclosure Act; and
3. If the Defendant(s) are unable to cure the arrears, Plaintiff may proceed with the within foreclosure action as an uncontested matter.

"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 McCormick, J.S.C.

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

STERN LAVINTHAL & FRANKENBERG LLC  
105 Eisenhower Parkway - Suite 302  
Roseland, NJ 07068  
(973) 797-1100  
Attorneys for Plaintiff  
Ashley L. Rose, Esq.: 002492013  
201601220

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Plaintiff

vs.

ROBERT M. ASCOLESE; et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO.: F-33620-16

CIVIL ACTION

**ORDER**

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, (Ashley L. Rose, Esq. appearing,) and having been timely served upon Defendants Ameriquest Mortgage Company and Champion Mortgage, a Division of Keybank National Association, and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been stated

IT IS ON this 26 day of May, 2017, Ordered:

FOR THE REASONS SET FORTH  
ON THE RECORD ON 5/26/17

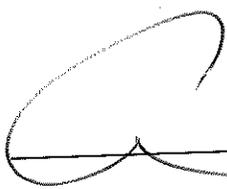
1. Mortgage given to Ameriquest Mortgage Company from Robert M. Ascolese and Stacey A. Ascolese on April 17, 2003 and recorded on June 9, 2003 in the Middlesex County Clerk's Office in Book 8522, Page 0508; and Mortgage given to Champion Mortgage, a Division of Keybank National Association, by Robert M. Ascolese and Stacey A. Ascolese on January 13, 2005 and recorded on February 1, 2005 in the Middlesex County Clerk's Office in Book 10378, Page 0074 are hereby deemed fully satisfied *Nunc Pro Tunc*; and

2. Defendants Ameriquest Mortgage Company and Champion Mortgage, a Division of Keybank National Association 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. ORDERED, that a true copy of this Order be served upon Defendants within 7 days of the date of receipt hereof via certified and regular mail.

  
\_\_\_\_\_, P.J. Ch.

JUDGE ANN G. McCORMICK

\_\_\_\_\_ Opposed

\_\_\_\_\_ Unopposed

PLUESE, BECKER & SALTZMAN, LLC  
Attorneys At Law  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054  
Attorneys for Plaintiff  
Filing Attorney:

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

**FILED**  
**MAY 26 2017**  
**JUDGE ANN McCORMICK**

File No. 086000OP SL  
FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Plaintiff

v.

DANIEL D. GUERRIERO, et al.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-000608-16

CIVIL ACTION

ORDER  
DETERMINING FAIR MARKET VALUE  
OF  
MORTGAGED PROPERTY

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

IT IS on this 26 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: \$225,000.

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."

PLUESE, BECKER & SALTZMAN, LLC  
Attorneys At Law  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054  
Attorneys for Plaintiff  
Filing Attorney:  
\_\_ Rob Saltzman, Esquire ID #043891988  
X Sanford J. Becker, Esquire ID #243731972  
\_\_ Robert F. Thomas, Esquire ID #018621993  
\_\_ Stuart West, Esquire ID #015672002  
\_\_ Kevin Diduch, Esquire ID #124612014  
\_\_ Kathleen L. Stanton, Esquire ID #012202011

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

File No. 0900800P SL

FEDERAL NATIONAL MORTGAGE  
ASSOCIATION

Plaintiff

v.

JAMES PALLADINO, et al.

Defendant(s)

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: MIDDLESEX COUNTY  
: DOCKET NO. F-028478-16  
:  
: CIVIL ACTION  
:  
: ORDER  
: DETERMINING FAIR MARKET VALUE  
: OF  
: MORTGAGED PROPERTY

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

IT IS on this 26 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: \$130,000.

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

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

"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."

By the Court,



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

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

**FILED**  
**MAY 26 2017**  
**JUDGE ANN McCORMICK**

JPMORGAN CHASE BANK, N.A.,

Plaintiff,

v.

KCR ENTERPRISES LIMITED  
LIABILITY COMPANY, KAPLAN  
CONCANNON CPAS LIMITED  
LIABILITY COMPANY, ELLIOT L.  
KAPLAN, JOHN K. CONCANNON, and  
BRIDGEPOINTE II OFFICE CENTER  
CONDOMINIUM ASSOCIATION, INC.,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-031880-16

Civil Action

**ORDER**

THIS MATTER being opened to the Court upon application of Maselli Warren, P.C., attorneys for the Plaintiff, JPMorgan Chase Bank, N.A., Shawn D. Edwards, Esquire, appearing, for an Order to gain entry to real property located at 225 Bridge Street, Metuchen, New Jersey 08840 (the "Property"), and due notice having been given to attorneys for Defendants, KCR Enterprises Limited Liability Company, Kaplan Concannon CPAs Limited Liability Company, Elliot L. Kaplan, John K. Concannon, and the Court having considered the moving papers, and the opposition of Defendants, if any, and for good cause appearing;

IT IS ORDERED, on this 26 day of May, 2017, that:

1. Plaintiff, JPMorgan Chase Bank, N.A., its agents, and independent contractors, including, but not limited to, appraisers, environmental consultants and construction consultants

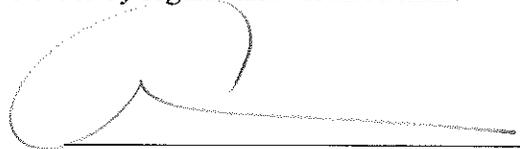
(collectively, the "Parties") are granted internal and external access to the land and structures located at the Property, at all reasonable times to enter upon and inspect the Property.

2. Defendants shall coordinate with the Parties to allow the Parties access to enter, inspect, and perform tests on the Property within thirty (30) days of the date of this Order.

3. Defendants shall continue to cooperate with the Parties to allow the Parties access to enter, inspect, and perform tests on the Property at all reasonable times upon written request.

3. This Order authorizes the Middlesex County Sheriff and all local police departments to aid the Parties to gain access to the Property.

4. A copy of this Order shall be served upon the defendants, within seven (7) days from the date that Plaintiff's counsel receives the order by regular and certified mail.

  
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."

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

**GARY C. ZEITZ, L.L.C.**  
AMBER J. MONROE, ESQUIRE - ID#099882014  
1101 Laurel Oak Road, Suite 170  
Voorhees, New Jersey 08043  
(856) 857-1222  
*Attorneys for Plaintiff*

---

|   |   |                              |
|---|---|------------------------------|
| MTAG CUST ALTERNA FUNDING I, LLC  | : | SUPERIOR COURT OF NEW JERSEY |
|   | : | CHANCERY DIVISION            |
|   | : | MIDDLESEX COUNTY             |
| Plaintiff,  | : |                              |
|   | : | Civil Action                 |
| vs.   | : |                              |
|   | : | Docket No. F-19178-16        |
| MONA-LISA E. WEBER, SINGLE AND MUNINDRANAND MAHARAJ, SINGLE, JOINT TENANTS W/RIGHTS OF SURVIVORSHIP, et al. | : | <b>ORDER</b>                 |
|   | : |                              |
|   | : |                              |

Defendant(s).

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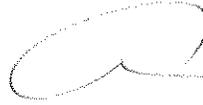
THIS MATTER, having come before the Court by Amber J. Monroe, Esquire, Gary C. Zeitz, L.L.C., counsel for MTAG CUST ALTERNA FUNDING I, LLC ("Plaintiff"), upon notice to all Defendants and interested parties; pursuant to Plaintiff's Motion to Reform Tax Sale Certificate No. 13-0120, secured by the real property located at 5 Lake Ave., Old Bridge, New Jersey, Block 1073, Lots 5,6,7, and 8 to include additional lots 6-8 inadvertently omitted on the Tax Lien by the Township of Old Bridge Office of the tax Collector; and the Court having considered the submissions in support of the Motion, opposition thereto, if any, and upon good cause shown;

IT IS on this 26 day of May, 2017 HEREBY ORDERED:

1. Plaintiff's Motion to Reform Township of Old Bridge tax sale certificate no. 13-0120 to include additional lots 6-8 is GRANTED; and
2. Tax Sale Certificate No. 13-0120 is secured by the real property known as

and located at 5 Lake Ave., Old Bridge, New Jersey, Block 1073, Lots 5,6,7, and 8; and

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



, 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."

**FILED**

**MAY 26 2017**

JUDGE ANN McCORMICK

Rafi Hasbani, Esq. (04215-2011)  
Leopold & Associates, PLLC  
90 East Halsey Road, Suite 202A  
Parsippany, NJ 07054  
914-219-5787  
Attorneys for Plaintiff

16-00787-1

MTGLQ INVESTORS, L.P.

Plaintiff

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

vs.

Docket No.: F-22104-16

DIANA M. TRACEY; THE STATE OF  
NEW JERSEY

Defendant(s)

Civil Action

**ORDER EXTENDING TIME TO  
SERVE A CORRECTIVE NOTICE OF  
INTENT TO FORECLOSE**

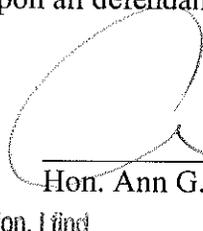
This matter being opened to the Court by Leopold & Associates, PLLC, attorneys for Plaintiff, Rafi Hasbani, Esq., appearing, and on notice to defendants, and the Court having reviewed the supporting Certification, and papers in opposition, if any, and for good cause shown:

It is on this 26 day of May, 202017

ORDERED that Plaintiff shall serve a corrective Notice upon the defendant Diana M. Tracey within ninety (90) days of the entry of this Order; and it is further

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

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

  
\_\_\_\_\_  
Hon. Ann G. McCormick, PJCh.

OPPOSED  
 UNOPPOSED

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

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

MICHAEL V. DOWGIN ESQ.  
2413 U.S. HIGHWAY 130  
DAYTON, NEW JERSEY 08810  
732-274-2110  
Email: Dowginlaw@aol.com  
ID#026221980

Attorney for Defendant, Ariel Hidalgo  
SUPERIOR COURT OF NEW JERSEY

NATIONSTAR MORTGAGE :  
LLC D/B/A CHAMPION :  
MORTGAGE COMPANY :

: CHANCERY DIVISION  
Plaintiff/Mortgagee : MIDDLESEX COUNTY

vs. :  
ARIEL HIDALGO, et als.: Docket No. F-019220-15  
Defendant/Mortgagor :

\_\_\_\_\_ :

ORDER VACATING DEFAULT  
JUDGMENT

This matter having been opened to the Court by Michael V. Dowgin Esq., attorney for the defendant and the Court having reviewed the moving and opposing papers, and having heard the argument of counsel, and for good cause shown;

It is on this 26 day of MAY, 2017 ORDERED that the Foreclosure Judgment entered by the Court in this matter against the defendant on May 17, 2016 be and is hereby vacated, and *as well as the entry of default entered on 9/10/15.*

IT IS FURTHER ORDERED that the plaintiff shall deed real property known as 34 Dawn Court, Monmouth Junction (South Brunswick Twp.), New Jersey to the defendant, Ariel Hidalgo, in a legally sufficient

manner approved by a New Jersey title company retained by the defendant within 30 days of the date hereof; and

IT IS FURTHER ORDERED that the defendant shall file a responsive pleading within the next 45 days.

IT IS FURTHER ORDERED that a copy of this order be served on all parties within 7 days of the date of this order



JSC

**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."

MATTLEMAN, WEINROTH & MILLER, P.C.  
BY: MARTIN S. WEISBERG, ESQUIRE  
ATTORNEY I.D.: 037071987  
401 Route 70 East - Suite 100  
Cherry Hill, New Jersey 08034  
(856) 429-5507  
Attorneys for Plaintiff  
File No.: 983.93546

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

PNC Bank, National Association  
Plaintiff  
v.  
Gladis Colella a/k/a Gladis B. Colella; Mr. Colella,  
spouse of Gladis Colella a/k/a Gladis B. Colella;  
State of New  
Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

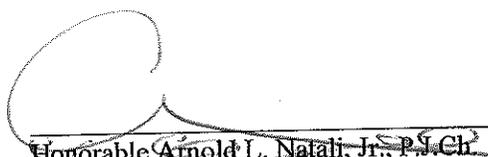
DOCKET NO.: F-032216-16

CIVIL ACTION

ORDER GRANTING LEAVE TO  
PROCEED

THIS MATTER having been brought before the Court by Mattleman, Weinroth & Miller, P.C. for an Order granting leave to proceed as to certain defendants, now for good cause.

IT IS on this 26 day of May 2017 ORDERED that the Plaintiff's motion be and hereby is granted; the Plaintiff is granted leave to proceed to judgment and execution as against the Defendant designated as Mr. Colella, spouse of Gladis Colella a/k/a Gladis B. Colella without his full given name.

  
Honorable Arnold L. Natali, Jr., P.J. Ch

JUDGE ANN. G. McCORMICK

\_\_\_\_ Opposed  
\_\_\_\_ Unopposed

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

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

KNUCKLES, KOMOSINSKI & MANFRO, LLP  
Michel Lee, Esquire (Attorney ID 024422010)  
*Attorneys for Plaintiff*  
50 Tice Boulevard, Suite 183  
Woodcliff Lake, NJ 07677  
Telephone 201-391-0370  
Facsimile 201-781-6744  
ml@kkmlp.com

**FILED**

**MAY 26 2017**

**JUDGE ANN McCORMICK**

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, DOING BUSINESS AS CHRISTIANA  
TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE  
FOR BCAT 2015-14ATT,

Plaintiff,

vs.

JOHN T. POLLAK, et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-23318-16

CIVIL ACTION

**ORDER ESTABLISHING A LOST  
INSTRUMENT AND DEEMING  
PLAINTIFF'S PROOF SUFFICIENT**

THIS MATTER having been opened to the Court by Knuckles, Komosinski, & Manfro, LLP, attorneys for Plaintiff, by way of motion for entry of an Order Establishing a Lost Instrument, and it appearing that, after diligent search by Plaintiff the original Note cannot be located and the Court having reviewed a copy of the Mortgage, as recorded with the County Clerk, which references the Note; and with good cause being shown,

IT IS on the 26 day of May, 2017 ORDERED THAT

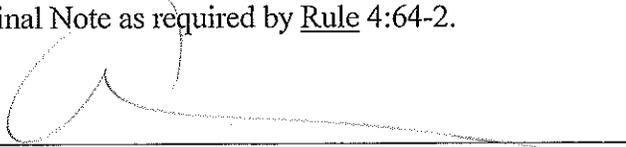
1. The terms and existence of the Note are established as set forth in the First Count of the complaint, filed on August 23, 2016, with Plaintiff presenting sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Superior Court, Office of Foreclosure is directed to proceed with entry of Final Judgment by default without the original Note as required by Rule 4:64-2.

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

\_\_\_\_ Opposed

\_\_\_\_ Unopposed

\_\_\_\_ Reasons placed on the record

  
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."

KNUCKLES, KOMOSINSKI & MANFRO, LLP  
Michel Lee, Esquire (Attorney ID 024422010)  
*Attorneys for Plaintiff*  
50 Tice Boulevard, Suite 183  
Woodcliff Lake, NJ 07677  
Telephone 201-391-0370  
Facsimile 201-781-6744  
ml@kkmlp.com

**FILED**

MAY 26 2017

JUDGE ANN McCORMICK

WILMINGTON SAVINGS FUND SOCIETY,  
FSB, DOING BUSINESS AS CHRISTIANA  
TRUST, NOT IN ITS INDIVIDUAL  
CAPACITY, BUT SOLELY AS TRUSTEE  
FOR BCAT 2015-14ATT,

Plaintiff,

vs.

RYAN RAMDASS, et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-010208-16

CIVIL ACTION

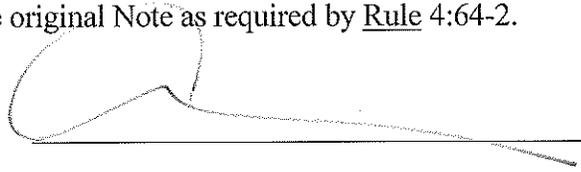
**ORDER ESTABLISHING A LOST  
INSTRUMENT AND DEEMING  
PLAINTIFF'S PROOF SUFFICIENT**

THIS MATTER having been opened to the Court by Knuckles, Komosinski, & Manfro, LLP, attorneys for Plaintiff, by way of motion for entry of an Order Establishing a Lost Instrument, and it appearing that, after diligent search by Plaintiff the original Note cannot be located and the Court having reviewed a copy of the Mortgage, as recorded with the County Clerk, which references the Note; and with good cause being shown,

IT IS on the 26 day of May, 2017, **ORDERED THAT**

1. The terms and existence of the Note are established as set forth in the First Count of the complaint, filed on April 12, 2016, with Plaintiff presenting sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Superior Court, Office of Foreclosure is directed to proceed with entry of Final Judgment by default without the original Note as required by Rule 4:64-2.

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

  
J.S.C.

\_\_\_\_ Opposed

\_\_\_\_ Unopposed

\_\_\_\_ Reasons placed on the record

**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."