

Honorable Ann McCormick, JSC ORDERS 6/23/17

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
499 Thornall Street Owner, LLC v. CW Capital Asset Management, et al	L	2148/6801	16	Summary Judgment	Denied
				Summary Judgment	Denied
				Motion to Dismiss	Denied, see order; third amended complaint allowed
				Seal Record	Denied
Bock v. Naimo	L	4535	16	Compel Dep	Previous order vacated; Consent Order
Spano v. Daley	C	173	16	Misc	Granted in part, denied in part
Sutton v. Caliber Home Loans	C	53	17	Dismiss complaint	Granted
Township of Edison v. International Association of Firefighters	C	233	15	Hold Township	Denied
Township of Edison v. Generated Materials, et al	C	91	15	Enforce Litigant's Rights	Granted
World Business Lenders v. Code Red Restoration	C	29	17	Motion to Intervene	Granted
Bank of America v. Gagliardi	F	28527	15	Objection to Amount Due	Denied
Bank of New York v. Kertes	F	26259	16	Enforce Lost Note	Granted
Commons at Piscataway v. Ola	F	6613	11	Vacate Order	Granted
Ditech v. Chandler	F	11643	14	Reinstate & Sub Plaintiff	Granted
Ditech v. Guardado	F	25653	16	Reform Loan Mod Agreement	Granted
Dietch v. Hussain	F	11813	14	Miscellaneous Motion	With judge- check e-courts
Fannie Mae v. Hechtman	F	31689	16	Extend time to Answer	Granted in part, denied in part
Fannie Mae v. Kocheran	F	20437	16	Reform Loan Mod	Granted
Fannie Mae v. Smith	F	47781	13	Forfeiture of Deposit	Granted
First Citizens Bank v. Zander	F	3559	14	Set Aside Sheriff's Sale	withdrawn
HSBC v. Ganesan	F	9005	17	Reform Mortgage	Granted
Landings at Spinnaker vs Elliot	F	27559	16	Attorney's Fees	With judge- check e-courts
The Bank of New York v. Martinez	F	745	15	Misc Consent Order	Granted
TTLBL v. Cooper	F	20705	16	Sub. Name of Plaintiff	Granted
				Vacate Order	Denied
TTLBL v. Wakefield Realty Co.	F	9697	17	Strike Answer	With judge
UBS Real Estate Securities v. Sanabria	F	28617	8	Vacate and Reschedule Sheriff's Sale	withdrawn
Wells Fargo v. Bennett	F	21225	14	Miscellaneous Motion	with judge
Wells Fargo vs Gastellu	F	23775	16	Summary Judgment	withdrawn
Wells Fargo v. Hasan	F	5477	17	Reform Mortgage	Granted
Wells Fargo v. Iwanski	F	32857	7	Vacate	Granted but see order
Wells Fargo v. Martinez	F	5043	17	Reform Loan Mod	Granted
Wells Fargo vs Mayo	F	623	15	Summary Judgment	Granted
Wells Fargo v. Paragulla	F	18705	16	Enforce Lost Note	Granted in part, denied in part
Wells Fargo v. Yeddu	F	7829	17	Reform Mortgage	Granted
Wilmington Savings Fund v. Ruffini	F	27587	14	Set Aside Sheriff's Sale	withdrawn
BAC Home Loans v. Kim	F	126	9	Vacate FJ	Granted
Bank of America v. Cooney	F	1066	17	Mediate out of time	Granted
Bucks County v. GSGG, LLC	F	32641	16	Additional funds	Tranferred back to OOF on 6/19/17
Crospointe Condo Assn' v. Kudrowitz	F	18178	16	Vacate FJ	Denied

DEUTSCHE BANK NATION VS QSIDE FEDERAL CREDIT UNI	F	7266	17	Set amt/time/plc redemption	Granted
Deutsche Bank v. Trombatore	F	33524	14	Extend time to answer	Withdrawn
Ditech v. Ta Thuy	F	6580	9	Vacate	Granted
Finance of America v. Schingo	F	10318	16	Default out of Time	Granted
FNMA v. Dunay	F	33596	16	Summary Judgment/Summary Judgment	Both Withdrawn w/out prejudice; trial adj. to 12/6/17
FNMA v. Hahn	F	13938	15	Vacate Sale	Consent Order
FNMA v. Kamyshanova	F	48344	14	SJ	Denied, T.D. is 9/27
HSBC Bank v. Abad	F	29778	16	Stay FJ	See Order, FJ vacated
Ocwen Loan Svcing v. Lebrun	F	9084	17	Dismiss COMPLAINT	Denied, but see order
Ocwen Loan Svcing v. Titone	F	20580	16	vacate FJ and writ	Granted
Onewest v. Muhammad	F	160	14	Vacate Sale	Adj. to 7/7
PNC Bank v. Hoang	F	7226	15	Vacate Sale	Withdrawn
Santander Bank v. Jafri	F	750	17	SJ	Withdrawn
Stonegate Mortgage v. Zacarias	F	2612	17	SJ	Granted
Wells Fargo v. Fontanez	F	14408	16	Reform Mortgage	Granted
Wells Fargo v. Kalliathparambil	F	21552	16	Vacate Sale	Granted
Wells Fargo v. Molleti	F	15992	15	Vacate Sale	Denied
Wells Fargo v. Smith	F	27160	16	Reform Mortgage	Granted
Wilmington Savings Fund v. Yoon	F	33596	13	Reform Mortgage	Granted

FILED

JUN 20 2017

Mej

JUDGE ANN McCORMICK

Paul F. Carvelli, Esq. (045631989)
McCUSKER, ANSELM, ROSEN & CARVELLI, P.C.
210 Park Avenue, Suite 301
Florham Park, New Jersey 07932
973-635-6300
Attorneys for Defendant
Mission Peak Capital, Inc.

499 THORNALL STREET OWNER,
L.L.C.,

Plaintiff,

v.

CW CAPITAL ASSET
MANAGEMENT LLC; MISSION
PEAK CAPITAL, INC.; BOF, L.L.C.;
BOF METROPARK CORPORATE
CAMPUS II, L.L.C.; U.S. BANK
NATIONAL ASSOCIATION, AS
TRUSTEE FOR THE REGISTERED
HOLDERS OF J.P. MORGAN CHASE
COMMERCIAL MORTGAGE
SECURITIES TRUST 2006-LDP9
COMMERCIAL MORTGAGE PASS-
THROUGH CERTIFICATES, SERIES
2006-LDP9; and MIDLAND LOAN
SERVICES, A DIVISION OF PNC
BANK, NATIONAL ASSOCIATION,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
CONSOLIDATED DOCKET NOS.:
L-2148-16
L-6801-16

Civil Action

ORDER DENIED
SUMMARY JUDGMENT AS TO
MISSION PEAK CAPITAL, INC.

THIS MATTER having been opened to the Court on February 17, 2017, the return date of the motion of defendant Mission Peak Capital, Inc. for summary judgment, dated January 6, 2017, and the Court having read and considered the moving, answering and reply papers, and having heard the argument of counsel, and good cause appearing;

IT IS on this 20 day of June 2017,

FOR THE REASONS SET FORTH
ON THE RECORD ON 6/20/17

ORDERED as follows:

1. The motion of defendant Mission Peak Capital, Inc. for summary judgment is granted and summary judgment is hereby entered in favor of defendant Mission Peak Capital, Inc., and against plaintiff 499 Thornall Street Owner, LLC with respect to Counts Four, Five, and Six of the Second Amended Complaint dated November 21, 2016.

DENIED

2. A true copy of this order shall be served upon all counsel within 7 days of the date hereof.

SO ORDERED.



ANN GRAF MCCORMICK, J.S.C.

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*
'JUN 20 2017'

JUDGE ANN McCORMICK

Plaintiff(s),
499 Thornall etc.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- *L 6801-16*
L 2148-16
CIVIL ACTION

vs.

Defendant(s),
CW CAPITAL ASSET etc
et al

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on *6/20*, 20 *17*
on the motion of defendants
BOF and BOFM for summary judgment
and for good cause having been shown, and for the reasons set forth on the record on
June 20, 20 *17*

IT IS ON THIS *20* DAY OF *June*, 20 *17*

ORDERED

The motion of defendants BOF & BOFM
for summary judgment be
& is hereby denied.

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

ALAN M. LEBENSFELD, ESQ.
Attorney Identification #013571989
Alan.lebensfeld@lsandspc.com
LEBENSFELD SHARON & SCHWARTZ P.C.
140 Broad Street
Red Bank, New Jersey 07701
(732) 530-4600
Attorneys for Plaintiff, 499Thornall Street
Owner, L.L.C.

FILED

JUN 20 2017

JUDGE ANN McCORMICK

-----X	:	
499 THORNALL STREET OWNER, LLC,	:	SUPERIOR COURT OF NEW JERSEY
	:	LAW DIVISION: MIDDLESEX COUNTY
Plaintiff,	:	DOCKET NO. L-2148-16/L-6801-16
	:	
vs.	:	
	:	CIVIL ACTION
	:	
CW CAPITAL ASSET MANAGEMENT	:	
LLC; MISSION PEAK CAPITAL, INC.;	:	
BOF, L.L.C.; BOF METROPARK	:	ORDER DENYING DEFENDANT, U.S.
CORPORATE CAMPUS II, L.L.C.; U.S.	:	BANK NATIONAL ASSOCIATION AS
BANK NATIONAL ASSOCIATION, AS	:	TRUSTEE'S MOTION TO DISMISS THE
TRUSTEE FOR THE REGISTERED	:	SECOND AMENDED COMPLAINT
HOLDERS OF J.P. MORGAN CHASE	:	HEREIN, AND GRANTING LEAVE TO
COMMERCIAL MORTGAGE	:	PLAINTIFF, 499 THORNALL STREET
SECURITIES TRUST 2006-LDP9	:	OWNER, L.L.C., TO FILE AND SERVE A
COMMERCIAL MORTGAGE PASS-	:	FIRST AMENDMENT TO THE SECOND THIRD
THROUGH CERTIFICATES, SERIES	:	AMENDED COMPLAINT
2006-LDP9; and MIDLAND LOAN	:	
SERVICES, A DIVISION OF PNC BANK,	:	
NATIONAL ASSOCIATION,	:	
	:	
Defendants.	:	
	:	
-----X	:	

THIS MATTER, having been opened to the Court by motion filed and served by Defendant, U.S. Bank National Association as Trustee (“**USB**”), for the entry of an Order pursuant to R.4:6-2(c), dismissing the Second Amended Complaint herein (the “**Motion to Dismiss**”); and Plaintiff, 499 Thornall Street Owner, L.L.C. (“**Plaintiff**”), having filed and served a cross-motion pursuant to R. 4:9-1, granting it leave to file and serve a First Amendment

to the Second Complaint herein (the “**Cross-Motion to Amend**”); and USB having appeared by its counsel Byrnes, O’Hern & Heugle, L.L.C. (Daniel J. O’Hern, Jr., Esq. appearing) and Jones Day (Alex P. McBride, Esq. appearing), and having argued in support of the Motion to Dismiss and in opposition to the Cross-Motion to Amend; and ~~Defendants CWC Capital Asset Management LLC having appeared by its counsel Venable LLP (Heather Deans Foley, Esq. appearing); Mission Peak Capital, Inc. having appeared by its counsel, McCusker, Anselmi, Rosen & Carvelli, P.C. (Paul F. Carvelli, Esq. appearing) and BOF, L.L.C. and BOF Metropark Corporate Campus II, L.L.C. having appeared by their counsel, Orloff, Lowenbach, Stifelman & Siegel, P.A. (Laurence B. Orloff, Esq. appearing), and each of said Defendants’ counsel having argued in support of the Motion to Dismiss and in opposition to the Cross-Motion to Amend; and Plaintiff having appeared by its counsel Lebensfeld Sharon & Schwartz P. C. (Alan M. Lebensfeld, Esq. and David M. Arroyo, Esq. appearing), and having argued in opposition to the Motion to Dismiss and in support of the Cross-Motion to Amend; and the Motion to Dismiss and Cross-Motion to Amend having come on to be heard by the Court on ~~March 16, 2017~~ ^{6/19/17}; and the Court having considered the papers and arguments of counsel and due deliberation having been had thereon; and for the reasons stated on the record on ~~March 16, 2017~~ ^{6/19/17} and other good cause shown,~~

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/30/17**

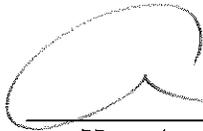
IT IS on this 20 ^{June} day of ~~March~~, 2017, hereby **ORDERED** as follows:

1. USB’s Motion to Dismiss be, and the same is, DENIED.
2. Plaintiff’s Cross-Motion to Amend be, and the same is, GRANTED.
3. On or before ~~March 14, 2017~~ ^{June 30, 2017}, Plaintiff shall file its ~~First Amendment to the~~ ^{Third Amended Complaint} ~~Second Amended Complaint~~ and serve same, together with a copy of this Order, upon each of the Defendants by serving their counsel of record via e mail and regular mail.

4. On or before ~~March 24, 2017~~ ^{July 14, 2017}, Defendants shall serve and file their respective Answers and any Cross-Claims or Third-Party Complaints to the ~~Second~~ ^{Third} Amended Complaint (as amended by the ~~First Amendment~~).

5. ~~On or before April 13, 2017, USB, by an authorized representative with knowledge of the events set forth in the Second Amended Complaint herein (as amended by the First Amendment), shall appear for a deposition by Plaintiff in _____~~

6. ~~The Court shall hold a further Case Management Conference herein on _____, 2017, at ____ m.~~



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

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

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
JUN 20 2017 *Mag*
JUDGE ANN McCORMICK

Plaintiff(s),
499 Thoenall etc

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- L-6801-16

vs.

CIVIL ACTION L-2148-16

Defendant(s),
CW Capital Asset etc ORDER
etal

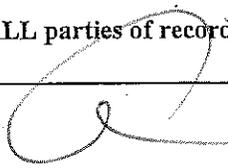
THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 6/20, 2017
on def CW's motion to seal the record

and for good cause having been shown, and for the reasons set forth on the record on
6/20, 2017

IT IS ON THIS 20 DAY OF June, 2017

ORDERED
Def CW's motion to seal record
is denied w/o 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

#237
05/26/17

LAW OFFICES OF DOUGLAS C. ANTON, ESQ.

Douglas C. Anton, Esq. (Atty. ID # 016771995)
3 University Plaza Drive
Suite Number 207
Hackensack, New Jersey 07601
(201) 487-2055
(201) 487-9698 (facsimile)
douganton@aol.com
Attorneys for *Plaintiffs*
Our file No.: 439.01

FILED

JUN 23 2017

JUDGE ANN McCORMICK

GLEN BOCK

Plaintiff,

v.

SALVATORE NAIMO, FORD'S CORNER
GYM, LLC and FIT IT 24/7 FITNESS
CLUBS a d/b/a,

Defendant(s).

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

Docket No.: MID-L-4535 -16
(Consolidated under this Number)

RAHUL BLOKHRA

Plaintiff,

v.

SALVATORE NAIMO, FORD'S CORNER
GYM, LLC, FIT IT 24/7 FITNESS CLUBS
a d/b/a, and WORKOUTS AND MORE,
CORPORATION,

Defendant(s).

Docket No.: MID-L-4536 -16

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Defendant Douroudakis' **Motion to Dismiss for Lack of Jurisdiction and Improper Venue**, upon notice to all parties to all of the consolidates actions that are withing this litigation, including, defendant Salvatore Naimo, Ford's Corner Gym, LLC, Fit it 24/7 Fitness Clubs a d/b/a, and Workouts and More, Corporation, by and through their counsel, The Law Offices of Richard A. Amdur, Jr., Esq, (Richard A. Amdur, Esq. appearing), and with notice to plaintiffs Glen Bock and Rahul Blokhra, by and through their counsel,

the Law Offices of Douglas C. Anton, Esq. (Douglas Anton, Esq., appearing), who provided their responsive opposition to same in writing; and the Court having considered the positions of the parties and any papers filed therein, and for good cause shown **FOR THE REASONS SET FORTH ON THE RECORD ON 6/23/17**

IT IS on this 23 day of June, 2017

ORDERED that the defendants Douroudakis' **Motion to Dismiss for Lack of Jurisdiction and Improper Venue**, is hereby denied in its entirety, *with prejudice*; *IT IS FURTHER*

ORDERED that a copy of this Order be served on all parties within _____ days of the date above.



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

ORDERED that the May 26, 2017 Order granting said motion be and is hereby vacated.

Moj

FILED

JUN 23 2017

JUDGE ANN McCORMICK

TARELLA & LIFTMAN
James A. Tarella, Esq.
ID#011321976
1576 Highway 130
North Brunswick, NJ 08902
732-422-7770
Attorney for Defendant, Dorothy Agnes Daley

<p>FRANK J. SPANO,</p> <p style="text-align: center;">Plaintiff,</p> <p>-vs-</p> <p>DOROTHY AGNES DALEY and PATRICIA ALBRIGHT,</p> <p style="text-align: center;">Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION/GENERAL EQUITY MIDDLESEX COUNTY DOCKET NO: C-173-16</p> <p style="text-align: center;">Civil Action</p> <p style="text-align: center;">ORDER</p>
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FOR THE REASONS SET FORTH
ON THE RECORD ON 6/23/17

THIS MATTER having been opened to the Court on Motion of Tarella & Liftman, attorneys for defendant, Dorothy Agnes Daley, James A. Tarella, Esq., appearing, upon notice to the Plaintiff, through his attorney Santo J. Bonanno, Esq., and the Court having considered the documents filed by the parties and for good cause shown,

IT IS on this 23 day of June 2017,

ORDERED as follows:

A. The defendant, Dorothy Agnes Daley, is hereby permitted to execute a Contract of Sale to sell the premises located at 29 Narrows Way, Monroe, New Jersey for the sale price of either \$580,000.00 or \$585,000.00 if the verbal offer can be confirmed;

B. The plaintiff, Frank J. Spano, is to cooperate with realtors, inspectors, appraisers and any other persons who are permitted to enter the premises to effectuate the sale of 29 Narrows Way, Monroe, New Jersey;

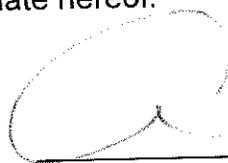
C. Plaintiff shall vacate the premises located at 29 Narrows Way, Monroe, New Jersey two (2) weeks prior to the scheduled closing date;

D. Should Plaintiff fail to vacate, an Order to remove the plaintiff, to be enforced by the County Sheriff's Department, may be obtained by the filing of an ex parte application by defendant's counsel with a copy to plaintiff's counsel;

E. All sale proceeds of 29 Narrows Way, Monroe, New Jersey shall be escrowed in the trust account of Tarella & Liftman pending final distribution of the proceeds;

F. Plaintiff is ordered to pay counsel fees in the amount of \$ _____
_____ to defendant's counsel in connection with the filing of this motion;

FURTHER ORDERED that a copy of the within Order shall be served upon all parties within seven (7) days of the date hereof.



J.S.C.
JUDGE ANN G. McCORMICK

FILED

JUN 23 2017

JUDGE ANN McCOORMICK

DAY PITNEY LLP

PAUL R. MARINO, Attorney I.D. No. 008862005
ROBERT N. POLLOCK, Attorney I.D. No. 031722002
ONE JEFFERSON ROAD
PARSIPPANY, NJ 07054-2891
(973) 966-6300

Attorneys for Defendant
Caliber Home Loans, Inc.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: MIDDLESEX
COUNTY
DOCKET NO. C-53-17

JAMES SUTTON and SHELIA SUTTON,

Plaintiffs,

v.

CALIBER HOME LOANS,

Defendant.

Civil Action

**ORDER DISMISSING PLAINTIFFS'
COMPLAINT AGAINST CALIBER
HOME LOANS, INC. WITH PREJUDICE**

This matter having been opened to the Court upon the application of Day Pitney LLP, attorneys for defendant Caliber Home Loans, Inc. (wrongly sued herein as "Caliber Home Loans") ("Caliber"), for an Order dismissing the Complaint of plaintiffs James Sutton and Shelia Sutton ("Plaintiffs") against Caliber with prejudice pursuant to *R. 4:6-2(e)*; and the Court having considered the papers filed in support of and in opposition to the motion, if any, and the arguments of counsel; and good cause having been shown:

IT IS on this 23 day of June, 2017,

ORDERED as follows:

(1) The motion of Caliber to dismiss Plaintiffs' Complaint against it with prejudice be and the same is hereby GRANTED.

(2) Plaintiffs' Complaint against Caliber be and the same is hereby dismissed with prejudice in its entirety.

(3) A true copy of this Order shall be served on Plaintiffs by regular and certified mail within 7 days of receipt of same by counsel.



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."

Maf

Jennifer Chang, Esq.
KROLL HEINEMAN CARTON, LLC
Metro Corporate Campus I
99 Wood Avenue South, Suite 307
Iselin, New Jersey 08830
Tel: (732) 491-2100
Fax: (732) 491-2120
Attorneys for IAFF Local 1197

FILED

JUN 23 2017

JUDGE ANN McCORMICK

TOWNSHIP OF EDISON,

Plaintiff,

v.

INTERNATIONAL ASSOCIATION OF
FIREFIGHTERS, LOCAL 1197,

Defendants.

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

) Docket No.: MID-C-233-15
)

CIVIL ACTION

[PROPOSED] ORDER

THIS MATER having been presented to the Court by Kroll Heineman Carton, LLC, pursuant to Defendant International Association of Firefighters Local 1197's ("Local 1197") motion to hold Plaintiff Township of Edison ("Township") in contempt of Court; and the Court having considered the motions and arguments, if any; and for good and sufficient cause shown:

IT IS on this 23 day of June, 2017

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/23/17**

ORDERED, ADJUDGED, AND DECREED that Local 1197's motion to hold the Township shall be and is hereby **GRANTED**; and it is further

ORDERED that the Township shall pay Local 1197's attorneys' fees in connection with this motion; and it is further

ORDERED that Local 1197 shall serve a copy of this Order upon the Township within _____ days of its entry.

denied w/o prejudice

6-23
6

McMANIMON, SCOTLAND & BAUMANN, LLC
William W. Northgrave (NJ 039201990)
Eric E. Tomaszewski (NJ 041452004)
75 Livingston Avenue
Roseland, New Jersey 07068
(973) 622-1800
Attorneys for Plaintiff,
Township of Edison

FILED

JUN 23 2017

JUDGE ANN McCORMICK

THE TOWNSHIP OF EDISON,

Plaintiff,

v.

GENERATED MATERIALS, LLC, JOHN
AND JANE DOES 1-10 and XYZ
CORPORATIONS 1-10,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO.: MID-C-91-15
Civil Action

ORDER

THIS MATTER having been opened to the Court by Plaintiff the Township of Edison (the "Township"), by and through its attorneys, McManimon Scotland & Baumann, LLC, by their motion to enforce litigant's rights, and the Court having considered the Township's letter brief and certification in support thereof, and any opposition thereto, and the Court having found that Defendant Generated Materials, LLC ("Generated") is in violation of an Order on Consent between the parties, dated November 25, 2015, and for good cause shown,

IT IS on this 23 day of June, 2017,

ORDERED that Generated is hereby enjoined from accepting or receiving any organic material, wood materials, wood chips, mulch, or any other waste materials onto its property at 27

Meadow Road, Edison, New Jersey or the Township's adjacent property (collectively the "Property"); and

ORDERED that, at any time after the entry of this Order, Generated may arrange to have the height of all piles on the Property surveyed at its sole cost and expense by a licensed surveyor, who shall be acceptable to the Township, and shall provide the Township no less than two (2) days advance notice of any scheduled survey field work; and

ORDERED that the Township shall have the right, but is not obligated, to have its representatives present at the time such survey field work is performed; and

ORDERED that Generated shall provide the Township with a copy of any survey issued and sealed by the licensed surveyor resulting from such survey field work; and

ORDERED that at all times hereafter, and even if the prohibition against accepting or receiving material is lifted, Generated shall continue to limit the maximum height of any pile(s) on the Property to no more than twenty-five feet (25') in height. If the prohibition is lifted and the Township subsequently surveys the piles on the Property and finds that any pile is higher than twenty-five feet (25'), then the Township may again submit a certification to the Court of this fact along with a copy of the survey sealed by a licensed surveyor and the Court shall enter an order enjoining Generated

from accepting or receiving any materials onto its property until the Township certifies to the Court that the height of all piles is back below twenty-five feet (25'); and

IT IS FURTHER ORDERED that the Township shall serve a copy of this Order on all parties within five (5) days of its receipt thereof.


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

JUDGE ANN. G. McCORMICK

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

623
13

LUM, DRASCO & POSITAN LLC

103 Eisenhower Parkway
Roseland, NJ 07068-1049
(973) 403-9000
(973) 403-9021 (FAX)

Dennis J. Drasco, Esq.
NJ Attorney ID #002181973

Attorneys for Proposed Intervenors, the Testamentary Trust for the benefit of Salvatore Polizzi and the Trust under Agreement dated June 19, 1995 for the benefit of Salvatore Polizzi

FILED

JUN 23 2017

JUDGE ANN McCORMICK

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: ESSEX COUNTY
GENERAL EQUITY PART
DOCKET NO. MID-C-29-17

WORLD BUSINESS LENDERS, LLC,

Plaintiff,

-vs-

CODE RED FIRE WATER RESTORATION,
LLC, et al,

Defendants.

Civil Action

**ORDER GRANTING THE TRUSTS'
MOTION TO INTERVENE**

THIS MATTER having been opened by Lum, Drasco & Positan LLC, attorneys for Proposed Intervenors, the Testamentary Trust for the Benefit of Salvatore Polizzi (Carl DeCavalcante and Patricia Polizzi, Trustees) and the Trust under Agreement dated June 19, 1995 for the benefit of Salvatore Polizzi (Carl DeCavalcante and Patricia Polizzi, Trustees) (collectively, the "Trusts"), by way of a motion to intervene pursuant to Rule 4:33-1; on notice to Kozyra & Hartz, attorneys for Defendant/Cross-Claim Plaintiff Counterclaimant, BPR Company, a New Jersey Partnership; McOمبر & McOمبر, P.C., attorneys for Plaintiff/Counterclaim Defendant, World Business Lenders, LLC; and Arturi, D'Argenio, Guagliardi & Meliti, LLP, attorneys for Defendant/Cross-Claim Defendant, Salvatore Polizzi; and the Court having considered the papers submitted in support of and in opposition to the motion, if any; and the oral

argument of counsel, if any; and for good cause having been shown;

IT IS on this 23 day of June, 2017,

ORDERED as follows:

1. The Trusts' Motion to Intervene Pursuant to Rule 4:33-1 is hereby **GRANTED** and the Trusts shall be permitted to intervene in the above-captioned matter as a Cross-Claim Defendant and Cross-Claim Plaintiff.

2. The Trusts shall serve a copy of this Order on all counsel of record within 7 days of its receipt.



HON. ANN G. MCCORMICK, J.S.C.

This Motion was:

Opposed
 Unopposed

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

#2015-1617

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

FILED

JUN 26 2017

JUDGE ANN McCORMICK

Bank of America, N.A.

Plaintiff

v.

Steven Gagliardi, et al.

Defendant(s)

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

: Docket No.F 028527 15

: CIVIL ACTION

: **ORDER**

THIS MATTER being opened to the Court by Henry Chudzik, Jr., Esq., Attorney for Defendants, Steven Gagliardi and Linda Gagliardi, on Defendant's objection to final judgment, and in the presence of Jeanette J. O'Donnell, Esq. of Powers Kirn, LLC, Attorney for the Plaintiff, and the Court having considered the pleadings, affidavits/certifications, admissions and other moving papers, the briefs and arguments and for good cause shown:

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/26/17**

IT IS on the 26 day of June, 2017, ORDERED:

1. That the defendant's objection to the entry of final judgment is denied in its entirety.
2. That this matter is returned to the Office of Foreclosure and recommended for entry of final judgment.
3. That a copy of this order shall be served on other parties by regular mail, postage prepaid, within 7 days hereof.


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

Motion was _____ unopposed.
_____ opposed.

FILED

JUN 23 2017

JUDGE ANN McCORMICK

16-035593 - ErM
RAS CITRON, LLC
Jeffrey Grabowski, Esq.
ID No. 031881989
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

**THE BANK OF NEW YORK
MELLON, F/K/A THE BANK OF
NEW YORK AS SUCCESSOR IN
INTEREST TO JPMORGAN CHASE
BANK, N.A. AS TRUSTEE FOR
CITYSCAPE HOME EQUITY LOAN
TRUST SERIES 1996-2, HOME
EQUITY PASS THROUGH
CERTIFICATES SERIES 1996-2.,
Plaintiff/Mortgagee**

vs.

**FRANK M. KERTES, et al
Defendant(s)/Mortgagor(s)**

**SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION**

MIDDLESEX COUNTY

DOCKET NO. F-026259-16

**ORDER DEEMING PLAINTIFF'S PROOF AS
SUFFICIENT PURSUANT TO RULE 4:64-2 AND
COMPELLING FORECLOSURE UNIT TO ENTER
FINAL JUDGMENT**

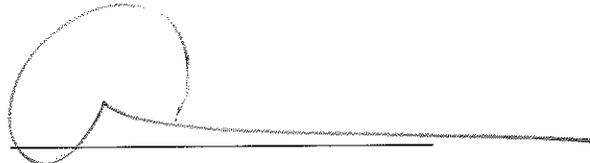
THIS MATTER being opened to the Court on motion of RAS CITRON, LLC, attorney for the Plaintiff, and the Court having considered all arguments and pleadings submitted, and for good cause showing:

IT IS on this 23 day of June, 2017 ORDERED as follows::

1. Plaintiff has presented sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Foreclosure Unit shall accept the within Order as sufficient evidence of indebtedness; and The Foreclosure Unit shall enter Final Judgment upon submission of the within Order and Plaintiff's

Certification of Amount Due.

"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

Respectfully Recommended



16-035593 - ErM

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

FILED

JUN 23 2017

JUDGE ANN McCORMICK

Tiffany L. Byczkowski, Esq. - 000682012
McGovern Legal Services, LLC
850 Route 1 North
P.O. Box 1111
New Brunswick, NJ 08903
(732) 246-1221
Attorneys for Plaintiff

COMMONS AT PISCATAWAY
CONDOMINIUM ASSOCIATION, INC.,

Plaintiff,

v.

BRENDA OLA,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-006613-11

Civil Action

**ORDER GRANTING THE
ASSOCIATION'S MOTION TO VACATE
THE ORDER APPOINTING RENT
RECEIVER AND DISMISSING THE
COMPLAINT**

THIS MATTER having been brought before the Court on Motion of McGovern Legal Services, LLC, by Tiffany L. Byczkowski, Esq., attorney for the Plaintiff, Commons at Piscataway Condominium Association, Inc., (the "Association"), for an Order Vacating the Rent Receiver Order and Dismissing the Case without Prejudice; and the Court having considered the positions of the parties and any papers filed therein, and for good cause shown:

IT IS on this 23 day of June, 2017

ORDERED that the January 6, 2012 Order Appointing Rent Receiver is vacated; and it is further

ORDERED that the Plaintiff's Foreclosure Complaint is dismissed without prejudice; and it is further

ORDERED that this Order shall be served upon all parties within 10 days of the date above.

Dated: _____



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."

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff

File No. 074607_ST_1 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

FILED

JUN 23 2017

JUDGE ANN McCORMICK

DITECH FINANCIAL LLC,

Plaintiff,

v.

JACQUELINE CHANDLER, et al.

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-011643-14

CIVIL ACTION

ORDER REINSTATING
FORECLOSURE ACTION AND
SUBSTITUTING PLAINTIFF

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

IT IS on this 23 day of *June*, 2017

ORDERED as follows:

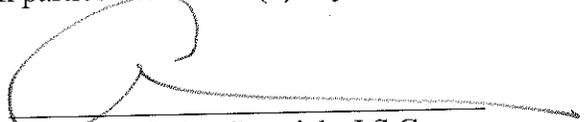
1. Plaintiff's Motion is hereby granted;
2. The Administrative Dismissal entered on December 16, 2016 is hereby vacated and the above-captioned action is reinstated and restored to the active calendar; and
3. The Complaint in this action be and hereby is amended by striking the name of Ditech Financial LLC as the party Plaintiff.
4. Wilmington Trust, National Association, not in its Individual Capacity, but solely as Trustee for MFRA Trust 2014-2, be and hereby is substituted in the place and stead of Ditech Financial LLC, as

the party Plaintiff, and all subsequent pleadings filed with the Court shall designate the name of the substituted Plaintiff in the caption; and

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

JUN 23 2017

771888

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

JUDGE ANN McGORMICK

DITECH FINANCIAL LLC
PLAINTIFF

VS.

MACDONAL D. GUARDADO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-025653-16

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
LEIDYS SANCHEZ 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, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, Ditech Financial LLC, for an Order Reforming the Loan Modification and Divesting Leidys Sanchez 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 23 day of June 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of February 1, 2013 between Macdonal D. Guardado and Green Tree Servicing LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Leidys

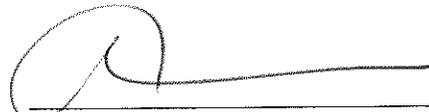
Sanchez in the land records of Middlesex County; and,

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

4. **THAT** the interest of Leidys Sanchez is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on October 15, 2007 in *Mortgage Book 12662, Page 465* ; 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 Ann McCormick, JSC

_____ Opposed

_____ Unopposed

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

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

David Meth, Esq. (ID 19161986)
200 Daniels Way, Suite 240
Freehold, NJ 07728
(732) 905-2722
Attorney for Defendant Barbara Hechtman

FILED

JUN 23 2017

JUDGE ANN McCORMICK

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

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

Plaintiff,

vs.

**DOCKET NO.: F-31689-16
CIVIL ACTION**

**MARVIN HECHTMAN, BARBARA
HECHTMAN, et al.**

Defendants.

ORDER

This matter being opened to the Court by DAVID METH, ESQ., counsel for defendant BARBARA HECHTMAN for an Order granting said defendant leave to interpose and answer to the Amended Complaint and for other relief, and the Court having considered the relief sought and having reviewed the papers filed by counsel, and for good cause shown.

IT IS, on this 23 day of June, 2017, ORDERED AS FOLLOWS:

1. Defendant BARBARA HECHTMAN is granted leave to interpose the proposed Answer to Amended Complaint annexed to the Notice of Motion filed by her counsel. Said answer shall be filed and served within 10 days from the date that this Order is received by counsel for the defendant.

2. The defendant's application for counsel fees is granted. Counsel shall submit a certification of services within 30 days for consideration.

HON. _____

Judge of the Chancery Division

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."

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

777706

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

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

VS.

PHYLLIS L. KOCHERAN, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-020437-16

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, Federal National Mortgage Association ("Fannie Mae"), A Corporation Organized And Existing Under The Laws Of The United States Of America, for an Order Reforming the Loan Modification and Divesting Richard R. Kocheran of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this

23

day of

June

2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of August 1, 2013 between Phyllis L. Kocheran and JPMorgan Chase Bank, National Association (hereinafter

“Loan Modification Agreement”) is attached as “**Exhibit A**” and shall become a part of this Order; and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Richard R. Kocheran in the land records of Middlesex County; and,

3. **THAT** Richard R. Kocheran is personally liable under the terms of the Loan Modification Agreement, but rather, he is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Richard R. Kocheran is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on May 14, 2004 in *Mortgage Book 9631, Page 259*; and,

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

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



Honorable Judge Ann McCormick,
J.S.C

_____ Opposed

_____ Unopposed

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

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

FILED

JUN 23 2017

JUDGE ANN McCORMICK

FEIN, SUCH, KAHN & SHEPARD, P.C.
Nicholas J. Canova - 025342004
Counsellors at Law
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-4700
Attorneys for Plaintiff
ZBMT986

FEDERAL HOME LOAN MORTGAGE CORP.
Plaintiff

vs.

MARIA SMITH, et als.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: F-47781-13

CIVIL ACTION

ORDER

THIS MATTER, having come to the attention of the Court by way of a Motion brought by FEIN, SUCH, KAHN & SHEPARD, P.C., on behalf of the Plaintiff, FEDERAL HOME LOAN MORTGAGE CORP., Nicholas J. Canova, Esq., and the Court having reviewed the papers submitted, oral argument, if any, and for good cause shown;

IT IS on this 23 day of June 2017;

ORDERED, that the deposit tendered by PING YANG be and is hereby forfeited; and, it is further

ORDERED, that the MIDDLESEX County Sheriff shall resell the subject premises at the earliest possible opportunity; and, it is further

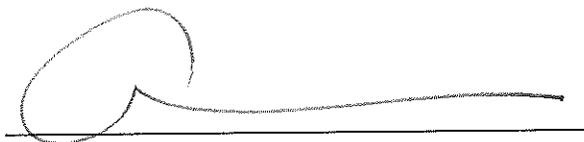
ORDERED, that the MIDDLESEX County Sheriff cause the Notice of Sale to be published in accordance with N.J.S.A. 2A:61-1; and, it is further

ORDERED, that all costs, expenses and commissions incurred in connection with the resale of the property including but not limited to attorney fees for the within Motion in the amount of \$550.00, be paid from the funds deposited by PING YANG; and, it is further

ORDERED, that any portion of the deposit remaining after all costs, expenses and commissions are deducted shall be held by the MIDDLESEX County Sheriff to cover any losses which plaintiff may suffer as a result of the failure of PING YANG to complete the purchase of the property from their bid at the 11/02/16 Sheriff's Sale and any deficiency which may result from the resale of the property; and, it is further

ORDERED, that if applicable, the Writ of Execution, shall be, by virtue of this Order, extended for six (6) months from the entry of this Order; and, it is further

ORDERED, that a copy of this Order shall be served upon all parties in interest in this matter, along with the Sheriff of MIDDLESEX, within seven (7) day of receipt by plaintiff's counsel.



"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

RAS Citron, LLC
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Jeffrey Grabowski, Esq.
STATE BAR NUMBER: 031881989

FILED

JUN 23 2017

JUDGE ANN MCCORMICK

HSBC BANK USA, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
DEUTSCHE ALT-A SECURITIES INC.
MORTGAGE LOAN TRUST,
MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2005-6,
Plaintiff/Mortgagee

vs.

SUBRAMANIAN GANESAN, ET AL.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

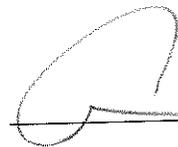
DOCKET NO. F-009005-17

ORDER REFORMING THE
MORTGAGE TO EQUITABLY JOIN
NON-SIGNATORY

This matter being opened to the Court by RAS Citron, LLC, attorneys for the plaintiff,
requesting an Order Reforming the Mortgage to Equitably Join Non-Signatory and good cause
appearing;

IT IS ORDERED on this 23 day of June, 2017:

1. THAT the subject Mortgage executed by defendant SUBRAMANIAN GANESAN to MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS NOMINEE FOR GREENPOINT MORTGAGE FUNDING, INC., in the amount of \$207,900.00 and recorded in the Middlesex County Clerk's Office on September 21, 2005 in Mortgage Book 10944 at Page 0528 is hereby reformed to designate SORUBA SUBRAMANIAN as a mortgagor and subject his interest therein to the rights of the Plaintiff and or its subsequent assignee and upon entry of Judgment to bar him from all equity of redemption.



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

_____ Unopposed

_____ Opposed

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

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

FILED

JUN 23 2017

Hon. Ann G. McCormick, JSC, CH
Middlesex County Court House
P. O. Box 964
New Brunswick, New Jersey 08901

JUDGE ANN McCORMICK

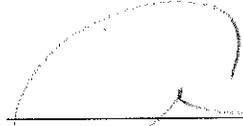
THE BANK OF NEW YORK,	: Superior Court of New Jersey : Chancery Division-General Equity : Middlesex County : :
Plaintiff	: CIVIL ACTION : DOCKET NO. F-745-15 :
HENRY MARTINEZ	: ORDER TRANSFERRING MATTER TO THE : OFFICE OF FORECLOSURE PENDING : DISPOSITION OF BANKRUPTCY PROCEEDINGS :
Defendants	: :

The above captioned matter being an action seeking foreclosure of an interest in real property and it appearing that Defendant Henry Martinez has filed for protection under the United States Bankruptcy Code, and that 11 U.S.C. 362(a) stays the prosecution of this action, and good cause being shown,

IT IS ON THIS 23rd day of JUNE, 2017 ORDERED and ADJUDGED as follows:

1. This matter is stayed in accordance with 11 U.S.C. §362(a) and such stay shall continue until and unless vacated or terminated by the Bankruptcy Court or operation of law;
2. This matter is returned to the Office of Foreclosure until such time as the stay has been vacated or terminated.
3. If or when the bankruptcy stay is vacated or terminated, plaintiff's counsel shall submit a certification setting forth such fact to this court and to the Office of Foreclosure, together with an order restoring this matter to the local vicinage for disposition as a contested matter in accordance with R.1:34-6.

4. This order does not constitute a dismissal or a decision on the merits.
5. A copy of this order shall be served on all parties within 7 days of the date hereof.



Hon. Ann G. McCormick, JSC, CH

HP LaserJet 400 MFP M425dn

Fax Confirmation

Jun-26-2017 1:07PM

Job	Date	Time	Type	Identification	Duration	Pages	Result
7617	6/26/2017	1:06:28PM	Send	917325206422	1:05	2	OK

FILED

JUN 23 2017

JUDGE ANN MCCORMICK

Hon. Ann G. McCormick, JSC, CH
Middlesex County Court House
P. O. Box 964
New Brunswick, New Jersey 08901

THE BANK OF NEW YORK,	: Superior Court of New Jersey
	: Chancery Division-General Equity
	: Middlesex County
	:
Plaintiff	: CIVIL ACTION
	: DOCKET NO. F-745-15
	:
HENRY MARTINEZ	: ORDER TRANSFERRING MATTER TO THE
	: OFFICE OF FORECLOSURE PENDING
	: DISPOSITION OF BANKRUPTCY PROCEEDINGS
	:
Defendants	:

The above captioned matter being an action seeking foreclosure of an interest in real property and it appearing that Defendant Henry Martinez has filed for protection under the United States Bankruptcy Code, and that 11 U.S.C. 362(a) stays the prosecution of this action, and good cause being shown,

IT IS ON THIS 23rd day of JUNE, 2017 ORDERED and ADJUDGED as follows:

1. This matter is stayed in accordance with 11 U.S.C. §362(a) and such stay shall continue until and unless vacated or terminated by the Bankruptcy Court or operation of law;
2. This matter is returned to the Office of Foreclosure until such time as the stay has been vacated or terminated.
3. If or when the bankruptcy stay is vacated or terminated, plaintiff's counsel shall submit a certification setting forth such fact to this court and to the Office of Foreclosure, together with an order restoring this matter to the local vicinage for disposition as a contested matter in accordance with R.1:34-6.

PELLEGRINO & FELDSTEIN, L.L.C.
MICHAEL PELLEGRINO 030831991
290 Route 46 West
Denville, NJ 07834
973-586-2300
CAP File No. 22066-16
Attorneys for Plaintiff

TTLREO 2, LLC
Plaintiff

vs.

LEONA COOPER; CITIBANK, FEDERAL
SAVINGS BANK N/K/A CITIBANK,
NATIONAL ASSOCIATION;

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-020705-16

CIVIL ACTION

**ORDER SUBSTITUTING NAME OF
PLAINTIFF TO TTLREO 2, LLC
NUNC PRO TUNC AS OF MAY 7, 2017**

THIS MATTER being opened to the court by PELLEGRINO & FELDSTEIN, L.L.C.,
Attorneys for Plaintiff, and it appearing to the court that the Plaintiff, TTLBL, LLC, has
assigned its interest in the Tax Sale Certificate # 13-00018 to TTLREO 2, LLC ; and good
cause appearing; *the parties having*
waived oral argument

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/26/17**

IT IS on this 26 day of June 2017,

ORDERED that the complaint and all subsequent pleadings be amended to correct the name of
the plaintiff TTLBL, LLC to be **TTLREO 2, LLC Nunc Pro Tunc** as of May 7, 2017.

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



, J.S.C.

JUDGE ANN G. MCCORMICK

LEONA COOPER, Pro Se
706 MERRYWOOD DRIVE
EDISON, NJ 08817
(732) 540-3034

FILED

JUN 26 2017

JUDGE ANN McCORMICK

TTLBL, LLC

(Plaintiff)

VS.

LEONA COOPER, et al.

(Defendant)

SUPERIOR COURT OF NEW JERSEY

CHANCERY DIVISION –
MIDDLESEX COUNTY

DOCKET NO.: F-20705-16

CIVIL ACTION

ORDER

The motion by Defendant to vacate the final judgment came for hearing before this Court. The opposition, if any, by Plaintiff came thereafter. After full consideration of the evidence, points and authorities submitted by both parties, as well as oral arguments of each, if any, the Court finds that TTLREO2, LLC was not the plaintiff therefore; the final judgment must be vacated.

IT IS on this 26 day of June, 2017;

FOR THE REASONS SET FORTH
ON THE RECORD ON 6/26/17

1. ORDERED that Defendant's Motion is **GRANTED**;
2. IT IS FURTHER ORDERED that the final judgment is **VACATED**;
3. IT IS FURTHER ORDERED that Defendant shall serve a copy of this Order on the counsel of record within 7 days of receipt by Defendant.

This motion was:

 Opposed Unopposed



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

788177

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

JUN 23 2017

JUDGE ANN McCORMICK

WELLS FARGO BANK, N.A.
PLAINTIFF

VS.

MAHMUD HASAN, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-005477-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
SHABNAM PEEA 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, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, Wells Fargo Bank, N.A., for an Order Reforming the Loan Modification and Divesting Shabnam Peea 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 23 day of June 2017, **ORDERED:**

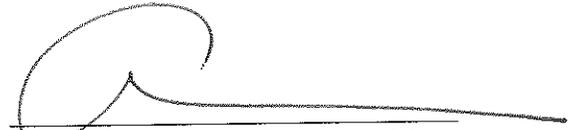
1. **THAT** the Loan Modification Agreement with a first payment date of July 1, 2015 between Mahmud Hasan and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Shabnam Peea in the land records of Middlesex County; and,

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

4. **THAT** the interest of Shabnam Peea is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on March 23, 2011 in *Mortgage Book 14246, Page 435* ; 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 Ann McCormick, JSC

_____ Opposed

_____ Unopposed

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

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

Michelle Fox (ID#071632016)
Maria D. Ramos-Persaud (ID# 028271998)
Greenspoon Marder, P.A. a professional corporation
incorporated in the State of Florida
1270 Avenue of the Americas
New York, New York 10020
(212) 524-5000
Attorneys for Plaintiff

FILED

JUN 23 2017

JUDGE ANN McCORMICK

21ST MORTGAGE CORPORATION,

Plaintiff,

-vs-

JOZEF W. IWANSKI, INDIVIDUALLY AND AS
CO-ADMINISTRATOR OF THE ESTATE OF
JOSEPH IWANSKI; ANTOINETTE M.
IWANSKI, INDIVIDUALLY AND AS CO-
ADMINISTRATOR OF THE ESTATE OF
JOSEPH IWANSKI; ATTORNEY GENERAL OF
THE UNITED STATES OF AMERICA; CITY OF
NEW BRUNSWICK; STATE OF NEW JERSEY,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F 032857 07

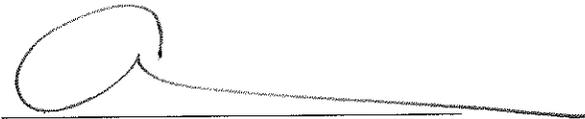
Civil Action

~~ORDER VACATING DISMISSAL,
REINSTATING COMPLAINT AND
RESTORING MATTER TO THE
ACTIVE CALENDAR TO ALLOW
PLAINTIFF TO PROCEED WITH
THIS UNCONTESTED ACTION~~

THIS MATTER having being opened to the Court by GREENSPOON MARDER, P.A., attorneys for Plaintiff 21ST MORTGAGE CORPORATION, for an order vacating the dismissal, reinstate the action, and restoring the matter to the active calendar to allow Plaintiff to proceed with this uncontested action, and good cause been shown:

IT IS on this 23 day of June, 2017, ORDERED: ~~that the within matter shall be reinstated upon the filing of a motion For Final Judgment with the Office of Foreclosure provided the motion is filed no later than _____ days from the date of service of this Order. Should the Plaintiff fail to file the aforementioned motion within the prescribed time, then the within matter will remain dismissed without prejudice; and~~

IT IS FURTHER ORDERED that a copy of this Order shall be served on all parties within seven (7) days of receipt of this Order.



JUDGE ANN. G. McCORMICK

This motion was :

Opposed _____
Unopposed _____

The within matter shall be reinstated upon the filing of a Motion for Final Judgment with the Office of Foreclosure provided the motion is filed no later than 12/23/17. Should the Plaintiff fail to file the Motion for Final Judgment within the specified time, then the within matter will remain dismissed and the Plaintiff shall be required to file and serve a new complaint in order to foreclose on the subject premises.

FILED

JUN 23 2017

JUDGE ANN McCORMICK

788394

PHELAN HALLINAN DIAMOND & JONES, PC

Michael R. Schoeniger, Esq. ID No. 069402013

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

WELLS FARGO BANK, N.A.
PLAINTIFF

VS.

PEDRO MARTINEZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-005043-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
ANA M. MARTINEZ 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, Michael R. Schoeniger, Esquire, appearing on behalf of Plaintiff, Wells Fargo Bank, N.A., for an Order Reforming the Loan Modification and Divesting Ana M. Martinez 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 23 day of June 2017, **ORDERED:**

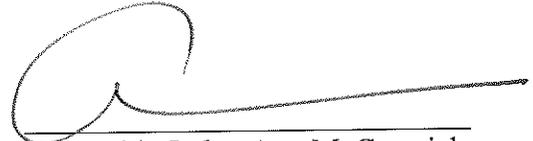
1. **THAT** the Loan Modification Agreement with a first payment date of April 1, 2014 between Pedro Martinez and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Ana M. Martinez in the land records of Middlesex County; and,

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

4. **THAT** the interest of Ana M. Martinez is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on February 25, 2008 in *Mortgage Book 12844, Page 532* ; and,

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

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



Honorable Judge Ann McCormick,
J.S.C

_____ Opposed

_____ Unopposed

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

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

Mark E. Herrera, Esquire
Attorney ID No.: 016921980
MILSTEAD & ASSOCIATES, LLC
1 E. Stow Road, Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No.: 208368-2

FILED

JUN 23 2017

JUDGE ANN McGORMICK

Wells Fargo Bank, NA,

Plaintiff,

Vs.

Anthony L. Mayo,

Defendants.

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

DOCKET NO.: F-000623-15

CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT AND STRIKING ANSWER**

THIS MATTER having been opened to the Court by Milstead & Associates, LLC, attorneys for Plaintiff, upon notice to Defendant Anthony L. Mayo (the "Defendant"), pro se, for an Order granting summary judgment for the relief demanded in the Complaint and striking Defendant's Answer; and the Court having considered the moving papers and the opposition papers, if any; and for good cause shown,

IT IS on this 23 day of June, 2017, ORDERED as follows:

1. Plaintiff's Motion for Summary Judgment is hereby granted.
2. The contested Answer filed by Defendant Anthony L. Mayo is hereby stricken.
3. This action is hereby remanded to the Office of Foreclosure to proceed as an uncontested matter.
4. Default is hereby entered against Defendant Anthony L. Mayo.
5. Plaintiff shall, within seven (7) days after receipt of this Order by its counsel, serve by ordinary mail a copy of this Order upon Defendant(s).

"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."



16-035584 - ErM
RAS CITRON, LLC
Jeffrey Grabowski, Esq.
ID No. 031881989
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED

JUN 23 2017

JUDGE ANN McCORMICK

WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR
ASSET BACKED FUNDING
CORPORATION ASSET-BACKED
CERTIFICATES, SERIES 2007-NC1,
Plaintiff/Mortgagee

vs.

RAFAEL PARAGULLA A/K/A
RAFAEL F. PARAGULLA, et al
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-018705-16

ORDER DEEMING PLAINTIFF'S PROOF AS
SUFFICIENT PURSUANT TO RULE 4:64-2 AND
~~COMPELLING FORECLOSURE UNIT TO ENTER~~
FINAL JUDGMENT

THIS MATTER being opened to the Court on motion of RAS CITRON, LLC, attorney for the Plaintiff, and the Court having considered all arguments and pleadings submitted, and for good cause showing:

IT IS on this 23 day of June, 2017 ORDERED as follows:

1. Plaintiff has presented sufficient evidence of indebtedness to meet the requirements of R. 4:64-2; and
2. The Foreclosure Unit shall accept the within Order as sufficient evidence of indebtedness; ~~and The Foreclosure Unit shall enter Final Judgment upon submission of the within Order and Plaintiff's Certification of Amount Due.~~

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



"Having reviewed the above motion, I find J.S.C. 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."

Respectfully Recommended

Opposed
 Unopposed



789839

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

JUN 23 2017

JUDGE ANN McCORMICK

WELLS FARGO BANK, NA, SUCCESSOR
BY MERGER TO WACHOVIA BANK, NA
PLAINTIFF

VS.

PRAVEEN K. YEDDU, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-007829-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
MANORANJANI YEDDU 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, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, Wells Fargo Bank, Na, Successor By Merger To Wachovia Bank, NA, for an Order Reforming the Loan Modification and Divesting Manoranjani Yeddu 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 23 day of June 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of November 1, 2011 between Praveen K. Yeddu and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

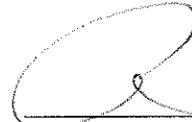
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Manoranjani Yeddu in the land records of Middlesex County; and,

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

4. **THAT** the interest of Manoranjani Yeddu is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on October 22, 2007 in *Mortgage Book 12673, Page 252* ; 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 Ann McCormick, JSC

_____ Opposed

_____ Unopposed

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

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

650839
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

FILED

JUN 23 2017

JUDGE ANN McCORMICK

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

VS.

KYUNG YOUNG KIM, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-000126-09

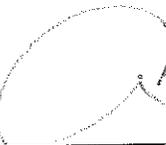
CIVIL ACTION

ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXECUTION ENTERED
AUGUST 13, 2010

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 on August 13, 2010, and the delay in the proceeding have been due to a bankruptcy filed by Defendant, from which relief has now been obtained by the Plaintiff, and for good cause shown:

IT IS on this 23 day of June, 2017 ORDERED that

The Final Judgment and Writ of Execution entered on August 13, 2010, 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

JUN 26 2017

JUDGE ANN McCORMICK

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

The Bank of America, N.A.

Plaintiff,

v.

Lisa Cooney-Valsera

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO.: F-001066-17

Civil Action

ORDER

THIS MATTER having been opened to the Court by Lisa Cooney-Valsera ("Defendant"), on an Order to be Permitted by the Court to Engage in Foreclosure Mediation Out of Time; and on notice to Plaintiff, The Bank of America, N.A. ("Plaintiff"); and the Court having reviewed the moving and responding papers and/or the arguments of the parties; and for good cause shown,

FOR THE REASONS SET FORTH ON THE RECORD ON 6/26/17

IT IS on this 26 day of June, 2017:

ORDERED THAT Defendant's Motion to be Permitted by the Court to Engage in Foreclosure Mediation Out of Time shall be and hereby is **GRANTED**; and it is

FURTHER ORDERED THAT the parties shall attend Foreclosure Mediation starting on the 28th day of Aug, 2017, at 9 AM; and it is

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

Hon. JUDGE ANN G. McCORMICK

[] Opposed
[] Unopposed

FILED

JUN 23 2017

JUDGE ANN McCORMICK

UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
David Neeren, Esquire, ID 009662007
Attorneys for Plaintiff

Deutsche Bank National Trust Company, As
Trustee for the Registered Holders of Morgan
Stanley ABS Capital I Inc. Trust 2007-HE6
Mortgage Pass-Through Certificates, Series
2007-HE6

PLAINTIFF,

v.

QSIDE FEDERAL CREDIT UNION
DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-007266-17
CIVIL ACTION

**ORDER FIXING TIME AND PLACE
FOR REDEMPTION IN STRICT
FORECLOSURE**

THIS MATTER having been opened to the Court by Udren Law Offices, P.C., attorneys for the Plaintiff; and it appearing that the Summons and Complaint in Strict Foreclosure (the "Complaint") were duly issued and served upon the defendant in accordance with the Rules of this Court, and that QSide Federal Credit Union ("Qside") has failed to file an Answer to the Complaint, and that default has been entered by the Clerk of this Court against Qside;

And it further appearing that proofs have been submitted on the amount due on Plaintiff's Note and Mortgage as set forth in the underlying Complaint, and for good cause shown,

IT IS on this 23 day of June, 2017, **ORDERED** as follows:

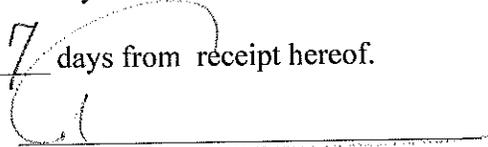
1. The amount required to redeem the mortgaged premises from Plaintiff's mortgage is the sum of **\$433,272.80**, together with contract interest from February 16, 2016 through May 9, 2016 and post-judgment interest from and after May 10, 2016 to date of redemption, together with any and all taxable foreclosure costs and costs of this matter.

2. The defendant shall make the aforesaid payment to Plaintiff, with interest and costs, at the office of Plaintiff's counsel, located at 111 Woodcrest Road, Suite 200, Cherry Hill, NJ 08003, County of Camden and State of New Jersey, on Aug. 24, 2017, 2017, between the hours of 9:00 a.m. and 5:00 p.m., or any time prior thereto.

3. Upon confirmation of deposit of the aforesaid payment, Plaintiff shall convey possession of the mortgaged premises to Qside, and shall also convey to Qside a good and sufficient deed vesting title to said mortgaged premises into Qside, which mortgaged premises are more particularly set forth on **Exhibit "1"** annexed hereto.

4. Upon failure of Qside to pay to Plaintiff the aforesaid amount, plus interest and costs, at the time and place so fixed or prior thereto, the defendant stands absolutely debarred and foreclosed of and from all equity of redemption of, in and to the mortgaged premises.

5. A true copy of this Order shall be served on Qside or by mailing the Order to the defendant's place of abode or last known residence by certified mail, return receipt requested, and regular mail, with postage prepaid, within 7 days from receipt 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."

FILED

JUN 23 2017

ANN MCCORMICK

16-192651 - EdL
RAS CITRON, LLC
Donald V. Valenzano Jr, Esq. ID No. 011282010
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

DITECH FINANCIAL LLC ,
PLAINTIFF,

Vs.

THUY TA et al.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-006580-09

CIVIL ACTION

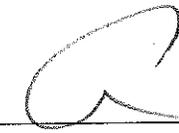
ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXEUCION

This matter being opened to the Court by Donald V. Valenzano Jr, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution, and for good cause shown:

IT IS on this 23 day of June, 2017 ORDERED that

1. The Final Judgment and Writ of Execution entered in the above-entitled action on June 28, 2010 are hereby vacated and set aside; and

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

3. A final judgment application shall be 

Respectfully Recommended *filed*

JUDGE ANN. G. MCCORMICK

no later than 12/23/17



MATTLEMAN, WEINROTH & MILLER, P.C.
BY: ALLYSON V. COFRAN, ESQUIRE
ATTORNEY I.D.: 002602005
401 Route 70 East - Suite 100
Cherry Hill, New Jersey 08034
(856) 429-5507
Attorneys for Plaintiff
File No.: 2418.92327

FILED

JUN 23 2017

JUDGE ANN McCORMICK

Finance of America Reverse, LLC f/k/a Urban
Financial of America, LLC

Plaintiff,

v.

John Schingo as Executor of the Estate of Patricia
Terranova a/k/a Patricia Mary Terranova, et al.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-010318-16

CIVIL ACTION

ORDER FOR ENTRY OF DEFAULT

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

IT IS on this 23 day of June 2017 **ORDERED** that default be and hereby is entered as to the following defendants: John Schingo as Executor of the Estate of Patricia Terranova a/k/a Patricia Mary Terranova; State of New Jersey; United States of America; Capital One Bank USA, N.A; Thomas Terranova, Jr.; Tammy Ann Sepulveda and Patrice Ann Raspa.



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."

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

JUN 23 2017

JUDGE ANN McCORMICK

Plaintiff(s),

FNME

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F 33596 -16

vs.

CIVIL ACTION

Defendant(s),

DUNAY

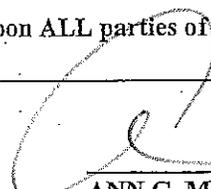
ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 6/23, 2017
on cross motions for summary judgment,
both of which were ~~not~~ w/o prejudice based
and for good cause having been shown, and for the reasons set forth on the record on 6/23, 2017 on the adjournment of the trial

IT IS ON THIS 23 DAY OF June, 2017

ORDERED Trial is adjourned to
Dec. 6, 2017, 9:30

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

FILED

JUN 23 2017

JUDGE ANN McCORMICK

14080341

UDREN LAW OFFICES, P.C.

Woodcrest Corporate Center

111 Woodcrest Road, Suite 200

Cherry Hill, NJ 08003

(856) 669-5400

J. Eric Kishbaugh, Esquire

Attorneys for Plaintiff

**FEDERAL NATIONAL MORTGAGE
ASSOCIATION**

PLAINTIFF,

v.

JO ANNE HAHN et al.

DEFENDANTS

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

DOCKET NO: F-013938-15

CIVIL ACTION

CONSENT ORDER

This matter having been brought before the Court upon Plaintiff's application, Udren Law Offices, P.C. appearing for the Plaintiff and Dipa Patel, Esq. of the Office of Harold J. Gerr, Esq. appearing for Arie Behar and 4 Highpoint LLC, and the parties to this Consent Order having agreed to the terms set forth herein, and good cause having been shown:

It is on this 23 day of June, 2017 ORDERED and ADJUDGED

that:

1. Arie Behar and 4 Highpoint LLC shall, on or before June 30, 2017, appear at the Office of the Sheriff of Middlesex County and pay all amounts and take such actions as are necessary to complete the sheriff's sale held on March 8, 2017 for the property designated as 4 High Point Road, East Brunswick, New Jersey 08816, specifically by paying to the sheriff the balance of the bid amount on such sheriff sale and shall immediately thereafter advise Plaintiff of such payment;

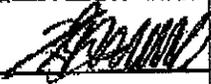
2. Plaintiff hereby withdraws its motion to set aside the sheriff's sale on March 8, 2017; and

3. A copy of this Order shall be served on all parties within 7 days from the date hereof.



ANN G. MC CORMICK P.J., Ch.

The undersigned hereby consent to the form and entry of the within Order.

UDREN LAW OFFICES, P.C. Attorneys for Plaintiff
By:  **J. Eric Kishbaugh**
NJ ID 009541981

J. Eric Kishbaugh, Esq.



Dipa Patel, Esq.

Attorney for Arie Behar and 4 High Point LLC

15-043038 - LiM
RAS CITRON, LLC
By: John D. Habermann, Esquire – ID #005221999
130 Clinton Road, Ste. 202
Fairfield, NJ 07004
(973) 575-0707
Attorneys for Plaintiff

FILED
JUN 23 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/Mortgagee

vs.

VIKTORIYA KAMYSHANOVA et al,
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-048344-14

CIVIL ACTION

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

DENIED

FOR THE REASONS SET FORTH
ON THE RECORD ON 6/23/17

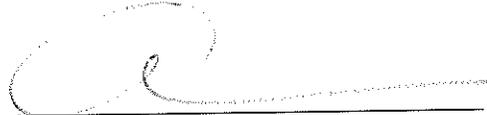
THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, FEDERAL NATIONAL MORTGAGE ASSOCIATION ("Fannie Mae"), a corporation organized and existing under the laws of the United States of America for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing;

IT IS on this 23 day of June 2017 ORDERED:

1. That Summary Judgment be entered against the Defendant, Viktoriya Kamysanova and default be entered against her and her answer, affirmative defenses and counterclaims, if any be stricken.

DENIED

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, J.S.C.

____ Opposed

____ Unopposed



15-043038 - LiM



HSBC BANK / KML LAW GROUP, P.C.
Plaintiff's Name (first, middle, last)
216 Haddon Avenue Suite 406
Address
Westmont, NJ 08108
City, State, Zip Code
609-250-0700
Telephone Number

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
SPECIAL CIVIL PART
Middlesex County
Pocket Number F-029778-16

FILED

JUN 23 2017

JUDGE ANN McCORMICK

vs.

Thomas Abad
Defendant's Name (first, middle, last)
4 Weck Court
Address
Sayerville, NJ 08872
City, State, Zip Code
551-227-5069
Telephone Number

**Civil Action
Order**

This matter being opened to the court by Thomas Abad the
(Your Name)

Plaintiff Defendant in the case by way of motion seeking an order to:
(check one)

- Permit Discovery
- Vacate Dismissal/Reinstate Complaint
- Amend Complaint
- Amend Answer
- Amend Judgment
- Enter Judgment Out of Time
- Vacate Default/Vacate Default Judgment
- Other (Specify)
Delay the entry of the judgment 90 days

and the court having considered the motion, pleadings on file and/or argument of the moving party and for good cause appearing;

(Do not write below this line, for court use only)

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6/23/17**

On this 23 day of June 20 17:

it is ORDERED that
The final judgment be and is hereby vacated.

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

This motion was:

- Opposed
- Unopposed



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

FILED

JUN 23 2017

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

Ocwen Loan Servicing, LLC

PLAINTIFF

vs.

DOCKET NO. F-009084-17

BARBRA LEBRUN, et al.

DEFENDANTS

This matter having been brought before the Court on Defendant's Motion to Dismiss the Complaint, and the Court having considered the matter, any responses thereto, and the arguments of Counsel, and for good cause appearing,

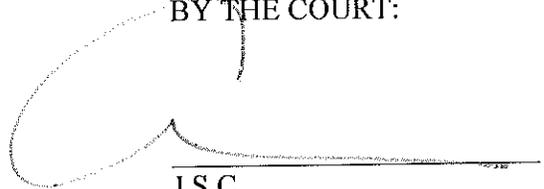
It is on this 23 day of June, 2017, ORDERED that the Complaint is hereby dismissed with prejudice and Plaintiff is to pay sanctions to Defendant in the form of costs and attorney's fees.

DENIED *W/o prejudice*

Def's answer to the Complaint shall be filed on or before July 21, 2017

FOR THE REASONS SET FORTH ON THE RECORD ON 6/23/17

BY THE COURT:



J.S.C.

JUDGE ANN G. McCORMICK

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

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

JUN 23 2017

JUDGE ANN McCORMICK

Plaintiff(s),
Fed. Nat'l Mort Assn

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID- F 48344-14

vs.

CIVIL ACTION

Defendant(s),
KAMY SHANOVA

ORDER

THIS MATTER coming before the Honorable Ann G. McCormick, J.S.C., on 6/23, 2017
on pl's motion for SS, which
was denied,

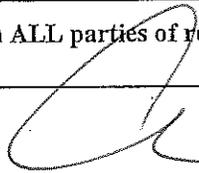
and for good cause having been shown, and for the reasons set forth on the record on

6/23/17, 2017

IT IS ON THIS 23 DAY OF June, 2017

ORDERED TRIAL DATE: SEPT. 27, 2017,
9:30 am

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

FILED

JUN 23 2017

JUDGE ANN MCCORMICK

16070009-2
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
Veroneque A.T Blake – 038912010

Attorneys for Plaintiff

Ocwen Loan Servicing, LLC

PLAINTIFF,

vs.

Anthony Titone, Christine Titone, et al

DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-020580-16

CIVIL ACTION

**ORDER VACATING THE MARCH 08,
2017 FINAL JUDGMENT AND WRIT OF
EXECUTION AND GRANTING LEAVE
TO FILE ANOTHER APPLICATION
FOR FINAL JUDGMENT AND WRIT
OF EXECUTION**

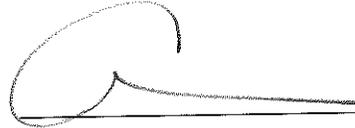
THIS MATTER being opened to the Court by Udren Law Offices, P.C.,
appearing on a Motion to Vacate the March 08, 2017 Final Judgment and Writ of Execution and,
for Leave to file to another Application for Final Judgment and Writ of Execution, in the event
that the loss mitigation efforts are unsuccessful, the Court having reviewed the supporting
Certifications, and for good cause shown:

IT IS ON THIS 23 day of June, 2017 ORDERED that:

1. Plaintiff's Motion to Vacate the March 08, 2017 Final Judgment and Writ of Execution, without prejudice is hereby GRANTED;
2. Plaintiff is granted Leave to file an another Application for Entry of Final

Judgment and Writ of Execution with the Office of Foreclosure; and

3. A copy of this Order shall be served upon ~~answering~~ ^{all} parties within 7 days of receipt.



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

JUN 23 2017

JUDGE ANN McCORMICK

KNUCKLES, KOMOSINSKI & MANFRO, LLP
John E. Brigandi, Esquire (Attorney ID 028512008)
Attorneys for Plaintiff
50 Tice Boulevard, Suite 183
Woodcliff Lake, NJ 07677
Telephone 201-391-0370
Facsimile 201-781-6744
jeb@kkmlp.com

STONEGATE MORTGAGE CORPORATION,

Plaintiff,

v.

ALBERTO A. ZACARIAS, et al.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-2612-17
CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT, STRIKING
DEFENDANT'S ANSWER, AND
TRANSFERRING CASE TO
FORECLOSURE UNIT TO
PROCEED AS UNCONTESTED**

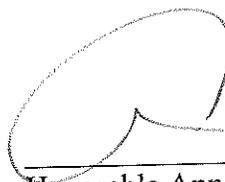
THIS MATTER having been brought before the Court by motion of Plaintiff, Stonegate Mortgage Corporation, by and through its attorney's Knuckles, Komosinski, & Manfro, LLP, John E. Brigandi, Esquire, for an Order granting Summary Judgment, Striking Defendant's Answer and Affirmative Defenses, and Transferring this Case to the Foreclosure Unit to Proceed as an Uncontested Matter; and the Court having considered the submissions of the parties, and for good cause shown;

IT IS on this 23 day of June 2017,

ORDERED as follows:

1. That the Answer with defenses filed by defendant Alberto A. Zacarias ("Defendant") is hereby stricken, and that the Clerk of the Court is hereby instructed to enter default against Defendant as though no answering pleading has been filed;

2. That this matter shall be transferred to the Office of Foreclosure of the Superior Court in Trenton, New Jersey to proceed as an uncontested matter;
3. That this matter may proceed as an uncontested case and that Plaintiff is not obligated to provide Notice of Motion pursuant to R. 4:64-1 to Defendant or his counsel prior to the entry of judgment; and
4. That Plaintiff shall serve a copy of this Order upon counsel for Defendant, within 7 days of Plaintiff's receipt of the Order.



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."

FILED

JUN 23 2017

JUDGE ANN McCORMICK

774179

PHELAN HALLINAN DIAMOND & JONES, PC

Michael R. Schoeniger, Esq. ID No. 069402013

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

WELLS FARGO BANK, N.A.
PLAINTIFF

VS.

AWILDA FONTANEZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-014408-16

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Michael R. Schoeniger, Esquire, appearing on behalf of Plaintiff, WELLS FARGO BANK, N.A., for an Order Reforming the Loan Modification and Divesting JEFFREY FONTANEZ of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this 23 day of June 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of September 1, 2011 between Awilda Fontanez and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "Exhibit A" and shall become a part of this Order; and,
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Jeffrey Fontanez in the land records of Middlesex County; and,

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

4. **THAT** the interest of Jeffrey Fontanez is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on October 30, 2007 in *Mortgage Book 12684, Page 271* ; 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 Ann McCormick, J.S.C.

_____ Opposed

_____ Unopposed

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

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

WNI16-016355
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Ujala Aftab - 034722011
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Attorneys for Plaintiff

FILED

JUN 23 2017

JUDGE ANN McGORMICK

Wells Fargo Bank, NA

PLAINTIFF,

vs.

Joshy Kalliathparambil and Leena
Kalliathparambil a/k/a Leena Joshy, husband
and wife; Midland Funding LLC

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-021552-16
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON MARCH 15, 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 23 day of June, 2017,

ORDERED THAT the Sheriff's Sale which took place on March 15, 2017, shall be and is hereby deemed vacated and set aside; and

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

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

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

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



Honorable
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

JUN 23 2017

JUDGE ANN McCORMICK

FEIN, SUCH, KAHN & SHEPARD, P.C.
Adam Fleischer - 007872010
7 Century Drive, Suite 201
Parsippany, New Jersey 07054
(973) 538-9300
293HEU
Attorney for Plaintiff

WELLS FARGO BANK, N.A.
Plaintiff
vs.
EDWARD C. SMITH, et al.
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-27160-16

CIVIL ACTION

**ORDER IMPOSING AN EQUITABLE
MORTGAGE UPON ELLEN M. SMITH
AND REFORMING MORTGAGE TO
INCLUDE AN ACCURATE LEGAL
DESCRIPTION**

This matter being opened to the Court by Fein, Such, Kahn & Shepard, P.C., attorneys for Plaintiff, **WELLS FARGO BANK, N.A.** ("Plaintiff"), upon Notice of Motion for an Order Imposing an Equitable Mortgage on ELLEN M. SMITH and Reforming Mortgage to Include an Accurate Legal Description, in the within action, and it appearing that due to a clerical error caused by inadvertence and mistake, ELLEN M. SMITH failed to sign the mortgage, and that Plaintiff is desirous of proceeding to the entry of a Final Judgment in Foreclosure and obtaining a Writ of Execution in order to schedule a Sheriff's sale, and for good cause shown;

IT IS on this 23 day of June, 2017;

ORDERED, that an equitable mortgage is imposed upon ELLEN M. SMITH; and it is further

ORDERED, that the plaintiff is permitted to proceed to the entry of a Final Judgment in Foreclosure and obtain a Writ of Execution so as to schedule this matter for Sheriff's Sale; and it is further

ORDERED, that the Mortgage given by defendant to plaintiff and recorded in the Office of the MIDDLESEX County Clerk on August 24, 2009 in Mortgage Book 13545, Page 724, be reformed to include the omitted legal description set forth in Exhibit "A" annexed hereto; and it is further

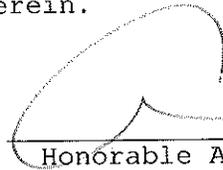
ORDERED, that the Final Judgment in Foreclosure and Writ of Execution, when issued, shall contain the legal description annexed hereto; and it is further

ORDERED, Ordering that the description in the Sheriff's Deed to be issued by the Sheriff of MIDDLESEX County contain the legal description; and it is further

ORDERED, that a copy of this Order be recorded along with the Sheriff's Deed, or if no Sheriff's Deed is issued, then this Order may be recorded separately in the MIDDLESEX County Clerks' Office.

ORDERED, for any other relief that the Court deems necessary; and it is further

ORDERED, that a true copy of this Order be served upon all parties within 10 days of the date herein.



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."

FILED

JUN 23 2017

JUDGE ANN McGORMICK

635828

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

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

VS.

KRISTIN Y. YOON, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-033596-13

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, Wilmington Savings Fund Society, FSB, D/B/A Christiana Trust, Not Individually But As Trustee For Pretium Mortgage Acquisition Trust, for an Order Reforming the Loan Modification and Divesting Paul Yoon of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this

23

day of

June

2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of July 1, 2010 between Kristin Y. Yoon and GMAC Mortgage, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

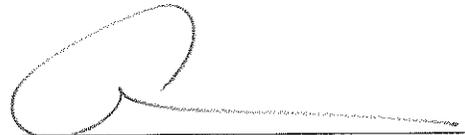
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Paul Yoon in the land records of Middlesex County; and,

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

4. **THAT** the interest of Paul Yoon is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on March 24, 2003 in *Mortgage Book 8209, Page 435 and re-recorded on March 26, 2010 in Mortgage Book 13796, Page 696*; 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 Ann McCormick, JSC

_____ Opposed

_____ Unopposed

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

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