

| <b>Hon. Arnold L. Natali Jr.'s Motion List for March 16, 2018</b> |           |             |           |                                 |                           |
|---|-----------|-------------|-----------|---------------------------------|---------------------------|
| <b>CAPTION</b>  | <b>DK</b> | <b>DK #</b> | <b>YR</b> | <b>MOTION TYPE</b>              | <b>OUTCOME</b>            |
| HEALEY V MARTOCCI   | C         | 182         | 17        | MOTION TO REMOVE MECHANICS LIEN | GRANTED                   |
| MCD AID V DELILAH ROAD  | C         | 18          | 17        | MOTION FOR SUMMARY JUDGMENT     | ADJOURNED 4/27            |
| GREENROSE V CERTAIN UNDERWRITEI                                   | L         | 4742        | 14        | MOTION FOR SUMMARY JUDGMENT     | ADJOURNED 3/22            |
| IMO MONROE  | L         | 3365        | 15        | MOTION TO PAY COUNSEL FEES      | ADJOURNED 3/29            |
| IMO SAYREVILLE  | L         | 4010        | 15        | MOTION FOR SUMMARY JUDGMENT     | ADJOURNED 3/28            |
| RAMOS V CITY OF PERTH AMBOY                                       | L         | 454         | 17        | MOTION TO RECONSIDER            | DENIED - NO LATE NOTICE C |

Hon. Arnold L. Natail Jr.'s Motion List for March 16, 2018

| CAPTION                                | DK | DK #  | YR | MTN # | MOTION TYPE   | OUTCOME                  |
|--|----|-------|----|-------|---|--------------------------|
| US BANK TRUST NA VS BROWN TRACY        | F  | 3886  | 17 |       | MOTION TO REFORM MORTGAGE   | DENIED WITHOUT PREJUDICE |
| U.S. BANK NATIONAL A VS CULKIN MARY T  | F  | 20924 | 17 |       | MOTION APPOINTING GUARDIAN AD LITEM                               | GRANTED                  |
| U.S. BANK NATIONAL A VS GALAN FELIPE   | F  | 23717 | 17 |       | MOTION REFERRAL TO MEDIATION                                      | GRANTED                  |
| US BANK NA VS SLANINA DONALD           | F  | 44278 | 14 |       | MOTION TO REFORM MORTGAGE   | GRANTED                  |
| US BANK CUST PC4 FIR VS BLK 1 LOT 8    | F  | 2830  | 18 |       | MOTION FOR ORDER TO SHOW CAUSE-ABANDONED<br>PROPERTY              | GRANTED                  |
| WELLS FARGO BANK NA VS BARNEY ELAINE C | F  | 17262 | 17 |       | MOTION TO REFORM MORTGAGE   | DENIED WITHOUT PREJUDICE |
| WELLS FARGO BANK, NA VS STRZALKA JACEK | F  | 19781 | 17 |       | MOTION FOR SUMMARY JUDGMENT                                       | ADJOURNED 4/13           |
| WELLS FARGO BANK NA VS SAMPILO MARIETA | F  | 37042 | 13 |       | MOTION TO PAY SURPLUS FUNDS OUT OF COURT<br>(PAUL N JONES)        | W/D                      |
| WELLS FARGO BANK NA VS SAMPILO MARIETA | F  | 37042 | 13 |       | MOTION TO PAY SURPLUS FUNDS OUT OF COURT<br>(MARIETA SAMPILO)     | W/D                      |
| WELLS FARGO BANK NA VS GOMEZ ELIZABETH | F  | 47296 | 13 |       | Motion to confirm judgment and enter default<br>against Lee Sakol | DENIED WITHOUT PREJUDICE |

FILED

MAR 16 2018

ARNOLD L. NATALI JR., P.J.Ch.

The Honorable Arnold L. Natali, Jr., P.J. Ch.  
Middlesex County Courthouse  
56 Paterson Street  
P.O. Box 964  
New Brunswick, New Jersey 08903

**EDWARD F. HEALEY,**  
Plaintiff(s)

vs.

**JOHN MARTOCCI, dba CENTRAL JERSEY  
MECHANICAL,**  
Defendant(s).

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

**DOCKET NO. MID-C-182-17**

CIVIL ACTION

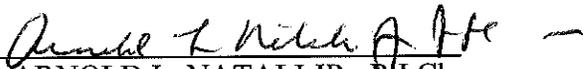
**ORDER**

**THIS MATTER** having come before the Court by way of a motion to set aside a construction lien<sup>1</sup> filed against the subject property located at 98 Harding Avenue, Edison, New Jersey 08820 (“subject property”) filed by Edward F. Healey (“Plaintiff”), *pro se*, and the Court having received no opposition from John Martocci (“Defendant”), *pro se*, and for the reasons stated on the record on March 16, 2018, and for good cause shown:

**IT IS** on this 16<sup>th</sup> day of March 2018:

**ORDERED** that the construction lien filed by Defendant against the subject property is hereby set aside and discharged; and

**IT IS FURTHER ORDERED** that the Court shall serve a copy of this Order upon all parties within five (5) days of the date of this Order.

  
HON. ARNOLD L. NATALI JR., P.J.Ch.

<sup>1</sup> Plaintiff filed a “motion to remove a mechanic’s lien.” However, upon receiving proof of the lien filed, it is clear to the Court that a construction lien was filed against the subject property.

**FILED**

**MAR 16 2018**

ARNOLD L. NATALI JR., P.J.Ch.

**The Honorable Arnold L. Natali, Jr., P.J. Ch.**  
Middlesex County Courthouse  
56 Paterson Street  
P.O. Box 964  
New Brunswick, New Jersey 08903

**ANA JIMENEZ-RAMOS and LUIS DAVID  
RAMOS**

Plaintiffs,

v.

**CITY OF PERTH AMBOY and JOHN DOES  
REPRESENTING UNNAMED EMPLOYEES**

Defendants.

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

**DOCKET NO. MID-L-454-17**

CIVIL ACTION

**ORDER**

**THIS MATTER** having come before the Court by way of a January 24, 2017 motion to file a late notice of claim, filed by Deepa S. Jaisinghani, Esq., counsel for Ana Jimenez-Ramos and Luis David Ramos (“Plaintiffs”), and no opposition having been initially filed by Alex Keoskey, Esq., counsel for the City of Perth Amboy (“Defendant”), and the Court having issued an Order on the then unopposed motion on March 17, 2017 finding that the February 4, 2016 notice of claim was proper in accordance N.J.S.A. § 59:8-4 and, alternatively, that the October 10, 2016 notice of claim was proper in accordance N.J.S.A. § 59:8-9, and Alex Keoskey, Esq. having filed a motion for reconsideration of the Court’s March 17, 2017 Order, and the Honorable Melvin L. Gelade, J.S.C. having issued an Order on May 12, 2017, and Plaintiffs having filed an appeal of the May 12, 2017 Order and subsequently withdrawn the appeal without prejudice so that the trial court could address the reconsideration application in a substantive fashion, and the matter having thereafter been re-assigned to the undersigned for resolution as the Court that issued the March 17, 2017 Order, and the parties having appeared before the Court on January 23, 2018 for oral argument, and the Court having issued a January 29, 2018 Order granting the motion to reconsider, finding that Plaintiffs’ February 4, 2016 notice of claim shall not be deemed timely as it did not substantially comply with N.J.S.A. § 59:8-4, and ordering the parties to submit affidavits to address whether Plaintiffs have demonstrated “extraordinary circumstances” to permit a late filing of a notice of claim in accordance with N.J.S.A. § 59:8-9 and whether Defendant will be “substantially prejudiced” by the

proposed late filing of a notice of claim in accordance with N.J.S.A § 59:8-9, and the Court having considered the papers submitted, and for the reasons stated on the record on March 16, 2018, and for good cause shown:

**IT IS** on this 16<sup>th</sup> day of March, 2018:

**ORDERED** that Plaintiffs' October 10, 2016 notice of claim shall not be considered a permissible late notice of claim in accordance with N.J.S.A § 59:8-9 as Defendant will be "substantially prejudiced" by the proposed late filing of a notice of claim and Plaintiffs have failed to demonstrate "extraordinary circumstances" to permit a late filing of a notice of claim; and

**IT IS FURTHER ORDERED** that Plaintiffs shall serve a copy of this Order upon Defendant within five (5) days of the date of this Order.

  
\_\_\_\_\_  
HON. ARNOLD L. NATALI JR., P.J.Ch.

688211

**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**

**MAR 16 2018**

ARNOLD L. NATALI JR., P.J.Ch.

U.S. BANK TRUST, N.A., AS TRUSTEE  
FOR LSF9 MASTER PARTICIPATION  
TRUST  
PLAINTIFF

VS.

TRACY BROWN, ET AL.  
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO: F-003886-16

CIVIL ACTION

**ORDER REFORMING THE LOAN  
MODIFICATION AGREEMENT AND  
SUBORDINATING AND DIVESTING  
TONI RICE, VERONICA DAVILLA,  
LORRAINE EATON, GERALDINE  
JACKSON, YVONNE BRIGHT, FRED  
JACKSON, JR., ALVIN FAIR, THOMAS  
W. FAIR, CAROL JACKSON OF ANY  
TITLE AND INTEREST THEY 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, U.S. Bank Trust, N.A., As Trustee For LSF9 Master Participation Trust, for an Order Reforming the Loan Modification and Divesting Toni Rice, Veronica Davilla, Lorraine Eaton, Geraldine Jackson, Yvonne Bright, Fred Jackson, Jr., Alvin Fair, Thomas W. Fair, Carol Jackson of Any Title and Interest they May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this *16<sup>th</sup>* day of *March* 2018, **ORDERED:**

1. ~~THAT the Loan Modification Agreement with a first payment date of January 1,~~

2011 between Tracy Brown and Chase Home Finance 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 Toni Rice, Veronica Davilla, Lorraine Eaton, Geraldine Jackson, Yvonne Bright, Fred Jackson, Jr., Alvin Fair, Thomas W. Fair, Carol Jackson in the land records of Middlesex County; and,

3. **THAT** Toni Rice, Veronica Davilla, Lorraine Eaton, Geraldine Jackson, Yvonne Bright, Fred Jackson, Jr., Alvin Fair, Thomas W. Fair, Carol Jackson is not personally liable under the terms of the Loan Modification Agreement, but rather, they is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Toni Rice, Veronica Davilla, Lorraine Eaton, Geraldine Jackson, Yvonne Bright, Fred Jackson, Jr., Alvin Fair, Thomas W. Fair, Carol Jackson is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing thier ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on July 23, 2007 in *Mortgage Book 12507, Page 0743* ; 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. (A)

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

\_\_\_\_\_ Opposed

Unopposed

(\*) Denial without prejudice  
Counsel may refile the application  
with a certification from an  
appropriate representative and  
that complies with R. 1:6-6.  
See also *Wells Fargo v*  
*Ford*, 418 N.J. Super.  
592, 600 (App. Div. 2001). (D)



P LUESE, BECKER & SALTZMAN, LLC  
Attorneys At Law  
20000 Horizon Way, Suite 900  
Mount Laurel, NJ 08054  
Attorneys for Plaintiff

**FILED**  
**MAR 16 2018**  
ARNOLD L. NATALI JR., P.J.Ch.

File No. 093387 ms

Filing Attorney:

- Rob Saltzman, Esquire ID #043891988
- Sanford J. Becker, Esquire ID #243731972
- Robert F. Thomas, Esquire ID #018621993
- Stuart West, Esquire ID #015672002
- Kathleen L. Stanton, Esquire ID #012202011
- Shannon Burrini, Esquire ID#122252015

U.S. BANK NATIONAL ASSOCIATION,  
AS TRUSTEE RELATING TO CHEVY  
CHASE FUNDING LLC MORTGAGE  
BACKED CERTIFICATES SERIES 2006-1

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-020924-17

Plaintiff,

CIVIL ACTION

v.

ORDER APPOINTING  
GUARDIAN AD LITEM

MARY T. CULKIN, et al.,

Defendants

This matter being opened to the Court by Plaintiff, U.S. Bank National Association, as Trustee Relating To Chevy Chase Funding LLC Mortgage Backed Certificates Series 2006-1, 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 16<sup>th</sup> day of March, 2018

ORDERED that Janet L. Sozio, be and is hereby appointed Guardian Ad Litem to represent and to defend this action on behalf of Defendant, Mary T. Culkin, party to this action and

IT IS further ORDERED that the Plaintiff shall serve a copy of this Order, which need not be certified, upon said Guardian Ad Litem within ~~twenty (20)~~ <sup>ten (10)</sup> days from the date hereof and that proof of said service be filed herein.

*posting of the order by the court on e-courts.*

*Arnold L. Natali Jr.*  
ARNOLD L. NATALI JR., P.J.Ch.

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

SEAN D. ADAMS, ESQ. BAR ID# 004932013  
HILL WALLACK LLP  
21 Roszel Road  
P.O. Box 5226  
Princeton, New Jersey 08543-5226  
(609) 924-0808  
Attorneys for Plaintiff  
Our file No. 17511-00183

FILED

MAR 16 2018

ARNOLD L. NATALI JR., P.J.Ch.

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

Plaintiff;

vs.

Elizabeth Gomez, *et al.*,

Defendants.

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

Docket No. F-047296-13

Civil Action

**ORDER GRANTING PLAINTIFF'S  
MOTION TO CONFIRM DEFAULT  
AGAINST DEFENDANT LEE SAKOL**

This matter being opened to the Court on March 16, 2018 by Hill Wallack LLP counsel for the Plaintiff, Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, ("Stanwich"), for an Order confirming default is entered against Defendant Lee Sakol and allowing Stanwich to proceed with the instant foreclosure action as an uncontested matter; and the Court having reviewed and considered the supporting papers, opposition papers and reply papers, if any, and oral argument, if any; and the Court having determined that, based upon the same, Stanwich is entitled to the relief requested; and for good cause shown;

IT IS on this 16<sup>th</sup> day of March, 2018,

ORDERED as follows:

- ~~1. Confirmed the Answer filed by Elizabeth Gomez and Lee Sakol is stricken.~~
2. Default is hereby entered against Defendant Lee Sakol.

*Denial without prejudice*

by counsel for plaintiff  
on all parties

3. A copy of the within Order shall be served on all those listed on the Notice of  
Motion within seven (7) days of receipt of a conformed copy of same by counsel for Stanwich.  
*five (5) The Order's posting on e-Courts.*

*Arnold L. Natali, Jr. P.J.*

Opposed

ARNOLD L. NATALI JR., P.J.Ch.

Unopposed

\* The motion is denied without prejudice. Movant may refile the application and include in any re-filed motion the moving papers that supported the Court's 1.9.15 Order so that the Court can be appropriately informed prior to granting relief to plaintiff related to Defendant Fee Subsidy. *(Am)*

Plaintiff shall include in any re-filed application a statement of material facts, properly supported, for the relief against Defendant Fee Subsidy.

Finally, the Court advises the parties that it attempted to locate the aforementioned moving papers and was not able to locate them at e-Courts.

*(Am)*

795668

**PHELAN HALLINAN DIAMOND & JONES, PC**

400 Fellowship Road, Suite 100

Mount Laurel, NJ 08054

(856) 813-5500

Attorneys for Plaintiff

**By: William Aitken, Esquire 037591985**

**FILED**

**MAR 16 2018**

ARNOLD L. NATALI JR., P.J.Ch.

WELLS FARGO BANK, N.A.  
PLAINTIFF,

V.

ELAINE C. BARNEY, F/K/A ELAINE  
C. MEYER, ET AL.  
DEFENDANT

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY

DOCKET NO. F-017262-17

CIVIL ACTION

**ORDER STRIKING THE DISCHARGE AND  
REVIVING THE MORTGAGE**

**THIS MATTER** having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Aitken, Esquire, appearing on behalf of the Plaintiff, Wells Fargo Bank, N.A. for an Order Striking the Discharge and Reviving the Mortgage; and the Court having considered the matter and for good cause appearing:

**IT IS** on this *16<sup>th</sup>* day of *March*, 2018, **ORDERED** and **ADJUDGED**:

- ~~1. **THAT** the Discharge of Mortgage executed on February 16, 2007 by Chase Bank USA, N.A. and recorded on February 26, 2007 in the Middlesex County Clerk's Office in Book 747, page 508 be and hereby is stricken; and~~
2. **THAT** the mortgage given on July 21, 2006 by Elaine C. Barney F/K/A Elaine C. Meyer to Champion Mortgage, A Division Of Keybank National Association and recorded August 1, 2006 in the Middlesex County Clerk's Office in **Mortgage Book 11728, page 827** in the amount of \$150,000.00 be and hereby is revived and returned to its original position of priority; and
3. **THAT** the Middlesex County Clerk is hereby directed to record a certified copy of

~~this Order to adequately reflect the mortgage as being revived; and,~~

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

(A)

Opposed  
 Unopposed

Arnold L. Natali, Jr.  
ARNOLD L. NATALI JR., P.J.Ch.

(\*) Denied without prejudice  
Counsel may refile the application  
with a certification from an  
appropriate representative and  
that complies with R. 1:6-6.  
See also Wells Fargo v Ford,  
418 N.J. Super 592, 600  
(App. Div. 2011). (Jaw)

**FILED**

**MAR 16 2018**

ARNOLD L. NATALI JR., P.J.Ch.

Attorney I,D, Number 267331973  
GARRETT A. LARDIERE, ESQ.  
P.O. Box 180  
Lakewood, NJ 08701  
(848) 222-4706  
Attorney for Moving Party:  
Paul N. Jones, f/k/a Paul N. Zussman

Plaintiff:  
WELLS FARGO BANK, N.A.

Vs.

Defendants:  
MARIETA SAMPILO  
PAUL N. JONES  
JP MORGAN CHASE BANK

: SUPERIOR COURT OF  
: NEW JERSEY  
:  
: CHANCERY DIVISION  
: GENERAL EQUITY  
:  
: MIDDLESEX COUNTY  
: DOCKET No. F-037042-13  
:  
: CIVIL ACTION  
:  
: VERIFIED CONSENT ORDER  
: FOR  
: RELEASE OF FUNDS

THIS MATTER being opened to the Court by Garrett A. Lardiere, Esq., Attorney for the Moving Party, PAUL N. JONES, for an Order to withdraw funds currently on deposit with the Court, upon due notice to all parties; and with Cari-ann R. Levine, Esq., attorney for MARIETA SAMPILO, consenting thereto, and no one else appearing in opposition thereto; and good cause having been shown, and the Court having considered all submissions, and good cause having been shown;

IT IS ON this 16<sup>th</sup> day of March, 2018

ORDERED that the Superior Court Trust Fund Unit shall issue a draft in the amount of \$17,683.95, (representing 30% of the amount on deposit) made payable to MARIETA SAMPILO, and CARI-ann R. Levine, Attorney Trust Account, that is located at located at 8 Crossridge Circle, Marlboro, NJ 07746; and it is

FURTHER ORDERED that the Superior Court Trust Fund Unit shall issue a draft in the amount of \$41,262.56 (representing 70% of the amount on deposit), made payable to PAUL N. JONES and to GARRETT A. LARDIERE Attorney Trust Account, that is located at P.O. Box 180, Lakewood, NJ 08701.

The Superior Court Trust Fund Unit shall forward all checks for distribution to Garrett A. Lardiere, Esq., P.O. Box 180, Lakewood, NJ 08701; and it is

FURTHER ORDERED that a copy of this Order be served upon all parties within 7 days.

Arnold L. Natali Jr.  
JSC  
ARNOLD L. NATALI JR., P.J.Ch.

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

Garrett A. Lardiere  
Garrett A. Lardiere, Esq.  
Attorney for Paul N. Jones

Cari-ann R. Levine  
Cari-ann R. Levine, Esq.  
Attorney for Marieta Sampilo

VERIFIED AS TO THE PRINCIPAL  
AMOUNT ON DEPOSIT - \$58,946.51  
CLERK, SUPERIOR COURT

BY: [Signature] 2/16/18

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

**FILED**

**MAR 19 2018**

ARNOLD L. NATALI JR., P.J.Ch.

U.S. Bank National Association, as Trustee,  
on Behalf of the Holders of CSAB Mortgage-  
Backed Pass-Through Certificates, Series  
2007-1

Plaintiff,

vs.

Felipe Galan

Defendant.

SUPERIOR COURT OF NEW JERSEY  
MIDDLESEX COUNTY  
CHANCERY DIVISION

DOCKET NO.: F-023717-17

*Civil Action*

**ORDER**

**THIS MATTER** having been opened to the Court by Defendant Felipe Galan ("Defendant"), on an Order to Vacate the Default entered against Defendant and in favor of Plaintiff, U.S. Bank National Association, as Trustee, on Behalf of the Holders of CSAB Mortgage-Backed Pass-Through Certificates, Series 2007-1 ("Plaintiff") to be Permitted to File an Answer Out of Time and for Permission of the Court to Engage in Foreclosure Mediation, and on notice to Plaintiff; and the Court having reviewed the moving papers and the arguments of the parties; and for good cause shown,

IT IS on this 19<sup>th</sup> day of March, 2018:

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

**FURTHER ORDERED THAT** Defendant shall be permitted to file an Answer and/or other responsive pleading within 5 days of the date of this Order; and it is

~~FURTHER ORDERED THAT~~ Defendant shall be permitted by the Court to engage in Foreclosure Mediation; and it is ~~is~~ <sup>(\*)</sup>

**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.

*Arnold L. Natali Jr.*  
ARNOLD L. NATALI JR., P.J.Ch.

Opposed  
 Unopposed

(\*) *The parties may engage in mediation if both plaintiff and defendant request mediation.*

FOR THE REASONS SET FORTH  
ON THE RECORD ON 3-19-18

File No. 14942-16-24182-T  
**Law Offices**  
**PARKER McCAY P.A.**  
Gene R. Mariano, Esquire  
ID No: 021091996  
**9000 Midlantic Drive Suite 300**  
**P.O. Box 5054**  
**Mount Laurel, NJ 08054-1539**  
**(856) 810-5815**  
Attorneys for Plaintiff

**FILED**

**MAR 19 2018**

ARNOLD L. NATALI JR., P.J.Ch.

U. S. BANK NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS TRUSTEE FOR THE  
RMAC TRUST, SERIES 2016-CTT,

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
MIDDLESEX COUNTY  
DOCKET NO. F-044278-14

Plaintiff,  
v.

CIVIL ACTION

DONALD J. SLANINA, HIS HEIRS,  
DEVISEES AND PERSONAL  
REPRESENTATIVES AND HIS,  
HER, OR ANY OF THEIR  
SUCCESSORS IN RIGHT, TITLE  
AND INTEREST; PETER J.  
SLANINA, JR., HIS HEIRS,  
DEVISEES AND PERSONAL  
REPRESENTATIVES AND HIS,  
HER, OR ANY OF THEIR  
SUCCESSORS IN RIGHT, TITLE  
AND INTEREST; PETER J.  
SLANINA, III; STATE OF NEW  
JERSEY; UNITED STATES OF  
AMERICA,

**ORDER TO REFORM THE  
MORTGAGE *NUNC PRO TUNC* AS  
OF FEBRUARY 23, 2006 AND  
SUBORDINATE THE INTEREST OF  
~~DEVEST~~ PETER J. SLANINA, JR.  
TO PLAINTIFF'S MORTGAGE  
INTEREST**

ACW

Defendants.

**THIS MATTER**, being opened to the Court by Parker McCay, P.A. attorneys for the Plaintiff, on application for an Order reforming the Mortgage of Plaintiff and for other relief as more particularly set forth; and the Court having considered the moving papers, and any opposition thereto, and for good cause having been shown; an no cause appearing to the contrary;

IT IS on this 19th day of March, 2018

**ORDERED AS FOLLOWS:**

1. That Mortgage dated February 23, 2006, and recorded with the Middlesex County Clerk on March 2, 2006 in Mortgage Book 11384, Page 255, be and is hereby modified to include the name of Defendant, Peter J. Slanina, Jr. a/k/a Peter J. Slanina, so that his interest in the mortgaged premises is subordinate to Plaintiff's Mortgage; and
2. Any title company or a third party searching the land records of Middlesex County New Jersey is hereby entitled and authorized to rely upon this Order when conducting a search for any purpose, including but not limited to the issuance of title insurance for the subject property; and
3. That the Clerk of Middlesex County be and is hereby directed to record a copy of this Order and have the recording information marginally indexed on the Mortgage dated February 23, 2006, and recorded with the Middlesex County Clerk on March 2, 2006 in Mortgage Book 11384, Page 255; and
4. This Order is binding as to the Mortgage being reformed and shall have full force and affect in this Foreclosure Action as well as any other action filed in any Court regarding the Subject Mortgage;
5. A copy of this Order shall be served on defendants or their attorney within 5 days of Plaintiff's receipt of a conformed copy of same from the Court.

  
ARNOLD L. NATALI JR., P.J.Ch.

OPPOSED \_\_\_\_\_  
UNOPPOSED

FOR THE REASONS SET FORTH  
ON THE RECORD ON 3.19.18