

Hon. Arnold L. Natali Jr.'s Motion List for October 27, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
8K MILES MEDIA GROUP, INC. VS EBCMUSIC	C	42	17		MOTION TO DISMISS	ADJOURNED 11/17
BRYANT V PASSION CARE CENTER	L	1425	17		MOTION TO DISMISS COMPLAINT	PARTIAL
IN THE MATTER OF CHRISTIAN ENRIQUEZ	L	5248	17		MOTION FOR NAME CHANGE HEARING / JUDGMENT	GRANTED
KVK TECH VS SHANMUGAM	L	1040	17		MOTION TO DISMISS	ADJOURNED - 12/15
PPF INDUSTRIAL V SOUTH BRUNSWICK	L	4094	17		MOTION TO CONSOLIDATE CASES	ADJOURNED 11/3
					CROSS MOTION TO DISMISS PLAINTIFF'S COMPLAINT	ADJOURNED 11/3
					MOTION TO CONSOLIDATE CASES (K Hovnanian)	ADJOURNED 11/3
US BANK V DUGUAY	F	5735	17		MOTION TO REFORM MORTGAGE	GRANTED
US BANK V GRIMES II	F	12217	17		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 11/3
US BANK V KENNEDY	F	29846	15		MOTION TO REMOVE DEFENDANT IN THE FORECLOSURE ACTION AND CONFIRM FINAL JUDGMENT	GRANTED
US BANK V PLATE	F	3990	17		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 11/3
US BANK VS SHEIKH	F	38041	9		MOTION FOR FINAL JUDGMENT	ADJOURNED 11/3
US BANK V SMILING	F	25151	16		MOTION TO PROCEED SUMMARILY - VACANT AND ABANDONED	GRANTED
WELLS FARGO V FERLITA	F	22149	16		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 11/3
WELLS FARGO V MARTINEZ	F	5043	17		MOTION TO DELAY FORECLOSURE 90 DAYS	DENIED
WELLS FARGO V PEARLMAN	F	18038	17		MOTION TO DEFER FORECLOSURE COMPLAINT	GRANTED
WELLS FARGO V PENA	F	3265	17		MOTION TO PERMIT ENTRY OF FINAL JUDGMENT NOTWITHSTANDING LOAN MODIFICATION AGREEMENT	GRANTED
WELLS FARGO V SCOTT	F	21909	12		MOTION TO DIRECT SHERIFF TO ISSUE A CORRECTIVE DEED	GRANTED
WELLS FARGO V SORIANO NILO	F	18398	16		MOTION TO VACATE DEFAULT	DENIED
NATIONSTAR V RODRIGUEZ	F	31470	16		MOTION TO SET ASIDE SHERIFF'S SALE	WITHDRAWN 10/25
US BANK V MIRASOL	F	30424	16		MOTION FOR SUMMARY JUDGMENT	WITHDRAWN 10/25
US BANK V TAPIA	F	29281	15		MOTION FOR OTSC - ABANDONED PRPERTY	WITHDRAWN 9/28
WELLS FARGO V GONZALEZ	F	17865	17		MOTION TO REFORM MORTGAGE	WITHDRAWN 10/25
WELLS FARGO V LARSEN	F	2403	14		MOTION TO SET ASIDE SHERIFF'S SALE	WITHDRAWN 10/24
WELLS FARGO V LIVIO	F	43634	14		MOTION TO SET ASIDE SHERIFF'S SALE	WITHDRAWN 10/24

FILED

OCT 30 2017

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

LAW OFFICE OF WEISBERG & KLAUBER, LLC
Richard H. Klauber, Esq.
1500 Allaire Avenue, Suite 101
Ocean Township, N.J. 7712
(732) 517-1199
Attorney for Petitioner
Attorney ID#05012000

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
DOCKET NO: 005248-17
CIVIL ACTION

IN THE MATTER OF THE APPLICATION OF
Christian Enriquez
To Assume the Name of

ORDER TO REDACT

Chris Malo

Application being made to the Court by Richard H. Klauber, Esq. for an Order to redact personal information from the Motion for Name Change, etc filed on e-courts on September 6, 2017.

IT IS ON THIS ^{30th} day of *October*, 2017 ORDERED THAT the Motion to Redact Personal

Information from the e-filed Motion filed on Christian Enriquez is GRANTED. *Applicant shall file an amended pleading within fourteen (14) days of the date of this order.*

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

See R 1:38.

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.

IT IS ON THIS 30th day of October 2017

ORDERED as follows:

1. Plaintiff's Complaint is hereby dismissed without prejudice for failing to produce discovery requested by Defendant in its July 14, 2017 Notice to Produce, failing to provide interrogatory responses and authorizations for all medical records, diagnostic test films, x-rays and collateral source information.

2. In the alternative, Plaintiff is directed to provide interrogatory responses within twenty (20) days of this Order;

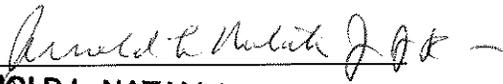
3. Plaintiff is directed to provide a response to Defendant's July 14, 2017 Notice to Produce within twenty (20) days of this Order;

4. Plaintiff must provide authorizations for all medical providers, diagnostic test films and/or x-rays, employment records, and collateral source records within twenty (20) days of this Order;

5. Plaintiff must appear for a deposition by November 10, 2017;

6. Plaintiff must appear for an independent medical examination by November 30, 2017.

A copy of this Order must be served within seven (7) days of *its online posting.*


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

This Motion was:

Opposed

Unopposed

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.

MJU 14070488-4
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
Veroneque A.T. Blake, Esquire
Attorneys for Plaintiff

FILED

OCT 30 2017

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

**U.S. Bank National Association, as Trustee
for Residential Asset Securities
Corporation, Home Equity Mortgage
Asset-Backed Pass-Through Certificates,
Series 2007-KS2**

PLAINTIFF,
vs.

**Peter P. Kennedy a/k/a Peter Patrick
Kennedy, His Heirs, Devisees and Personal
Representatives, and His or any of Their
Successors in Right, Title and Interest, et.
al.,**

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-029846-15

CIVIL ACTION

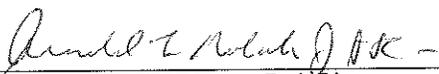
ORDER DIRECTING REDACTION OF
PERSONAL INFORMATION

THIS MATTER has been brought before the court on Plaintiff's application, by Veroneque A.T. Blake, Esq. of Udren Law Offices, P.C., and the Court having considered the Certification submitted in support thereof, including exhibits, and the Court having considered the response filed in opposition thereto, if any, and good cause having been shown:

IT IS on this *30th* day of *October*, 2017 ORDERED that:

1. Plaintiff's Motion for Redaction of Personal Information pursuant to Rule 1:38, is hereby GRANTED;

2. ORDERED that the Affidavit of Service filed on or about 03/01/2016 (Transaction ID: 14558506) and the Request for Default filed on or about 07/08/2016 (Transaction ID: 15046527) be immediately restricted from view on the Court's public docket;
3. ORDERED that the Motion to Update Case Management Systems filed on or about 1/31/2017 (Transaction ID: CHC201795942) be immediately restricted from view on the Court's public docket;
4. ORDERED that a copy of this Order be served upon on all affected parties not later than 7 days after its entry.



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.

Form C

Name Stephanie D. Pangaro
Address 10 Sunset Drive, Randolph, NJ 07869
Daytime Telephone 973-219-5163
Email Address spangaro23@gmail.com
Attorney ID _____

FILED

OCT 30 2017

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

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

Docket Number: F - 18038-17

WELLS FARGO BANK, N.A.
Plaintiff(s)

v.

MELANIE A. PEARLMAN, HER HEIRS, DEVISEE
Defendant(s)

Civil Action

Order

This matter having been brought before the Court on Motion of defendant for an Order (describe relief requested)
~~Deferment of Complaint in Foreclosure.~~

staying the foreclosure proceedings

and the Court having considered the matter and for good cause appearing, *and for the reasons stated in the record on 10.30.17*

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

It is on this 30th day of October, 2017, ORDERED that:

These proceedings shall be stayed for a period of sixty days or until December 29, 2017 to permit the sale of the property - There shall be no further stays without Court Order

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 _____ days of the date listed above.

This motion was:

Opposed Unopposed

Arnold L. Natali Jr.

P.J. Ch

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

16-018251 - SaP
RAS CITRON, LLC
Oliver Ayon, Esq. ID No. 047532011
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED

OCT 30 2017

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-15N

PLAINTIFF,

Vs.

JOSHUA SMILING, et al.,
DEFENDANT(S).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-025151-16

CIVIL ACTION

ORDER TO PROCEED SUMMARILY
VACANT & ABANDONED RESIDENTIAL
MORTGAGE FORECLOSURE

THIS MATTER being brought before the court by the law firm of RAS Citron, LLC, attorneys for plaintiff, seeking relief by way of an order to proceed summarily pursuant to Rule 4:67-2(b), and it appearing from the affidavits/certifications filed in support of the motion that the property is vacant and abandoned; and it appearing that the matter may be completely disposed of on the record or on minimal testimony in open court, the Court having determined that this matter may proceed in a summary manner; and for good cause shown;

IT IS on this 30th day of October, 2017,

ORDERED that this matter shall proceed with a short trial date of the 15th day of December, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse at 9:00 am, or as soon thereafter as counsel can be heard.

On the date fixed to proceed summarily the court may determine:



- A. That the residential property that is the subject of this foreclosure action is vacant and abandoned as defined by N.J.S.A. 2A:50-73;
- B. Fix the amount due the Plaintiff on the Note and Mortgage;
- C. Direct that the Plaintiff be paid the amount due on the note and mortgage, together with interest, advances, and costs;
- D. Bar and foreclose the defendants, and each of them, of all equity of redemption in and to the property being foreclosed upon;
- E. Adjudge that the property be sold according to law to satisfy the amount due the Plaintiff;
- F. Possession of the property in favor of the plaintiff or plaintiff's assignee or any purchaser at sheriff's sale;
- G. Damages for mesne profits;
- H. For costs of this action;
- I. Granting such other relief as the court deems just and equitable.

And it is further *ORDERED* that:

1. Service of this Order shall be deemed effectuated and completed by regular and registered or certified mail, return receipt requested, to the Defendant(s) service address and the Mortgagor(s) and/or Borrower(s) property address, which is the subject of this foreclosure; and, if no service address is available for the aforesaid Defendant(s), despite diligent effort, then service of this Order shall be deemed effectuated and completed by filing of said Order with the clerk in accordance with R. 1:5-2.

2. Plaintiff has demonstrated 2 unsuccessful attempts of service on the mortgagor(s) and or occupants(s) of the real property, 72 hours apart and at different times of the day in compliance with N.J.S.A. 2A:50-73d(1).

3. The plaintiff serve a copy of this ORDER and the Notice required by N.J.S.A. 2A:50-73 on the defendant(s) within 7 days of the receipt of this order.

4. The notice, required by N.J.S.A. 2A:50-73, shall be in a minimum of 14-Point font and shall state:

"To:

TENANT/OCCUPANT
2 AMBROSE VALLEY LANE
PISCATAWAY, NJ 08854

JOSHUA SMILING
2 AMBROSE VALLEY LANE
PISCATAWAY, NJ 08854

LYON Q. HENRY A/K/A LYON HENRY
1304 GRANT AVE APT 4
PLAINFIELD, NJ 07060

The lender is seeking on the return date set in this order, or on any adjourned date fixed by the court, to proceed summarily for entry of a residential foreclosure judgment because the property is vacant and abandoned. If you fail to respond the application will be decided on the papers on the return date and relief may be granted by default."

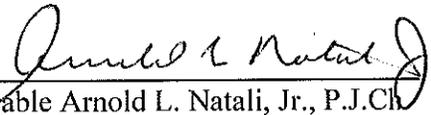
5. The plaintiff must file with the court through the Clerk of the Superior Court at the Hughes Justice Complex, P.O. Box 971, 25 Market Street, Trenton, New Jersey 08625 his/her/its proof of service of this order and the Notice required by N.J.S.A. 2A:50-73 and his/her/its judgment proofs no later than fifteen (15) days before the return date set in this order.

6. Defendant(s) shall file and serve a written answer, an answering affidavit or a

motion returnable on the return date to this order to show cause and the relief requested and proof of service of the same by December 1, 2017. The answer, answering affidavit or a motion, as the case may be, must be filed with the Clerk of the Superior Court and a copy of the papers must be sent directly to the chambers of Judge Natali.

7. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by December 8, 2017. The reply papers must be filed with the Clerk of the Superior Court and a copy of the reply papers must be sent directly to the chambers of Judge

8. The Court will entertain argument, but not testimony, on the return date set in this order, unless the court and parties are advised to the contrary no later than 3 days before the return date.


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

788394
PHELAN HALLINAN DIAMOND & JONES, PC
Attorney for Plaintiff
By: Sherri J. Braunstein, Esquire; ID # 18002002
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500

FILED
OCT 30 2017
ARNOLD L. NATALI JR., P.J.Ch.

WELLS FARGO BANK, N.A. PLAINTIFF	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX
Vs.	DOCKET NO: F-005043-17
PEDRO MARTINEZ, ET AL. DEFENDANT(S)	ORDER

THIS MATTER having been brought before the Court on motion of Defendant, Pedro Martinez, appearing against the Plaintiff, WELLS FARGO BANK, N.A., with, Phelan Hallinan Diamond & Jones, PC, appearing on behalf of the Plaintiff; seeking an Order to and the Court having considered the matter and for good cause appearing *and for the reasons stated on the record on 10.30.17*

IT IS on this *30th* day of *October* 2017 ORDERED:

1. Defendant's Motion to Delay Entry of Final Judgment hereby DENIED.

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

Opposed Unopposed

(A)
A copy of this Order was served on all parties by the Court.

(A) Nothing in this order prohibits Defendant from submitting a personal loan modification request to Plaintiff or requesting that he be considered for a loan mitigation program. Defendant shall contact John Anello, Esq. at 856-813-5500 to obtain information for a loan modification or loan mitigation application.

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

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)
Attorney for Plaintiff

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Denise Carlon, Esq. (001392008)
Ujala Aftab, Esq. (034722011)

FILED

OCT 30 2017

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

Wells Fargo Bank N.A. Trustee for Bear Stearns
Structured Products Trust 2007-EMX1, by Ditech
Financial LLC as subservicer with delegated
authority for the Trustee

Plaintiff

v.

Maria Pena, et al.,

Defendant

SUPERIOR COURT OF NEW JERSEY
Middlesex County
CHANCERY DIVISION
GENERAL EQUITY
Docket No. F-003265-17
CIVIL ACTION

**ORDER PERMITTING THE
ENTRY OF FINAL JUDGMENT
NOTWITHSTANDING THE LOAN
MODIFICATION AGREEMENT
NOT BEING RECITED IN
THE COMPLAINT**

THIS MATTER having been opened to the Court By KML Law Group, P.C., attorneys
for plaintiff in the above captioned matter, for an Order Permitting the entry of Final Judgment
Notwithstanding the Loan Modification Agreement not being recited in the Complaint; and for
good cause shown *and for the reasons stated on the record on 10.30.17*

IT IS ON THIS *30th* day of *October*, 2017;

ORDERED:

1. That the Office of Foreclosure shall process Final Judgment notwithstanding the Loan Modification Agreement not being recited in the Complaint; and
2. That Plaintiff may proceed with its application for entry of Final Judgment in the usual course; and

3. That a copy of this Order be served on the defendants within 5 days of the date the Order received by plaintiff's counsel; and

This matter was:

Opposed _____
Unopposed _____



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

FILED

OCT 30 2017

777096

PHELAN HALLINAN DIAMOND & JONES, PC

Attorneys for Plaintiff

By: Brian J. Goldberg, Esquire ID #010642013

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

(856) 813-5500

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

WELLS FARGO BANK, N.A. PLAINTIFF	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY
VS.	DOCKET NO: F-018398-16 CIVIL ACTION
NILO SORIANO, ET AL. DEFENDANT(S)	ORDER

THIS MATTER having been brought before the Court on motion of Defendant NILO SORIANO, appearing Pro Se against Plaintiff, WELLS FARGO BANK, N.A., with Phelan Hallinan Diamond & Jones, P.C., appearing on behalf of the Plaintiff; seeking an order vacating default and an order for reconsideration of the Court's January 6, 2017 order, and the Court having considered the matter and for good cause appearing *and for the reasons stated in the record on 10.30.17*

IT IS on this *30th* day of *October* 2017 ORDERED:

1. Defendant's motion to vacate default is hereby denied in its entirety; and
 2. Defendant's motion for reconsideration of the Court's January 6, 2017 order is denied;
- and
3. The Court's January 6, 2017 order remains valid and in full force or effect; and
 4. This matter is hereby returned to the Office of Foreclosure to proceed as an uncontested matter. *(S)*

Arnold L. Natali Jr. J.C.
Honorable Arthur Bergman, J.S.C.

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

Opposed Unopposed

(S) There shall be no personal liability to Helen Soriano in this matter (on consent) (S)

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

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Denise Carlon, Esq. (001392008)
Ujala Aftab, Esq. (034722011)

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)
Attorney for Plaintiff

FILED
OCT 30 2017
ARNOLD L. NATALI JR., P.J.Ch.

Wells Fargo Bank N.A., as Trustee, for Carrington
Mortgage Loan Trust, Series 2006-NC5 Asset-
Backed Pass-Through Certificates
Plaintiff

v.

Janet Scott, Deceased, his/ her heirs, devisees,
and personal representatives, and his, her, their or
any of their successors in right, title and interest, et
al.,

Defendant

SUPERIOR COURT OF NEW JERSEY
Middlesex County
CHANCERY DIVISION
GENERAL EQUITY
Docket No. F-021909-12
CIVIL ACTION

**ORDER DIRECTING THE SHERIFF
TO ISSUE A CORRECTIVE DEED**

THIS MATTER having been opened to the Court By KML Law Group, P.C., attorneys
for plaintiff, for an Order Directing the Sheriff to issue a Corrective Deed; and for good cause
shown *and for the reasons stated on the record on 10.30.17*

IT IS ON THIS 30th day of October, 2017;

ORDERED:

- That the Sheriff of Middlesex County shall issue a new Sheriff's Deed to ~~MidFirst~~ ^{Plaintiff}
~~Bank~~ for real property located at 79 Nicole Court Old Bridge, NJ 08857 relative to the above
foreclosure sale using the legal description from the previous deed annexed hereto as Schedule
A; and

2. That a copy of this order be served on the defendants within 5 days of the date the Order received by plaintiff's counsel.

This matter was:

Opposed _____
Unopposed x

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

786140

PHELAN HALLINAN DIAMOND & JONES, PC

William Adam Aitken, Esq. ID No. 037591985

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

OCT 30 2017

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

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

PLAINTIFF

VS.

SYLVIO DUGUAY, ET AL.

DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-005737-17

CIVIL ACTION

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

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust, for an Order Reforming the Loan Modification and Divesting Xiomara Bernard 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 *30th* day of *October* *and for the reasons stated on the record on 10.30.17* 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of October 12, 2009 between Sylvio Duguay and Wells Fargo Financial New Jersey, Inc. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

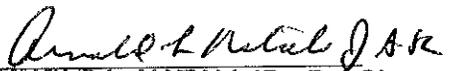
2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Xiomara Bernard in the land records of Middlesex County; and,

3. **THAT** Xiomara Bernard 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 Xiomara Bernard 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 20, 2007 in *Mortgage Book 12183, Page 785*; 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.


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

_____ Opposed

 X Unopposed