

The Honorable Frank M. Ciuffani, P.J. Ch.
 Motion Orders | March 1, 2017
 Law Clerk: Nicole Palladino
 Phone: (732) 519-3612

CAPTION	DK	DK #	YR	MTN TYPE	DISPOSITION	O/U
GARDNER SR GEORGE ESTATE OF VS 21ST CENTURY GROUP	L	11288	14	For Summary Judgment	Granted	u
JACQUES RUSSELL VS JACQUES RICHARD	C	144	07	To Compel Sale of Property	Denied without Prejudice	
KUMAR KAMAL VS KUMAR ANIL	C	171	07	To Enf. Lit. Rights & for Other Relief Sought	Granted	u
LSF8 MASTER PARTICIPATION TRUST VS MARTINEZ, ET AL.	C	178	16	To Proceed Summarily	Granted	u
NATIONSTAR MORTGAGE VS CUBBERLY	F	040251	15	To Vacate	ADJ'D to 3/17	u
NATIONSTAR MORTGAGE VS WAHLER	F	013849	14	To Reinstate	ADJ'D to 3/17	u
RARITAN TENANTS CORP. VS KARAMOKO ANDREWS, ET AL.	C	186	16	For Entry of Final Judgment	Granted	u
RESOURCE REALTY OF NJ INC VS WILLIAM J HETTLER II, ET AL.	C	197	09	To Clarify	Denied without Prejudice	
U.S. BANK, NA VS BOLLENBACH, ET AL.	F	054063	14	To Reinstate & Substitute Plaintiff	Granted	u
U.S. BANK, NA VS DOKKO, ET AL.	F	023557	16	To Expunge Assignment	Granted	u
U.S. BANK, NA VS KACHUR	F	034541	15	For Summary Judgment	Denied without Prejudice	
U.S. BANK, NA VS LEE JOHN	F	038780	14	To Request Equitable Relief from a Prior Order	Granted	u
U.S. BANK, NA VS SCHRAGER, ET AL.	F	010067	15	For Final Judgment	ADJ'D to 3/17	
U.S. BANK, NA VS ZAJACEK, JR., ET AL.	F	026975	15	To Vacate Final Judgment & Writ of Execution/Sale	Granted	u
VICTORY ENTERTAINMENT INC VS SCHIBELL	C	46	15	To Bar Schibell & Mennie from Representation	Denied	
WELLS FARGO BANK, NA VS CONTRERAS	F	033345	13	To Object to Sheriff's Sale & Request Extension of Redemption	ADJ'D to 3/17	
WELLS FARGO BANK, NA VS GAWLER	F	013108	16	For Summary Judgment	ADJ'D to 3/17	
WELLS FARGO BANK, NA VS GONZALEZ	F	016456	16	To Reform the Mortgage	Granted	u
WELLS FARGO BANK, NA VS MAY	F	07679	14	To Deem Proof of Indebtedness	ADJ'D to 3/17	u
WELLS FARGO BANK, NA VS SANTERRE	F	019890	16	To Vacate	Granted on 2/23/17	u
WELLS FARGO BANK, NA VS TORRES NELSON, ET AL.	F	014098	16	To Vacate Default & For Leave to File Answer	Granted	
ZIFOVSKI ZLATAN VS REBA RONALD	C	80	15	To Enforce Settlement	Withdrawn	u

#066
03/03/17

Berkowitz, Lichtstein, Kuritsky,
Giasullo & Gross, LLC
75 Livingston Avenue
Roseland, New Jersey 07068
John C. Messina (ID # 025411985)
Tel #: (973) 325-7800
Fax #: (973) 325-7930
Attorneys for Plaintiff

FILED

MAR 03 2017

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

ESTATE OF GEORGE J. GARDNER,
SR.

Plaintiff,

v.

21ST CENTURY GROUP, LLC and
JEFFREY STERN,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

DOCKET NO: MID-L-11288-14

Civil Action

**AMENDED JUDGMENT AS TO 21ST
CENTURY GROUP, LLC AND JEFFREY
STERN**

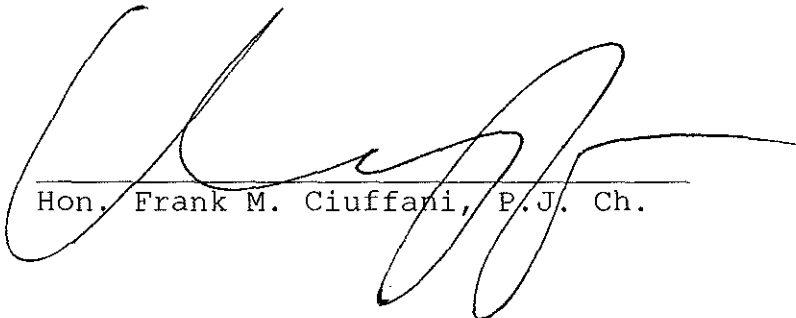
THIS MATTER being brought before the Court by Berkowitz,
Lichtstein, Kuritsky, Giasullo & Gross, LLC (John C. Messina, Esq.
appearing), attorneys for Plaintiff, The Estate of George Gardner,
Sr., and opposition, if any, having been made by Defendant Jeffrey
Stern, and the Court having considered the arguments and submissions
of the parties and for good cause having been shown;

JUDGMENT BE AND IT HEREBY IS ENTERED on this 3 day of

March, 2017 as follows:

1. In favor of plaintiff, the Estate of George Gardner, and
against Defendants, 21st Century Group, LLC, and Jeffrey Stern,
jointly and severally, as follows: principal amount \$25,000;
plus pre-judgment interest in the amount of \$187.50 for a total

of \$25,187.50; plus per diem interest at a rate of \$0.17 per day.



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

uncontested

3-3
49

John F. Kwasnik, Esq. - 005241993
Mezzacca & Kwasnik, LLC
980 Amboy Avenue, Suite 2
Edison, New Jersey 08837
PHONE: (732) 549-4600
FAX: (732) 549-8028
Attorneys for Defendant, Richard Jacques

FILED

MAR 01 2017

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

RUSSEL JACQUES, individually and in his capacity as a member of Taylor Nicole, LLC and Xstream Clean, LLC,

Plaintiff,

Vs.

RICHARD JACQUES, individually and in his capacity as a member of Taylor Nicole, LLC and Xstream Clean, LLC,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-
MIDDLESEX COUNTY

DOCKET NO.: C-144-07

Civil Action

ORDER

THIS MATTER having been brought before the Court by John F. Kwasnik, Esq., of Mezzacca & Kwasnik, LLC, representing Richard Jacques, upon notice to all parties, and upon receipt and review of the motion and any cross-motions with all supporting documentation, upon oral argument and for other good cause having been shown;

IT IS ON THIS 1 day of March, 2017 **ORDERED** that:

1. The property owned by Taylor Nicole, LLC located at 745-763 New Brunswick Avenue and 132 Regina Avenue, Rahway, New Jersey shall be listed for sale with David Zimmel, Zimmel Associates, 1090 King Georges Road, Suite 808, Edison, New Jersey. The listing price for the property shall be at the discretion of Zimmel Associates and based upon the appraisal of the property conducted by Carl Flemming of Flemming White Appraisals, Inc. on

DENIED w/o prejudice.

June 24, 2016. Both parties shall fully cooperate with Zimmel Associates with the listing and sale of the proper.

2. Robert Chalfin, of the Chalfin Group, Inc., 45 Bridge Street, Metuchen, New Jersey is hereby appointed as rent receiver for the property and shall be responsible for the collection of rents and payments of bills and expenses from the rents received for the property.

3. Plaintiff shall provide K-1 statements for all tax returns he filed on behalf of Taylor Nicole, LLC by _____ to the Defendant.

4. Plaintiff shall pay Defendant \$ _____ by _____ representing 50% of Defendant's share of the profits of Taylor Nicole, LLC for the period of time Plaintiff was in control of the business.

5. Should the property be sold, the net proceeds from the sale shall be deposited with the Court and held until further Order of the Court or the written consent of the parties.

6. Plaintiff shall pay Defendant's counsel fees in the amount of \$ _____ to Defendant's attorney, Mezzacca & Kwasnik, LLC, within seven (7) days of this Order.

7. A copy of the within Order shall be served upon all interested parties within seven (7) days of its receipt.

() unopposed

() opposed

HON. FRANK M. CIUFFANI, PJ, Ch.

J.S.C.

() oral argument

() decided on papers

1-7
62

Pasricha & Patel, LLC
1794 Oak Tree Road
Edison, New Jersey 08820
(732) 593-6200
*Attorneys for Plaintiff/Counterclaim Defendant
And Third Party Defendant*

FILED

MAR 03 2017

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

-----	X	
KUMAR, KAMAL,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiff / Counterclaim Defendant,	:	CHANCERY DIVISION
	:	
v.	:	
	:	
KUMAR, ANIL,	:	Civil Action
	:	
Defendant / Counterclaim Plaintiff /	:	
Third Party Plaintiff,	:	
	:	Docket No. MID-C-171-07
v.	:	
	:	
VYAS, SHITAL	:	
	:	
Third Party Defendant	:	ORDER
	:	
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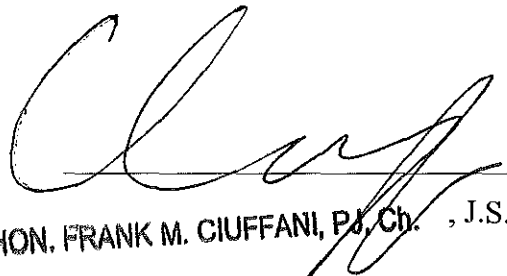
This matter, having been brought before the Court by Pasricha & Patel, LLC, appearing as attorney for Plaintiff, seeking an order enforcing litigant's rights and the Defendant having failed to comply with the previous consent orders.

It is on the 3 day of March, 2016;

1. **ORDERED** that Defendant Anil Kumar has violated Plaintiff's rights as a litigant;
2. **ORDERED** that Defendant is to defend against the foreclosure of the property located at 3136 Route 27, Kendall Park, New Jersey 08824
3. **ORDERED** that Defendant is to turn over keys, allow full access, sign any documents needed to list the property located at 3136 Route 27, Kendall Park, New Jersey 08824 for sale with a realtor chosen by the Plaintiff;

4. **ORDERED** that If Defendant Anil Kumar fails to comply with this Order within ten days of the certified date of personal service or mailing of this order, a warrant for the Defendant's arrest shall issue out of this Court without further notice;
5. **ORDERED** that a copy of this Order shall be served on counsel for all parties within _____ days of receipt by Plaintiff's counsel.

Date: 3/3/17


HON. FRANK M. CIUFFANI, P.J. Ch. , J.S.C.

unopposed

McCABE, WEISBERG & CONWAY, P.C.
Ian V. Gallo, Esquire - 163762015
216 HADDON AVENUE, SUITE 201
WESTMONT, NEW JERSEY 08108
(856) 858-7080
ATTORNEYS FOR PLAINTIFF
Matter No 205-0822nj-5678

FILED

MAR 03 2017

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

<p>LSF8 Master Participation Trust, Plaintiff. v. Jesus Martinez; Yirlan Martinez; Midland Funding, LLC, HSBC Bank Nevada NA as Assignee of, Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY Docket No. C-178-16 Civil Action ORDER TO PROCEED SUMMARILY</p>
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THIS MATTER being opened to the Court by McCABE, WEISBERG & CONWAY, P.C., Ian V. Gallo, Esquire, attorney for Plaintiff, LSF8 Master Participation Trust, seeking relief by way of summary action, pursuant to New Jersey Court Rule 4:67-1, based on special circumstances, for an Order reinstating Plaintiff, Lis Pendens, *nunc pro tunc*, based upon the facts set forth in Plaintiff's Affidavit pursuant to R. 1:6-6 filed herewith; and the Court having determined that this matter may be commenced by an Order to Proceed as a summary proceeding, pursuant to R. 4:67-2(b), and for good cause shown;

IT IS on this 3 day of March, 2017, ORDERED that Plaintiff and the Defendants, Jesus Martinez; Yirlan Martinez; Midland Funding, LLC, HSBC Bank Nevada NA as Assignee of ("Defendants"), appear and show cause on the 17 day of April, 2017 before the Superior Court at the Middlesex County Courthouse in New Brunswick, New Jersey at 1:30 o'clock ~~am~~ pm, or as soon thereafter as counsel can be heard, why an Order should not be entered:

Matter No. 205-0822nj-5678

A. Reinstating Plaintiff's *lis pendens nunc pro tunc* from July 29, 2015.

ORDERED that:

1. A copy of this Order to Proceed Summarily and all supporting Affidavits submitted in support of this application, be served upon Defendants personally on or before March 10 2017, via certified mail, return receipt requested and regular mail, within _____ days of the date hereof, in accordance with R. 4:4-3 and R. 4:4-4, this being original process.
2. Plaintiff must file with the Court its proof of service of the pleadings on April 10, 2017 and no later than three (3) days before the return date.
3. Defendants shall file and serve a written answer returnable on the return date to this Order to Proceed Summarily the relief requested in the Affidavit and proof of service of the same by April 7, 2017. The Answer, answering affidavit or motion, as the case may be, must be filed with the Clerk of the Superior Court in the county listed above and a copy of the papers must be sent directly to the chambers of the Honorable _____, Middlesex County.
4. Plaintiff must file and serve any written reply to Defendants' Opposition to Plaintiff's Motion to Proceed Summarily by April 14, 2017. The reply papers must be filed with the Clerk of the Superior Court in the county listed above and a copy of the reply papers must be sent directly to the chambers of the Honorable _____, Middlesex County.
5. If Defendants do not file and serve opposition to this Motion to Proceed Summarily, the application will be decided on the papers on the return date and relief may be

granted by default, provided that Plaintiff files a proof of service and a proposed form of Order at least three (3) days prior to the return date.

6. If Plaintiff has not already done so, a proposed form of Order addressing the relief sought on the return date, along with a self-addressed stamped envelope with return address and postage, must be submitted to the Court no later than three (3) days before the return date.

7. Defendants take notice that Plaintiff has filed a lawsuit against you in the Superior Court of New Jersey. The Affidavit attached to this Order to Proceed Summarily states the basis of the lawsuit. If you dispute this Affidavit, you, or your attorney, must file a written answer, answering affidavit or motion returnable on the return date to the Order to Proceed Summarily and proof of service before the return date of the Order to Proceed Summarily. These documents must be filed with the Clerk of the Superior Court in the county listed above. A list of these offices is attached. Include a \$175.00 answer filing fee payable to "Treasurer State of New Jersey". You must also send your answer, answering affidavit or motion to the Plaintiff's attorney whose name and address appear above, or to the Plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file and serve your answer, answering affidavit or motion (with the fee) or judgment may be entered against you by default.

8. If you cannot afford an attorney, you may call the Legal Services office in the county in which you live. A list of these offices is attached. If you do not have an attorney and are not eligible for free legal assistance you may obtain a referral to an attorney by calling on of the Lawyer Referral Services. A list of these numbers is also provided.

Matter No. 205-0822nj-5678

HON. FRANK M. CIUFFANI, PJ, Ch.

J.S.C.

Lauren A. Miceli, Esq., (ID# 073002013)
SHANE AND WHITE, LLC
1676 Route 27
Edison, NJ 08817
P: (732) 819-9100
F: (732) 572-9641
Attorneys for Plaintiff, Raritan Tenants Corp.

FILED

MAR 03 2017

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

RARITAN TENANTS CORP.,

Plaintiff,

v.

KARAMOKO ANDREWS, MORTGAGE
SERVICES, AND ERA MORTGAGE,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO: C-186-16

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on a motion filed by Lauren A. Miceli, Esq., attorney for Plaintiff, Raritan Tenants Corp., and the Court having considered the papers filed and arguments made by counsel, and good cause being shown,

IT IS on this 3 day of March, 2017

ORDERED and ADJUDGED that final Judgment by Default is entered against the Defendant, Karamoko Andrews, for his failure to comply with the rules and regulations of the Riverview at Edison, specifically his failure to pay monthly rent when due and owing; and it is

FURTHER ORDERED and ADJUDGED that:

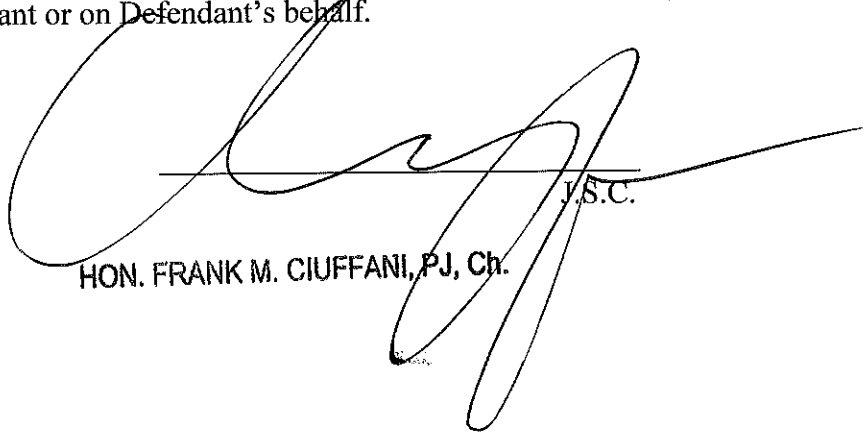
- a. The Defendant's Proprietary Lease is hereby terminated;
- b. The Defendant's shares of stock that had been issued to Defendant relevant to the subject premises are hereby cancelled;

- c. The Plaintiff is awarded possession of the subject premises, 60 Fox Road, Apartment 2B, Edison, New Jersey;
- d. The Defendant is hereby ejected from the subject premises and is hereby directed to immediately quit and surrender possession of the subject premises to Plaintiff;
- e. The Plaintiff shall be permitted to remove all personal property of Defendant from the subject premise;
- f. The Defendant's share, if any, in and to (i) the Common Elements; (ii) the Premises; (iii) the Proprietary Lease and (iv) Stock is hereby terminated;
- g. The Defendant, Karamoko Andrews, is hereby barred and foreclosed from any equity of redemption in and to (i) the Common Elements; (ii) the Premises; (iii) the Proprietary Lease and (iv) the Stock, although the court finds that no equity of redemption exists under the circumstances of this case;
- h. The Plaintiff is authorized to issue a new Proprietary Lease for the Premises and a new stock certificate for the Stock; and
- i. From the sale of the shares of stock the Plaintiff shall be entitled to satisfy the Judgment and be reimbursed all the out of pocket expenses relating to the sale including but not limited to costs of painting, repairing, marketing, costs for certificate of occupancy, smoke detector and carbon monoxide certificates, appraisal, attorney's fees and real estate commissions, realty transfer taxes from the proceeds of the sale with any funds remaining to be distributed to the former owner(s) of the said shares or posted with the Superior Court of New Jersey until such time that the former owner(s) can be located; and it is

FURTHER ORDERED and ADJUDGED that Plaintiff is granted a monetary Judgment against Defendant, Karamoko Andrews, in a sum equal to all "Rent" (i.e. maintenance fees) due and owing, that sum being \$ 14,544.75 inclusive of February 2016 "Rent" (i.e. maintenance fees) and any additional maintenance fees which become due prior to the sale of the said shares; and it is

~~**FURTHER ORDERED and ADJUDGED** that Defendant, Karamoko Andrews, shall pay the sum of \$ _____ to (X) counsel for the Plaintiff for counsel fees and costs associated with the within motion, which sum shall be satisfied from the net proceeds of the sale of the subject shares of stock before any sums are forwarded to Defendant or on Defendant's behalf.~~

Dated:



J.S.C.
HON. FRANK M. CIUFFANI, PJ, Ch.

(*) NO affidavit of service submitted.

FISCHER PORTER & THOMAS, P.C.
560 Sylvan Avenue, Suite 3061
Englewood Cliffs, New Jersey 07632
Arthur "Scott" L. Porter, Jr., Esq. (027261984)
Aaron E. Albert, Esq. (036712005)
Tel. No. (201) 569-5959
Fax No. (201) 871-4544
*Attorneys for Plaintiffs Resource Realty of New Jersey, Inc., Resource
Realty, Inc., Andrew Rudoff, Thomas C. Nuara, Thomas P. Consiglo,
James R. Davis and Gary Green*

FILED

MAR 01 2017

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

RESOURCE REALTY OF NEW JERSEY,
INC., THOMAS C. NUARA, ANDREW
RUDOFF, GARY GREEN, RESOURCE
REALTY, INC., THOMAS P. CONSIGLIO
and JAMES R. DAVIS,

Plaintiff(s),

vs.

WILLIAM J. HETTLER, II, WILLIAM J.
HETTLER, III, LOGISTIC REALTY, INC.,
and FRANK FLEISCHER

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: MIDDLESEX
COUNTY

DOCKET NO. MID-C-197-09

CIVIL ACTION

ORDER

The claims in this matter having been brought before the Court by the plaintiffs, Resource Realty of New Jersey, Inc., Thomas C. Nuara, Andrew Rudoff, Gary Green, Resource Realty, Inc., Thomas P. Consiglio and James R. Davis (the "Plaintiffs") against the defendants, William J. Hettler, II, William J. Hettler, III, Logistic Realty, Inc., and Frank Fleischer (the "Defendants") as a Chancery action, and the Defendants having brought counterclaims against Plaintiffs, and a trial in this Chancery action having been conducted before the Honorable Frank M. Ciuffani, P.J.Ch., conducted between September 15, 2015 and January 2016, in which Plaintiffs were represented by Fischer Porter & Thomas, P.C., Arthur "Scott" L. Porter, Jr., Esq. appearing, and Defendants were represented by Rubin Kaplan & Associates, Evelyn A. Donegan, Esq. appearing, and the Court having considered the testimony of witnesses, the

exhibits admitted into evidence and the written submissions of counsel, and the Court having issued the Opinion by the Hon. Frank M. Ciuffani, P.J.Ch. filed July 12, 2016, and the Court having issued the Judgment filed August 12, 2016 (the "Judgment"), and for good and just cause shown;

IT IS on this 1 day of March 2017,

~~ORDERED that William Hettler, II be and hereby is declared to have no ownership interest, position, stock, and/or stake in both Resource Realty of New Jersey, Inc., and Resource Realty, Inc.; and it is further~~

~~ORDERED that the parties appellate rights with respect to any issue in this matter are hereby terminated, waived and discharged such that this case is closed; and it is further~~

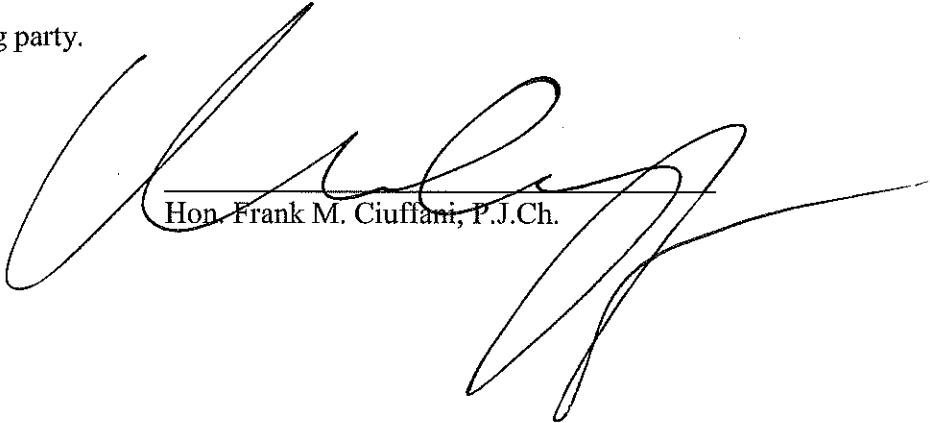
~~ORDERED that the Plaintiffs and Defendants to this lawsuit mutually release, discharge, and settle any and all claims against each other that exist now, have existed, had existed and/or have arisen, except that it is acknowledged that:~~

~~There is an existing Exclusive Listing Agreement between the Plaintiffs (Resource Realty) and the owner of 401 Industrial Way West, Eatontown, New Jersey (Raymond Dweck), which amongst other things governs payments to Resource Realty for either lease or sale transactions pertaining to the property, which are or may become due in connection with the West-Ward/Hikma tenancy. Presently there are continuing commission payments from this transaction that are to be paid to Resource Realty, and Defendants agree not to accept payments directly from the Landlord (Dweck) and not to take any actions which would result in payments being diverted to the Defendants; either now or in the future, including any and all subsequent renewals of the lease, continued occupancy in any form, or purchase of the facility; and it is further~~

DE 0150 without prejudice.

ORDERED that commissions on the Deep Foods renewal deal that are due to Frank Fleischer at his salesman 's percentage will be paid to Mr. Fleischer by Resource Realty after it receives the commission amounts currently being held in escrow by ReMax Commercial; and it is further

ORDERED that a copy of this Order shall be served upon the parties within 7 days from date of receipt of the propounding party.



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

Opposed _____
Unopposed _____

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
File No. 084488 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

MAR 03 2017

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

U.S. ROF III LEGAL TITLE TRUST
2015-1, BY U.S. BANK NATIONAL
ASSOCIATION, AS LEGAL TITLE
TRUSTEE,

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
: DOCKET NO. F-054063-14

Plaintiff,

:
: CIVIL ACTION

v.

:
: ORDER REINSTATING
: FORECLOSURE ACTION AND
: SUBSTITUTING PLAINTIFF

GLEN BOLLENBACH, et al.

Defendants

This matter being opened to the Court by Plaintiff, U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, by and through counsel, Pluese, Becker & Saltzman, LLC, by Kevin Diduch, Esquire, appearing and the Court having considered the matter and good cause having been shown;

IT IS on this 3 day of March, 2017

ORDERED as follows:

1. Plaintiff's Motion is hereby granted;
2. The Administrative Dismissal entered on December 9, 2016 is hereby vacated and the above-captioned action is reinstated and restored to the active calendar; and

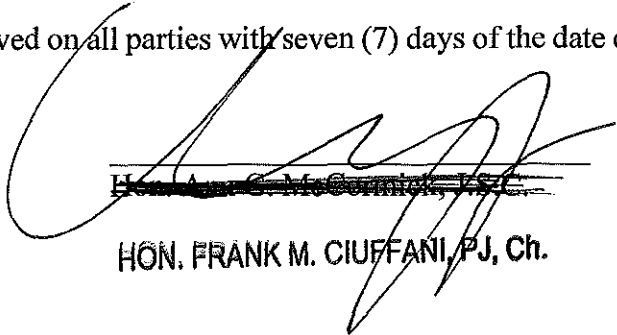
3. The Complaint in this action be and hereby is amended by striking the name of U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee as the party Plaintiff.

4. PROF-2013-S3 Legal Title Trust, by U.S. Bank National Association, as Legal Title Trustee be and hereby is substituted in the place and stead of U.S. ROF III Legal Title Trust 2015-1, by U.S. Bank National Association, as Legal Title Trustee, 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. FRANK M. CIUFFANI, J.S.C.~~
HON. FRANK M. CIUFFANI, PJ, Ch.



774975
PHELAN HALLINAN DIAMOND & JONES, PC
Jeremy Merkin, Esq. ID No. 057762015
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Attorney for Plaintiff

FILED

MAR 03 2017

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

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

VS.

SOON DOKKO, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-023557-16

CIVIL ACTION

ORDER EXPUNGING ASSIGNMENT

This matter being opened to the Court by Phelan Hallinan Diamond & Jones, PC, attorneys for Plaintiff, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, and it being represented that and for good cause shown:

IT IS on this 3 day of March, 2017 ORDERED that

1. The Assignment between MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS A NOMINEE FOR COUNTRYWIDE BANK, N.A., ITS SUCCESSORS AND ASSIGNS and BAC HOME LOANS SERVICING, L.P. FKA COUNTRYWIDE HOME LOANS SERVICING, L.P. recorded on April 4, 2011 in Book 1051, Page 537, is hereby deemed null and void; and
2. The Clerk of MIDDLESEX County is hereby directed to expunge said Assignment recorded on April 4, 2011 in Book 1051, Page 537 from the public record.
3. The MIDDLESEX County Clerk is hereby directed to record a certified copy of this Order pertaining to the original mortgage recorded on August 7, 2006 in Book 11742, Page 209

Opposed

Unopposed


~~HONORABLE FRANK M. CIUFFANI, P.J., Ch.~~
HON. FRANK M. CIUFFANI, P.J., Ch.

Warren S. Wolf, Esquire (ID No. 01711993)
GOLDBERG & WOLF, LLC
1949 Berlin Road, Suite 201
Cherry Hill, New Jersey 08003
856-651-1600 Fax: 856-651-1615
Attorneys for Plaintiff,
U.S. Bank National Association as Trustee for J.P.
Morgan Mortgage Acquisition Trust 2006-WMC4,
Asset-Backed Pass-Through Certificates, Series
2006-WMC-4

FILED

MAR 01 2017

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

U.S. Bank National Association as Trustee for
J.P. Morgan Mortgage Acquisition Trust 2006-
WMC4, Asset-Backed Pass-Through
Certificates, Series 2006-WMC-4

Plaintiff,

v.

Peter J. Kachur, et al.

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. F-034541-15

CIVIL ACTION

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

THIS MATTER having been opened to the Court by Goldberg & Wolf, LLC, attorneys for Plaintiff, for an Order Granting Summary Judgment, and the Court having considered Plaintiff's moving papers and Defendants' Opposition, if any, and for good cause shown;

IT IS on this 1 day of March, 2017, **ORDERED** as follows:

1. Plaintiff's Motion for Summary Judgment is hereby ~~granted~~, denied;
2. ~~The Answer, Affirmative Defenses, and Counterclaims filed on behalf of~~

~~Defendants, Peter Kachur and Mary Kachur, are hereby stricken with prejudice and the Clerk of this Court is hereby instructed to enter default against the Defendants as though no responsive pleading had been filed;~~

*(A) w/o prejudice to
allow defendant's to
complete discovery.*

3. This matter shall be transferred to the Foreclosure Unit of the Superior Court in Trenton, New Jersey to proceed as an uncontested matter; and

4. Plaintiff shall serve a copy of this Order on all parties of interest within seven (7) days of Plaintiff's counsel's receipt of the Order.



Honorable Frank M. Ciuffani, P.J.Ch.

- Opposed
- Unopposed
- Reasons put on record

Nicholas B. Leonetti – 153022015
BUCKLEY MADOLE, P.C.
99 Wood Avenue South, Suite 803
Iselin, NJ 08830
P: 732-902-5399
F: 732-902-5398
Attorneys for Plaintiff
BMPC File No. 9448-5164

FILED

MAR 03 2017

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

<p>U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC2,</p> <p>Plaintiff,</p> <p>vs.</p> <p>John Joo Young Lee and Jung Lee, husband and wife; PNC Bank, National Association; Financial Solutions of America LLC; Samsung America Inc.; LTD Acquisitions LLC; Terence Park; HSBC Bank USA, National Association; Richard J. Spilator, Individually; G&J Spilator LLC; American Express Travel Related Services Co., Inc.; UPS Capital Corporation; Midland Funding LLC; Livingston Financial LLC; American Express Centurion Bank; Andrew E. Hall & Son Inc.; FBTJ LLC; Sun National Bank; Gary M. McGinn; FIA Card Services, N.A.; Weichert Realty; Englewood Radiologic Group; Supermedia LLC; and United States of America; Dawn Miller; and Frances Miller,</p> <p>Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO. F-038780-14</p> <p>Civil Action</p> <p>ORDER GRANTING EQUITABLE RELIEF FROM A PRIOR ORDER TO EXTEND THE TIME WITHIN WHICH TO SUBMIT THE ENTRY OF FINAL JUDGMENT</p>
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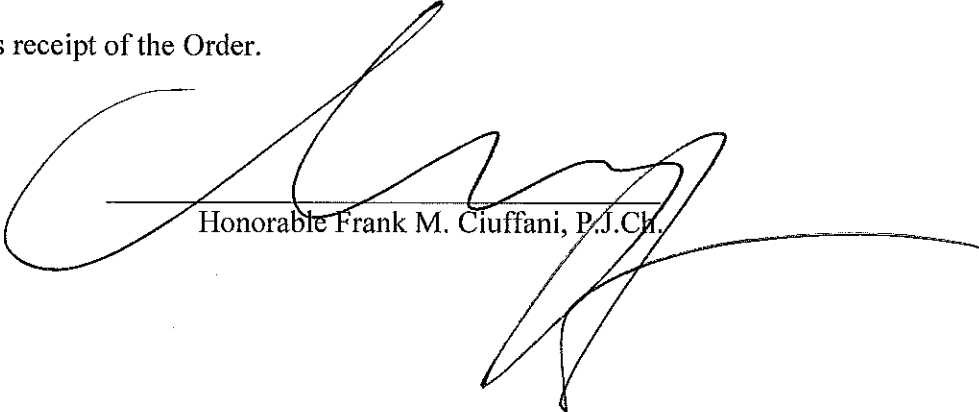
THIS MATTER having been opened to the Court by Buckley Madole, P.C., attorneys for Plaintiff, U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC2, on notice to Defendants, John Joo Young Lee and Jung Lee, for an Order Granting Equitable Relief From a Prior Order; and with the Court having considered the submissions of the parties, and for good cause shown;

IT IS ON THIS 3 day of March, 2017;

ORDERED: that the above captioned matter be hereby reinstated and restored to the active calendar; and

ORDERED, that the Plaintiff, U.S. Bank National Association, as Trustee for Specialty Underwriting and Residential Finance Trust Mortgage Loan Asset-Backed Certificates, Series 2006-BC2, be and the same is permitted to proceed with the prosecution of the instant action, including but not limited to the entry of Final Judgment in Foreclosure, and it is further

ORDERED, that Plaintiff's counsel shall serve a copy of this order on Defendant, John Joo Young Lee and Jung Lee, and any other parties or counsel appearing in this matter, within 7 days of counsel's receipt of the Order.



Honorable Frank M. Ciuffani, P.J.Ch.

15-026980 - AsP
RAS CITRON, LLC
Naser Selmanovic, Esq.
ID No. 041712009
130 Clinton Road, Suite 202,
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED

MAR 03 2017

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

U.S. BANK NATIONAL ASSOCIATION
AS TRUSTEE UNDER THE POOLING
AND SERVICING AGREEMENT DATED
AS OF FEBRUARY 1 2007 GSAMP TRUST
2007-NC1 MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-NC1,
PLAINTIFF,

Vs.

ANDREW P. ZAJACEK, JR. A/K/A
ANDREW ZAJACEK, JR.,
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-026975-15

CIVIL ACTION

ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXECUTION AND
SHERIFF'S SALE

This matter being opened to the Court by Naser Selmanovic, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution and Sheriff's Sale, and for good cause shown:

IT IS on this 3 day of March, 2017 ORDERED that

1. The Final Judgment and Writ of Execution entered in the above-entitled action on May 16, 2016 are hereby vacate and set aside; and
2. The Sheriff's Sale held on November 02, 2016 is hereby set aside and vacated; and
3. The Deposit made by Anis Aqueel shall be refunded in full by the Sheriff of Middlesex County; and
4. Plaintiff's counsel shall serve this Order on all parties days after the receipt of this Order.

Opposed
 Unopposed

Hon.  HON. FRANK M. CIUFFANI, P.J. Ch.



773150
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

MAR 01 2017

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

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
OPTION ONE MORTGAGE LOAN TRUST
2007-4, ASSET-BACKED CERTIFICATES,
SERIES 2007-4
PLAINTIFF

VS.

JOSE A. GONZALEZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-016456-16

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE
MORTGAGE**

THIS MATTER having been brought before the Court on motion of /s/ William Adam Aitken, Esquire, appearing on behalf of Wells Fargo Bank, National Association As Trustee For Option One Mortgage Loan Trust 2007-4, Asset-Backed Certificates, Series 2007-4 (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

IT IS on this 1 day of March 2017, **ORDERED:**

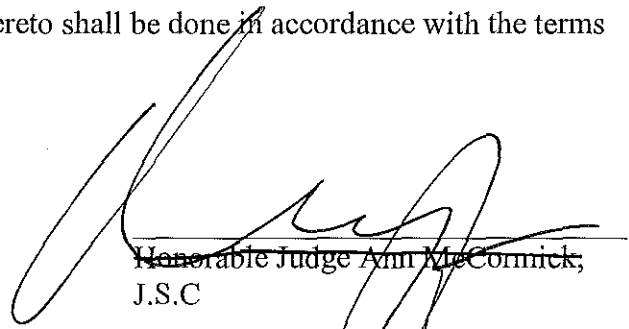
1. **THAT** the Loan Modification Agreement with a first payment date of October 1, 2008 between Jose A. Gonzalez and American Home Mortgage Servicing, Inc., As Servicer (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** an equitable mortgage hereby exists between Plaintiff and Karina Gonzalez upon the terms set forth in the Loan Modification Agreement and the mortgage recorded on May 9, 2008 in *Mortgage Book 12971, Page 816*; and,

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

Opposed
 Unopposed



~~Honorable Judge Ann McCormick,~~
J.S.C
HON. FRANK M. CIUFFANI, PJ, Ch.

FILED

MAR 03 2017

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

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION – MIDDLESEX COUNTY

WELLS FARGO BANK, N.A.

Plaintiff,

- against -

NELSON TORRES, et al.,

Defendant(s).

DOCKET: F-014098-16

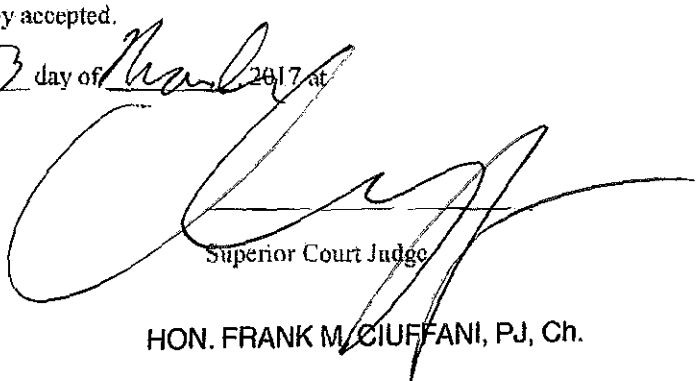
MOTION TO VACATE
DEFAULT AND FOR
LEAVE TO ANSWER

THIS CAUSE Came on to be heard upon Defendant's Motion to Vacate and the Court being fully apprised of the premises thereon, and Plaintiff having had an opportunity to respond, it is hereby

ORDERED and ADJUDGED that

1. Defendant's Motion is GRANTED/DENIED.
2. Defendant's Answer is hereby accepted.

DONE and ORDERED on this 3 day of March 2017 at _____, New Jersey.



Superior Court Judge

HON. FRANK M. CIUFFANI, PJ, Ch.