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This opinion shall not "constitute precedent or be binding upon any court."
Although it is posted on the internet, this opinion is binding only on the
parties in the case and its use in other cases is limited. R. 1:36-3.

SUPERIOR COURT OF NEW JERSEY
APPELLATE DIVISION
DOCKET NO. A-3144-16T1

U.S. BANK NATIONAL ASSOCIATION,
as Trustee for Citigroup
Mortgage Loan Trust 2006-HE3,
Asset-Backed Pass Through
Certificates, Series 2006-HE3,

Plaintiff-Respondent,

v.

INDIA MCRAE, her heirs, devisees,
and personal representatives,
and his, their or any of their
successors in right, title and
interest; MR. MCRAE, husband of
India McRae; MIDLAND FUNDING, LLC,

Defendants-Appellants.

Submitted February 6, 2018 – Decided February 23, 2018

Before Judges Reisner and Gilson.

On appeal from Superior Court of New Jersey,
Chancery Division, Gloucester County, Docket
No. F-001383-13.

India McRae, appellant, pro se.

Reed Smith LLP, attorneys for respondent
(Henry F. Reichner, of counsel; David G.
Murphy, on the brief).

PER CURIAM

In this foreclosure case, defendant India McRae appeals from a March 20, 2017 order denying her application to stay eviction, following a sheriff's sale of the mortgaged premises. We affirm for the reasons set forth in the statement of reasons incorporated in the March 20, 2017 order. We add the following brief comments.

Defendant defaulted on the mortgage in November 2011. Plaintiff obtained a final judgment of foreclosure by default on September 27, 2015. Defendant is far out of time to appeal from the final judgment or from the earlier order entering default. Her current appeal is limited to the March 20, 2017 order. As to that order, the record contains proof that defendant was served with notice of the sheriff's sale, and we find no abuse of the trial court's discretion in denying the stay of eviction.

Affirmed.

I hereby certify that the foregoing
is a true copy of the original on
file in my office.


CLERK OF THE APPELLATE DIVISION