

2020-156

copied to
Zoning
Collector

Christine M. Von Oesen

From: Christine M. Von Oesen
Sent: Friday, August 7, 2020 10:20 AM
To: 'opra+request-15510-063ed605@requests.opramachine.com'
Cc: 'Michael Restel CPWM'
Subject: OPRA 2020-156

* Court

August 7, 2020

Mr. Steve Cruz
opra+request-15510-063ed605@requests.opramachine.com

Re: OPRA 2020-123

Dear Mr. Cruz,

On June 25, 2020, this office received your OPRA request as follows:

"Copies of all violations issued to 996 Greenville Road form January 2018 through June 2020."

On June 30, 2020, the following response was emailed to you:

"The information you are seeking (violations) must be requested of the Court. Please contact Municipal Court Administrator Donna Chernov at 973-875-7310."

This is the only recent OPRA request we had received from you.

On August 6, 2020, you sent the following message:

"I have not received the information requested. By law you had 7 days to respond. Please provide the information requested."

Included in your August 6, 2020 message is a link. That link reveals the following OPRA request:

"All records for 989, 991, and 996 Greenville Road Wantage NJ in compliance with Ordinance 2016-09 Registration of Abandoned Property from January 2016 to July 2020. All records that these aforementioned abandoned properties have been registered to comply with the ordinance and any records of enforcement or outstanding charges or violations."

There is no indication in either my email history or the township administrator's email history that an OPRA from you regarding 989, 991, and 996 Greenville Road was received prior to opening this link today.

Due to electrical and internet outages caused by Tropical Storm Isaias, we did not receive the link revealing your 989, 991, and 996 Greenville Road OPRA request until today, August 7, 2020, and it is therefore logged in as received today, August 7, 2020. Monday, August 10, 2020 begins day 1 of the 7 business day response window. If additional time is needed in order to complete your request, we shall so advise.

Thank You,

RECEIVED
AUG 07 2020
WANTAGE TOWNSHIP

Christine M. Von Oesen
Deputy Clerk
Wantage Township

From: Michael Restel CPWM <mike@wantagetwp-nj.org>
Sent: Thursday, August 6, 2020 11:06 AM
To: Christine Von Oesen <deputyclerk@wantagetwp-nj.org>
Subject: Fwd: Internal review of OPRA request - 989, 991 and 996 Greenville Road Wantage NJ

----- Forwarded message -----

From: **Steve Cruz** <opra+request-15510-063ed605@requests.opramachine.com>
Date: Thu, Aug 6, 2020, 11:00 AM
Subject: Internal review of OPRA request - 989, 991 and 996 Greenville Road Wantage NJ
To: OPRA requests at Wantage Township <administrator@wantagetwp-nj.org>

Dear Wantage Township,

I have not received the information requested. By law you had 7 days to respond. Please provide the information requested.

Yours faithfully,

Steve Cruz

Please use this UNIQUE email address for all replies to this request and no other:
opra+request-15510-063ed605@requests.opramachine.com

Disclaimer: This message and any reply that you make will be published on the internet. Our privacy and copyright policies:
<https://opramachine.com/help/officers>

View this OPRA request & responses online:
[https://opramachine.com/request/989 991 and 996 greenville road](https://opramachine.com/request/989%20991%20and%20996%20greenville%20road)

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.

989, 991 and 996 Greenville Road Wantage NJ



Steve Cruz made this OPRA request to Wantage Township

Follow

1 follower

Waiting for an **internal review** by Wantage Township of their handling of this request.

Steve Cruz **July 23, 2020**

Unknown

Dear Wantage Township,

This is a request for public records made under OPRA and the common law right of access. I am not required to fill out an official form. Please acknowledge receipt of this message.

Records requested:

All records for 989, 991 and 996 Greenville Road Wantage NJ in compliance with Ordinance 2016-09 Registration of Abandoned Property from January 2016 to July 2020. All records that these aforementioned abandoned properties have been registered to comply with the ordinance and any records of enforcement or outstanding charges or violations.

Yours faithfully,

Steve Cruz

Steve Cruz **August 06, 2020**

Unknown

Dear Wantage Township,

I have not received the information requested. By law you had 7 days to respond. Please provide the information requested.

Yours faithfully,

Steve Cruz

8/7/2020

989, 991 and 996 Greenville Road Wantage NJ - an Open Public Records Act request to Wantage Township - OPRAmachine

Follow

1 follower

Property Information

Block : 169	Lot: 19.01	Qualification :	Deductions:
Tax Account Number : 51566			Senior: 0
Dimension : 4.04 ACS			Vet : 0
Property location : 989-991 GREENVILLE RD			Widow : 0
Property Class : 2			Survivor: 0
Bank code :	US BANK CUST FOR PRO CAP		Disabled: 0
Additional Lots :			Deduction amount: 0.00

Owner Information

KARVELLAS, STEVEN
96 TEAM USA WAY
PORT JERVIS, NY 12771

Property Information

2019 Net Tax : 5,962.45	Land value: 95,200
2020 Net Tax : 6,259.80	Improvement value: 126,700
2020 Total Tax: 6,259.80	Net taxable value: 221,900

Special Tax codes : Special Tax Amount : 0.00

Tax Quarter History: 2020

	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	1,490.62	1,490.61	1,639.29	0.00	0.00
Tax Paid:	1,490.62-	1,490.61-	1,639.29-	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

NOTE:

2020 Balance Summary

Totals Due: 4,620.52 Paid : 4,620.52 Adjust: 0.00 Bal: 0.00

Tax Lien Information: 2017

Lien Type : Error

Lien held by : US BANK CUST FOR PRO CAP III, LLC
50 S 16TH ST-SUITE 1950
PHILADELPHIA, PA 19102

Type	Cert #	Sale Date	Sale Amount	Prem Rec
VOD	13-49	2/24/17	1,500.47	0.00

	Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
Amount required to redeem on 8/07/20	0.18	932.54	0.02	30.01	0.00	2,463.02
Payment recieved on						

Tax Lien Information: 2017

Lien Type : Error

Lien held by : US BANK CUST FOR PRO CAP III, LLC
50 S 16TH ST-SUITE 1950
PHILADELPHIA, PA 19102

Type	Cert #	Sale Date	Sale Amount	Prem Rec
VOD	13-49	5/19/17	1,496.75	0.00

	Inter Rate	Int Accrued	Redem Rate	Redem Costs	Other Fees	Total Due
Amount required to redeem on 8/07/20	0.18	866.62	0.02	29.94	0.00	2,393.31
Payment recieved on						

Taxes are current as of 8/7/2020.

Melissa Caten, Tax Collector

Property Information				
Block : 147	Lot: 1	Qualification :	Deductions:	
Tax Account Number : 42642			Senior:	0
Dimension : 41.50 ACS			Vet :	0
Property location : 996 GREENVILLE RD			Widow :	0
Property Class : 2			Survivor:	0
Bank code :			Disabled:	0
Additional Lots :			Deduction amount:	0.00
Owner Information				

FEDERAL NATIONAL MORTGAGE ASSOC
3900 WISCONSIN AVE NW
WASHINGTON, DC 20016

Property Information				
2019 Net Tax :	11,161.80		Land value:	282,500
2020 Net Tax :	11,718.43		Improvement value:	132,900
2020 Total Tax:	11,718.43		Net taxable value:	415,400
Special Tax codes :	Special Tax Amount :	0.00		

Tax Quarter History: 2020					
	Due Feb. 1st 1st Quarter	Due May 1st 2nd Quarter	Due Aug. 1st 3rd Quarter	Due Nov. 1st 4th Quarter	1/2 next yr
Tax Due:	2,790.45	2,790.45	3,068.77	0.00	0.00
Tax Paid:	2,790.45-	2,790.45-	3,068.77-	0.00	0.00
Balance:	0.00	0.00	0.00	0.00	0.00

NOTE:

2020 Balance Summary					
Totals Due:	8,649.67	Paid :	8,649.67	Adjust:	0.00
				Bal:	0.00

Transaction History						
Tax Year	Tax Due	Tax Paid	Interest	Date Paid	Total Paid	Dep#
2020 Tax Year						
Bal Forward	0.00					
1st Quarter	2,790.45	2,790.45	0.00	1/27/20	2,790.45	15
2nd Quarter	2,790.45	2,790.45	0.00	5/01/20	2,790.45	109
3rd Quarter	3,068.77	3,068.77	0.00	7/31/20	3,068.77	192
4th Quarter	0.00					
Ending Bal	0.00					

Summary of Transactions for All Years Listed Above By Dates:

mode	paid	tax	int	date
	2,790.45	2,790.45		1/27/20
	2,790.45	2,790.45		5/01/20
	3,068.77	3,068.77		7/31/20

Taxes are current as of 8/7/2020.

Melissa Caten, Tax Collector

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Zoning
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Steve Cruz **August 06, 2020**

Unknown

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Steve Cruz

NONE B169 989-991
L19.01
PAID \$2000.00
FOR 2018 & 2019 L1
B147 996
Jm 8-11-20

Follow

1 follower



BLOCK 147 LOT By

PROPERTY ADDRESS: 996 GREENVILLE ROAD

OWNERS NAME LAFFLER c/o Champion Mortgage c/o Five Brothers Asset Management Solutions

HOME ADDRESS See contact information below.

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

* AGENTS NAME OR ~~MANAGERS~~ NAME Five Brothers Asset Management Solutions

ADDRESS 12220 13 Mile Rd #100

CITY Warren STATE MI ZIP 48093

PHONE (586) 772-7600 EMAIL anng@fiveonline.com

NAME OF CORPORATION (IF APPLICABLE) _____

ADDRESS _____

PHONE _____ EMAIL _____

DATE OF VACANCY 08/27/2018 SUBMIT UTILITY DISCONNECTION

I hereby attest that the information on this registration is accurate to the best of my knowledge.

Signature Five Brothers on behalf of _____ Date 03/28/19
Champion Mortgage

* PROPERTY PRESERVATION COMPANY
WITH NO MANAGEMENT AUTHORITY



BLOCK 147 LOT 1

PROPERTY ADDRESS: 996 Greenville Rd Wantage NJ

OWNERS NAME Krine Laffler

HOME ADDRESS unknown

CITY _____ STATE _____ ZIP _____

PHONE _____ EMAIL _____

AGENTS NAME OR MANAGERS NAME Champion Mtg Company

ADDRESS 350 Highland Drive

CITY Lewisville STATE TX ZIP 75067

PHONE 855-683-3095 EMAIL _____

Registering on behalf of champion mtg
NAME OF CORPORATION (IF APPLICABLE) RAS Citron LLC

ADDRESS 130 Clinton Rd Fairfield NJ 07004

PHONE 973 575 0107 EMAIL 973 404 8886

DATE OF VACANCY 11/7/18 SUBMIT UTILITY DISCONNECTION

I hereby attest that the information on this registration is accurate to the best of my knowledge.

Signature _____ Date _____

ProVest LLC - New Jersey

13 Rockland Terrace
Verona, NJ 07044



fil:18-202704_42

AFFIDAVIT OF NON SERVICE

Cost of Service Pursuant to R. 4:4-3(c)

PLAINTIFF NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE
COMPANY; ET SEQ.

vs.

DEFENDANT KRINE LAFFLER A/K/A KRINE LEFFLER, ET AL,
DEFENDANT TO BE SERVED: KRINE LAFFLER A/K/A KRINE LEFFLER

Attorney:

RAS CITRON, LLC (NJ)
130 CLINTON RD
2ND FLOOR
FAIRFIELD, NEW JERSEY 07004

Superior Court of New Jersey
Chancery Division: SUSSEX
Docket/Index# F-021998-18



TYPE OF PROCESS SUMMONS AND COMPLAINT, NOTICE OF FORECLOSURE MEDIATION AVAILABILITY, HOW TO APPLY FOR FORECLOSURE MEDIATION

I ☐ served ☒ non served the within named defendant.

DATE/TIME: 11/7/2018 4:45:00 PM

ADDRESS WHERE SERVED
(OR ATTEMPTED)

996
989 GREENVILLE RD #991
SUSSEX, NJ 07461

Unserved:

- ☐ Defendant is unknown at the address furnished by the attorney.
☐ All reasonable inquiries suggest defendant moved to an undetermined address.
☐ No such street in municipality
☐ No Response on
☐ Other:

☐ Military Status: ☐ Refused ☐ No ☐ Yes Branch:
☐ Marital Status: ☐ Refused ☐ Not married ☐ Married ☐ Married, but separated

COMMENTS:

NON SERVE VACANT AND ABANDONED 11/7/2018 4:45:00 PM - THIS HOME IS VACANT AND ABANDONED. THE ELECTRICITY IS OFF. THERE IS NO FURNITURE INSIDE THIS HOME.

Patrick Persicano

11/7/2018

Patrick Persicano was at the time of service a competent adult not having a direct interest in the litigation.
I declare under penalty of perjury that the foregoing is true and correct.

Date

NOTARY PUBLIC IN AND FOR THE STATE OF NEW JERSEY

Sworn to and Subscribed before me this 7 day of Nov, 2018

My Commission Expires: _____

[Signature]
Signature Notary

Case ID # 5346291



RECEIVED
NOV 09 2018
WANTAGE TOWNSHIP



130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Facsimile 973-404-8886

November 1, 2018

Notification to Municipal Clerk of Filing of Action to Foreclose on Mortgage

MUNICIPAL CLERK OF WANTAGE TWP
888 STATE HIGHWAY 23
WANTAGE, NJ 07461

Please be advised that a summons and a complaint in an action to foreclosure on a mortgage has been filed against the property listed below.

Property Address:

996 GREENVILLE ROAD
WANTAGE, NJ 07461
Lot: 1 Block: 147

In the event that there are any code violations, or other concerns, as to this property, please contact:

RAS Citron, LLC
130 Clinton Road, Suite 202
Fairfield, NJ 07004

We are also informing you that the following entity is authorized to accept any service on behalf of the foreclosing Plaintiff and its servicer of any notices regarding Municipal Code Violations or Issues:

RAS Citron, LLC
130 Clinton Road, Suite 202
Fairfield, NJ 07004

Please note that this office is a law firm and does not conduct or engage in any maintenance of properties, itself, and our contact information is provided expressly for the purpose of notification as to the place upon which notices should be served.

If you are not the public officer / municipal clerk for the municipality in which the property is located, we ask that you please notify the New Jersey League of Municipalities (NJ LOM) at New Jersey State League of Municipalities, 222 West State Street, Trenton NJ 08608: (609) 695-3481 and also notify us by calling the following phone number: (973) 575-0707.

Thank you for your attention to this notice.

Very Truly Yours,
RAS Citron, LLC