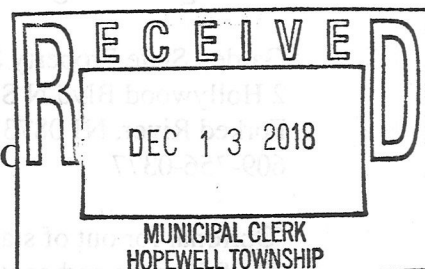




PHELAN HALLINAN DIAMOND & JONES, PC
1617 JFK Boulevard, Suite 1400
Philadelphia, PA 19103
Tel: 856-813-5500
Fax: 856-813-5501



Lawrence T. Phelan*†
Francis S. Hallinan*++†
Rosemarie Diamond*++†
Jay B. Jones*++‡◊

Licensed in PA and NY only
Licensed in PA, NJ, NY only
Licensed in PA, NJ, NY only
Licensed in PA, NJ, GA, FL

Representing Lenders in New Jersey

Notification of Transfer of Title Following Sheriff's Sale or Deed in Lieu of Foreclosure

December 10, 2018

MUNICIPAL CLERK and/or Homeowner/Condo Association
201 WASHINGTON CROSSING PENNINGTON
TITUSVILLE, NJ 08560

Former Owners: KEITH POCHICK, HIS HEIRS, DEVISEES, AND
PERSONAL REPRESENTATIVES, AND HIS, THEIR OR
ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND
INTEREST
KEITH POCHICK
Property Address: 109 GENTRY COURT
HOPEWELL TOWNSHIP, NJ 08534-5250
Block/Lot No.: 78.19 / 14 C158 AKA
C0158

Dear Sir or Madam:

Please be advised that on 11/28/2018 title to the above referenced property was transferred by
virtue of a Sheriff's Sale.

The owner of the property is:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
C/O CALIBER HOME LOANS, INC. 13801 WIRELESS WAY OKLAHOMA CITY, OK
73134-0330

The Registered Agent authorized to accept service on behalf of the owner is:

Garden State Property Services
2 Hollywood Blvd N Suite 8
Forked River, NJ 08731
609-756-0377

(Optional for out of state Creditors)

The full name and contact information of the In-State representative who is responsible for the care, maintenance, security and upkeep of the property for the owner is:

Garden State Property Services
2 Hollywood Blvd N Suite 8
Forked River, NJ 08731
609-756-0377

Thank you for your attention to this notice.

Very truly yours,

Phelan Hallinan Diamond & Jones, PC

78.19/14

C. Tax
R. English
C. Bergallo

Phelan Hallinan Diamond & Jones, PC

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Fax: 856-813-5501

Representing Lenders in
New Jersey

October 11, 2018

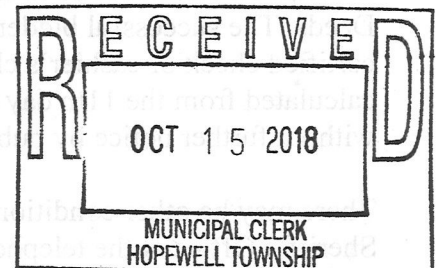
NOTICE OF SHERIFF'S SALE

TOWNSHIP OF HOPEWELL

C/O MAYOR'S OFFICE

201 WASHINGTON CROSSING-PENNINGTON

TITUSVILLE, NJ 08056



Our File #:

681045

Plaintiff:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST vs. KEITH POCHICK, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, Et Al.

Docket Number:

F-033954-10

Sale Date:

11/28/2018

Sale Time:

02:00 PM

Location of Sale:

175 S. Broad Street, P.O. Box 2590, Trenton, NJ 08608

Phone Number:

(609) 989-6349

By virtue of a writ of execution, directed to the Sheriff of MERCER County, the attached identified premises shall be exposed for sale by PUBLIC AUCTION.

The approximate amount of the judgment to be satisfied by the sale is \$99,048.08. The amount listed in the sheriff's newspaper publication, and the amount due on the date of sale will be higher because of the costs of sale, including sheriff's fees and commissions, and the interest accruing daily at the rate allowed by law. Also, advances may have been made for the payment of taxes and insurance that the Plaintiff may seek to recover. The sale may be subject to prior liens as follows:

Sheriff sale shall be subject to the affordable housing restrictions that appear of record against the property that is the subject of this foreclosure, including but limited to the Repayment Mortgage dated April 21, 2006 and recorded in the Office of the Clerk of Mercer County on May 4, 2006 in Mortgage Book 9462, beginning at Page 220 and the Unit Deed dated April 21, 2006 and recorded in the Office of the Clerk of Mercer County recorded on May 4, 2006 in book 5359, beginning at page 60, which shall remain of record against

the property and in full force and effect after the sheriff sale. Property shall not set for more than the maximum restricted selling price (\$68,097), plus sheriff's costs and commissions to a qualified purchaser who must be pre-qualified.

The property to be sold is located in the City/Township/Borough of HOPEWELL TOWNSHIP, in the County of MERCER, State of New Jersey, on Tax Lot No. 14 C158 AKA in Block No. 78.19 on the official tax map of the City/Township/Borough of HOPEWELL TOWNSHIP. The property is commonly known as 109 GENTRY COURT, HOPEWELL TOWNSHIP, NJ 08534-5250.

Approximate Dimensions of Lot: CONDO UNIT

Nearest Cross Street: CONDO UNIT

This concise statement does not constitute a full legal description of the premises, but a full description can be found in the Sheriff's Office or the Office of the County Clerk/Register of Deeds. The successful bidder must pay 20% of the purchase price at the close of the sale, in cash, certified check or cashier's check. The balance must be paid within 30 days, with lawful interest calculated from the 11th day after the sale. The Sheriff reserves the right to adjourn the sale date without further notice by publication.

There may be other conditions of sale that will be announced at the sale, or you may contact the Sheriff's Office at the telephone number listed above for additional information regarding the conditions of sale. If the successful bidder fails to comply with the terms of sale, then the sheriff may retain the security deposit. The sale will be advertised in newspapers of local circulation at least four times prior to the above listed sale date. For the exact dates of publication, please contact the Sheriff at the telephone number listed above.

If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

For sale information, please visit Auction.com at www.auction.com or call (800) 280-2832



C. R. English

S. Goodell

PHELAN HALLINAN DIAMOND & JONES, PC

400 Fellowship Road, Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Fax: 856-813-5501

riese.digiorgio@phelanhallinan.com

18.19/14
C/58

Riese DiGiorgio
Legal Assistant

March 23, 2016

**FRANCIS POCHICK, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES,
AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND
INTEREST**

**SHIRLEY POCHICK HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES,
AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND
INTEREST**

**BONNIE MCCANN HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND
HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST**

**KEITH POCHICK, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND
HIS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST**

109 GENTRY COURT

HOPEWELL TOWNSHIP, NJ 08534-5250

LOUIS S. SANCINITO, ESQ., ADMINISTRATOR OF THE ESTATE OF KEITH POCHICK
1417 SOUTH BROAD STREET
TRENTON, NJ 08610-6235

STATE OF NEW JERSEY
OFFICE OF ATTORNEY GENERAL
25 MARKET STREET, PO BOX-080
TRENTON, NJ 08625

UNITED STATES OF AMERICA
C/O US ATTORNEY DISTRICT OF NEW JERSEY
FEDERAL BLDG, 970 BROAD ST
NEWARK, NJ 07102-2534

UNITED STATES OF AMERICA
C/O US ATTORNEY GENERAL
950 PENNSYLVANIA AVENUE NW, RM 4545
WASHINGTON, DC 20530-0001

TOWNSHIP OF HOPEWELL
201 WASHINGTON CROSSING-PENNINGTON
TITUSVILLE, NJ 08056

NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
637 SOUTH CLINTON AVENUE
TRENTON, NJ 08650

RE: BAYVIEW LOAN SERVICING, LLC vs. FRANCIS POCHICK, HIS HEIRS,
DEWISEES, AND PERSONAL REPRESENTATIVES, AND HIS; HER, THEIR OR
ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, et al.
Docket No. F-F-033954-10
Our File No.: 681045
Property Address: 109 GENTRY COURT, HOPEWELL TOWNSHIP, NJ 08534-5250

Dear Sir/Madam:

Enclosed please find a copy of the **ORDER ALLOWING SERVICE OF NOTICE OF
REMEDIAL INTENTION TO FORECLOSE**, entered by the Honorable Paul Innes, JSC on
03/08/2016.

Very truly yours,
Riese DiGiorgio
Riese DiGiorgio
Legal Assistant

Enclosures

This is an attempt to collect a debt and any information obtained will be used for that purpose.

RECEIVED

TUESDAY 2/9/2016 10:06:01 AM 14471984



FILED

MAR 08 2016

SUPERIOR COURT OF NJ
MERCER VICINAGE
CHANCERY

189795

PHELAN HALLINAN DIAMOND & JONES, PC

David S. McGeorge, Esq. ID No. 002482012

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

BAYVIEW LOAN SERVICING, LLC
PLAINTIFF

VS.

LOUIS S. SANCINITO, ESQ.,
ADMINISTRATOR OF THE ESTATE OF
KEITH POCHICK, ET AL.
DEFENDANT (S)SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MERCER COUNTYDOCKET NO: F-033954-10
CIVIL ACTIONORDER ALLOWING SERVICE OF
REMEDIAL NOTICE OF INTENTION
TO FORECLOSE

THIS MATTER having been brought before the court on a Motion to Allow Service of Remedial Notice of Intention to Foreclose by Plaintiff, BAYVIEW LOAN SERVICING, LLC by and through its counsel Phelan Hallinan Diamond & Jones, PC, and the Court having considered all pleadings and arguments and good cause showing

IT IS on this 8th day of March, 2016, ORDERED as follows:

1. Plaintiff is hereby ordered and allowed to send a new Notice of Intention to Foreclose, in full compliance with the Fair Foreclosure Act, to the Defendant(s); and
2. Defendant(s) shall be allowed the opportunity to cure the arrears, without foreclosure fees/costs pursuant to the Fair Foreclosure Act; and
3. If the Defendant(s) are unable to cure the arrears, Plaintiff may proceed with the within foreclosure action as an uncontested matter.

Honorable Paul Innes, J.S.C.

78.1a/14 (C-158)

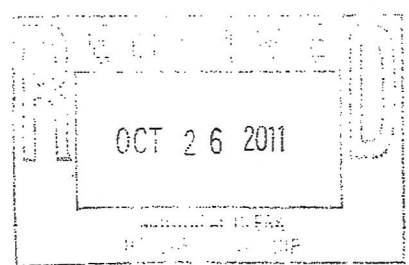
C. Gary H.
Abigail W

Public Service Electric and Gas Company Princeton District
15 W State Street, Trenton, NJ 08608-1255
Tel: 609.278-6300 Fax: 609.394-6509



October 21, 2011

Laurie E. Gompf
Hopewell Twp Offices
201 Washington Crossing-Pennington Rd
Titusville, NJ 08560



Attention Mrs. Gompf:

The following PSE&G customers were disconnected on October 19, 2011 in Hopewell Twp:

Customer Address

JACK CONLEY	3	BLACKFOOT RD	HOPEWELL TWP MER
DOUGLAS FARR	109	STONY BROOK RD	HOPEWELL TWP MER
K MARTINI BALDASSARI	206	SANDPIPER CT	HOPEWELL TWP MER
KEITH POCHICK	109	GENTRY CT	HOPEWELL TWP MER

Sincerely,

John O. Parker
Customer Operation Supervisor



C. R. English

LEONARD B. ZUCKER
MICHAEL S. ACKERMAN
JOEL ACKERMAN*

ZUCKER, GOLDBERG & ACKERMAN, LLC
ATTORNEYS AT LAW

200 SHEFFIELD STREET- SUITE 101
P.O. BOX 1024
MOUNTAINSIDE, NJ 07092-0024

TELEPHONE: 908-233-8500
FACSIMILE: 908-233-1390
E-MAIL: office@zuckergoldberg.com

*For payoff/reinstatement figures
Please send your request to: zuckergoldberg.com/pr*

REPLY TO NEW JERSEY ADDRESS

FOUNDED IN 1923
AS ZUCKER & GOLDBERG

MAURICE J. ZUCKER (1918-1979)
LOUIS D. GOLDBERG (1923-1967)
LEONARD H. GOLDBERG (1929-1979)
BENJAMIN WEISS (1949-1981)

Pennsylvania Office:
The Union Hotel Office Building
240 Gettysburg Pike
Mechanicsburg, PA 17055

FRANCES GAMBARDILLA
BRIAN C. NICHOLAS ♦
SCOTT A. DIETTERICK ¥
KIMBERLY A. BONNER ¥
STEVEN D. KROL
CHRISTOPHER G. FORD
DENISE CARLON ΔΔ
CHRISTINE E. POTTER ◻
RYAN S. MALC
STEPHANIE WOLCHOK
ASHLEIGH LEVY MARIN £
DOUGLAS J. McDONOUGH
TIMOTHY J. ZIEGLER
RALPH M. SALVIA ¥
ROBERT D. BAILEY
JAIME R. ACKERMAN ♦
KACIE W. BROWN
MONIKA S. PUNDALIK
TODD MARKS Δ
JANA FRIDFINNSDOTTIR ¥
DENNIS P. UHLMANN, JR. Δ
BRIAN M. GILBERT
JAMAR BENJAMIN
ROGER FAY £

* ALSO MEMBER OF NY, PA AND CA BAR
♦ ALSO MEMBER OF NY, PA AND ME BAR
ΔΔ ALSO MEMBER OF NY AND PA BAR
Δ ALSO MEMBER OF NY BAR
£ ALSO MEMBER OF PA BAR
¥ MEMBER OF PA BAR ONLY
◻ ALSO MEMBER OF FL BAR

FWZ-139172

September 29, 2014

LOUIS S. SANCINITO, ESQ., ADMINISTRATOR OF THE ESTATE OF KEITH POCHICK
1417 SOUTH BROAD STREET
TRENTON, NJ 08610

TOWNSHIP OF HOPEWELL
201 WASHINGTON CROSSING-PENNINGTON ROAD
TITUSVILLE, NJ 08560

FRANCIS POCHICK
1451 BREMERTON LANE
KESWICK, VA 22947

SHIRLEY POCHICK
1451 BREMERTON LANE
KESWICK, VA 22947

BONNIE MCCANN
1451 BREMERTON LANE
KESWICK, VA 22947

State of New Jersey
c/o Attorney General
Hughes Justice Complex, CN 080
Trenton, NJ 08625

United States of America
970 Broad Street, Room 502
Newark, NJ 07102

OCT - 3 2014

Timothy J. Ziegler, Esq. (038662009)

FWZ-139172/kd
ZUCKER, GOLDBERG & ACKERMAN, LLC
Attorneys for Plaintiff
200 Sheffield Street, Suite 101
Mountainside, NJ 07092-0024
1-908-233-8500

JPMorgan Chase Bank, National Association	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MERCER COUNTY
vs.	:	DOCKET NO. F-33954-10
	:	
LOUIS S. SANCINITO, ESQ., ADMINISTRATOR OF	:	<u>Civil Action</u>
THE ESTATE OF KEITH POCHICK; et al	:	
	:	ORDER SUBSTITUTING PLAINTIFF
Defendant(s)	:	

THIS MATTER having been brought before the Court on motion of Plaintiff's counsel, Zucker, Goldberg & Ackerman, LLC, and the Court having read all papers submitted, and having considered the arguments therein, and good cause having been shown,

IT IS ON THIS **24** day of **September** 2014, Ordered as follows:

1. The Complaint in this action be and hereby is amended striking the name of JPMorgan Chase Bank, National Association as the party plaintiff.
2. Bayview Loan Servicing, LLC be and hereby is substituted in the place and stead of JPMorgan Chase Bank, National Association as the party Plaintiff and all subsequent pleadings filed with the Court shall use the name of the substituted Plaintiff in the caption.
3. The Superior Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket.
4. Copies of this Order shall be served on all counsel and defendants of record within _____ days of the date the Order is received by plaintiff's counsel.


Honorable Paul Innes, P.J. Ch

The Motion was

☐ opposed

☐ unopposed

Respectfully Recommended

R. 1:34-6 OFFICE OF FORECLOSURE

78.19/14 © 158

C. B. English

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION

COUNSELLORS AT LAW

101 POOR FARM ROAD
PRINCETON, NJ 08540

TELEPHONE: (609) 921-6543
FACSIMILE: (609) 683-7978

mgp@mgplaw.com
www.mgplaw.com

FLEMINGTON OFFICE
32 Church Street
Flemington, NJ 08822
Telephone: (866) 647-5291

OF COUNSEL
EDMOND M. KONIN**
ALLEN N. GROSSMAN†
PAUL R. ADEZIO†
JOSEPH C. TAURIELLO†
VALERIE J. KIMSON*
Princeton Office

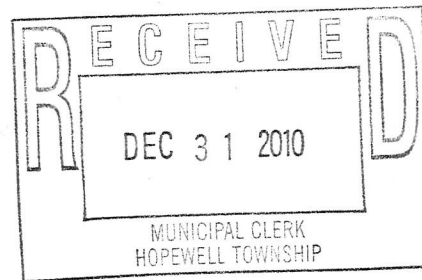
ALSO ADMITTED IN:
† PA * NY ▲ CT
* FL * VA * CO

RALPH S. MASON (1913-1988)
GORDON D. GRIFFIN
KESTER R. PIERSON
EDWIN W. SCHMIERER
CRAIG H. DAVIS (1947-1997)
KRISTINA P. HADINGER
VALERIE L. HOWE*
SHAWN M. NEUFELD†
TRISHKA WATERBURY†
LISA M. MADDOX†
ALLISON S. ZANGRILLI*
KEVIN A. VAN HISE†
MICHAEL R. BUTLER
VICTORIA D. BRITTON*

December 30, 2010

Mary Kennedy-Nadzak, Tax Collector
Township of Hopewell
201 Washington Crossing-Pennington Rd.
Titusville, New Jersey 08560

**RE: 109 Gentry Court - Keith Pochick
Municipal Lien for Cleaning Services**



Dear Ms. Kennedy-Nadzak:

Pursuant to our telephone conversation on December 28, 2010, this letter will confirm that your office has placed a municipal lien in the amount of \$6,400.00 on the property commonly known as 109 Gentry Court. This lien represents the amount expended by the Township of Hopewell to clean and prepare for re-sale this deed-restricted affordable housing unit. A copy of the invoice for the cleaning services is attached hereto.

Thank you for your attention to this matter. If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

Victoria D. Britton
Direct Dial: (609) 436-1217
Direct E-Mail: v.britton@mgplaw.com

cc: Anne Moore, Municipal Housing Liaison
Laurie E. Gompf, Clerk

78.19/14

Invoice

DATE	INVOICE #
3/25/2010	108

Customer
Robert English Hopewell Township For Property at 109 Gentry Court Pennington, NJ 08560

Insurance Company
Self Pay Non-Insurance

CLAIM NO	TERMS

DESCRIPTION	AMOUNT
Biohazard Abatement Services for living room Removal of all biohazards with proper cleaning, disinfection and disposal of infectious materials	4,000.00
Infectious materials to be removed: Sofa, love seat, carpet in living room, any porous materials infected (i.e. Cardboard boxes) Removal and discarding of window blinds. some hardware components that can not be cleaned.	
Cleaning of all walls, ceiling, windows, sub-floor and door in living room area. Cleaning of non-porous contents	500.00
Coverage of stained areas and priming of living room walls and ceiling. Walls and ceilings in area of disturbance will be returned to original condition with primer finish.	500.00
Personal protection, paint and cleaning solutions	400.00
Biohazard containers and disposal	1,000.00
Total	\$6,400.00

MASON, GRIFFIN & PIERSON

A PROFESSIONAL CORPORATION

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JOSEPH C. TAURIELLO
VALERIE J. KIMSON*
Princeton Office

ALSO ADMITTED IN:
*PA *NY *CT
*FL *VA *CO

December 30, 2010

Mary Kennedy-Nadzak, Tax Collector
Township of Hopewell
201 Washington Crossing-Pennington Rd.
Titusville, New Jersey 08560

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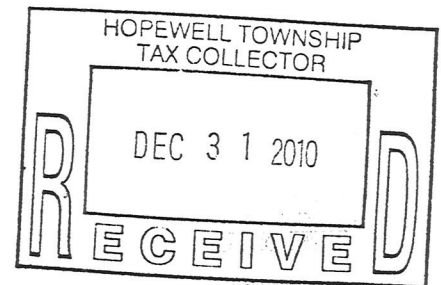
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Very truly yours,



Victoria D. Britton
Direct Dial: (609) 436-1217
Direct E-Mail: v.britton@mgplaw.com

cc: Anne Moore, Municipal Housing Liaison
Laurie E. Gompf, Clerk



HOPEWELL TOWNSHIP DEPARTMENT OF HEALTH
PRIOR APPROVAL FOR CERTIFICATE OF OCCUPANCY

Applicant K. Hovnanian Development of NJ, Inc Block 78.19 Lot 14 Unit C158
Location 109 Getky

Water Quality Report received 9-26-95

This office has received the necessary certificates for the
issuance of a CERTIFICATE OF OCCUPANCY as noted below.

Temporary CO

Date _____

Inspector _____

Final CO

Date 9-26-95

Inspector [Signature]

LECO LABORATORY

RECEIVED

SEP 26 1995

3123 Klockner Road
Trenton, New Jersey 08690
(609) 588-0011

Hopewell Township Health Dept.

COMPLETE WATER ANALYSES

LABORATORY I.D.#11106

REPORT OF ANALYSES

Name k. Hovnanian of Hopewell, Inc. Time Collected see below
Address 7 Larchmont Ct., Trenton, NJ 08638 Date Collected 9-22-95
Collected by Lab Source Drakes Mill/Bldg # 17

BACTERIOLOGICAL ANALYSES: Coliform organisms determined by the membrane filter technique are reported in colonies per 100 ml. Chlorine residuals are reported in ppm.

Sample Number	Point of Collection	Coliform Organisms		Chlorine Residual	
		Fecal	Total	Free	Total
2659516	108 Gentry/Block 78.19-Lot C157 @ 10:21am		-0-	0.0	
2659517	209 Gentry/Block 78.19-Lot C168 @ 10:23am		-0-	0.0	
2659518	109 Gentry/Block 78.19-Lot C158 @ 10:25am		-0-	0.0	

PHYSICAL - CHEMICAL ANALYSES: Determinations are in ppm except pH. Maximum Contaminant Levels (MCL) are from the N.J. Potable Water Standards and/or National Interim Primary Regulations.

Parameter	MCL	Parameter	MCL
Alkalinity		Arsenic	0.05
Calcium		Barium	1.0
Chloride	250.0	Cadmium	0.010
Fluoride	2.0	Chromium	0.05
Hardness	250.0	Copper	1.0
Iron	0.3		
Magnesium		Lead	
Manganese	0.05	Mercury	0.002
Nickel		Selenium	0.01
Nitrate	10.0	Silver	0.05
pH	6.5 - 8.5	Other:	
Potassium			
Sodium	50.0		
Sulphate	250.0		
Total Dis. Solids	500.0		
Zinc	5.0		

< Means "less than"

> Means "greater than"

Remarks _____

cc: HWH

Date: September 23, 1995

By DB Diller
Laboratory Director