

Susan Jackson

From: Ben <opra+request-15274-c96d7090@requests.opramachine.com>
Sent: Thursday, July 16, 2020 8:18 PM
To: Susan Jackson
Subject: OPRA request - OPRA Abandoned/VACANT/Probate- Middlesex

Dear Metuchen Borough,

I appreciate your consideration of the following matter. Under OPRA and the Common Law Right of Access, I am requesting a current list of records over the past 2 YEARS for each of the following be delivered via e-mail in EXCEL format:

- 1) All abandoned/vacant residential properties (Property Class 2)
- 2) All condemned properties
- 3) All residential properties with delinquent taxes
- 4) All residential properties for which a Lis Pendens notice has been filed or that are currently in probate *-COUNTY LAND RECORDS OFF.*
- 5) All properties that are absentee-owned
- 6) All properties with delinquent water and sewer which date back up to 1 year, including amounts owed *- MIDDLESEX WATER*
- 7) All properties currently listed with water shut-off notice *-NOT BOUGHT - MIDDLESEX WATER*
- 8) All properties with code violations, including the type of violation
- 9) All properties with notices of abatement

Again, I appreciate your attention to this matter and thank you in advance for your help.

Yours faithfully,

Ben

Please use deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-15274-c96d7090@requests.opramachine.com

Is sjackson@metuchen.com the wrong address for OPRA requests to Metuchen Borough? If so, please contact us using this form:

https://opramachine.com/change_request/new?body=metuchen_borough

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/opra_abandonedvacantprobate_midd_9

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.

Violation #	Address	Block/Lot	Name of Violator	Date
20-001	111 Clarendon Ct	125.1/1	Ruchir Mewawala	1/23/2020
20-002	15 James Pl	201/13.02	Manuel Pereira	2/25/2020
20-003	29 Sidney Pl	196/21	Nancy Neilsen	2/25/2020
20-004	31 Sidney Pl	196/21	Mei Niu	2/25/2020
20-005	38 Hampton St	69/125.031	38 Hampton St LLC	2/25/2020
20-006	21 Willow Rd	3.1/126	Donna Nagy	4/8/2020
20-007	83 Essex Ave	141/6.02	US Bank	4/29/2020
20-008	190 Woodbridge Ave	170/32, 33.01	Vadim Zubkovsky	6/5/2020
20-009	126 Amboy Ave	188/23	Albert Nomey	6/5/2020
20-010	587 Middlesex Ave	113/39	M.E. Dorf	6/5/2020
20-011	24 Norris Ave	4.1/3	Michael Blumenthal	6/5/2020
20-012	50 Kempson Pl	187/35	Dorothy Smith	6/5/2020
20-013	110 Plainfield Ave	3/155	Saad Masood	6/5/2020
20-014	169 Christol	98/61	Valerie Huber	7/2/2020
20-015	211 University Ave	51.5/27	Theresa Winn	7/15/2020

Type of Violation	Status
Over hanging tree	Closed
Yard debris, garage in disrepair	On going
Vehicle on front lawn	Closed
Vehicle on front lawn	Closed
Construction without permits	On going
Property maintenance	Closed
Property maintenance	On going
Overgrowth	Closed
Overgrowth	Closed
Overgrowth	Closed
Overgrowth	Closed
Overgrowth	On going
Overgrowth/abandoned vehicle	Closed
Fence disrepair	Closed
Damaged Tree	Closed

Last Revised:
06/5/2020 8:24 AM

Type	Observed Vacancy		Location			Zone
	File By	Grace Ends	Address	Block	Lot	
Renewal	1/1/2019	12/31/2020	59 Willow Road	3.01	136	R-1
Renewal	1/1/2019	12/31/2020	512 New Durham Road	70	56	R-2
Renewal	1/1/2019	12/31/2020	304 Main Street (Jersey Gas)	183.02	5.02, 6 - 8	B-3
Renewal	1/1/2019	12/31/2020	565 Main Street	60	67	R-1
Renewal	1/1/2019	12/31/2020	1 Grant Court	142	48.04	R-2
Renewal	1/1/2019	12/31/2020	262 Lake Avenue (Gas Station)	144	29	B-3
Renewal	1/1/2019	12/31/2020	115 Rutgers Street	51.02	31	R-2
Renewal	1/1/2019	12/31/2020	83 Essex Avenue	141	6.02	R-2
Renewal	1/1/2019	12/31/2020	165 Essex Avenue Apt. 409	131.1	6	R-2
Renewal	1/1/2019	12/31/2020	285 Central Avenue (All About U)	49	51.01	B-2
Renewal	1/1/2019	12/31/2020	42 Stoneham Place	108.1	36	R-1
Renewal	1/1/2019	12/31/2020	92 Sharon Court	61	42	R-2
Renewal	1/1/2019	12/31/2020	2 Juniper Street	160	30	R-2
Renewal	1/1/2019	12/31/2020	74 Christol Street	92	11	R-2
Renewal	1/1/2019	12/31/2020	104 University Avenue	51.07	58	R-2
Renewal	1/1/2019	12/31/2020	212 University Avenue	51.6	44	R-2
Renewal	1/4/2019	12/31/2020	112 Main Street	215	108	R-2
Renewal	7/29/2019	12/31/2020	101 Rose Street	141.1	95	R-2
Registration		12/31/2020	19 Roosevelt Court	93.2	16	R-2
Registration		12/31/2020	70 Charles Street	211	65	R-2
Registration		12/31/2020	50 Kempson Place	187	35	R-2
Registration		12/31/2020	39 Victory Court	93	105	R-2
Registration		12/31/2020	40-4 Prospect Street	4.1	131	R-4
Registration		12/31/2020	45 Homer Place	165	18	R-2
Registration		12/31/2020	204 Grove Avenue	126	110	R-2
Registration		12/31/2020	156 Plainfield Road	3.01	11.01	R-2
Registration		12/31/2020	94 Hazelwood Avenue	221	64	R-2
Registration		12/31/2020	43 Spear Street	180	22	R-2
Registration		12/31/2020	63 McCoy Avenue	193	40	R-2
Registration		12/31/2020	318 Durham Avenue	40	12	R-2

No.	Type	F	R	Registration		Method	Date	Good Thru	Name
				N-R	S				
20-004	Renewal		x		\$5,000.00			12/31/2020	Shellpoint Mortgage Servicing
	Renewal		x		\$9,500.00			12/31/2020	Estate of Zbigniew Dolinski
	Renewal			x	\$9,667.67			12/31/2020	Woroco Management LLC/ 304 Main Street LLC
	Renewal			x	\$5,000.00			12/31/2020	
	Renewal		x		\$9,500.00			12/31/2020	U.S. Bank National Association
	Renewal		x		\$9,500.00			12/31/2020	Raceway Realty, LLC
	Renewal		x		\$8,000.00			12/31/2020	
	Renewal		x		\$9,500.00	ck 10724	2/21/2020	12/31/2020	US Bank
	Renewal		x		\$8,000.00			12/31/2020	Christiana Trust c/o Altisource Solutions Inc
	Renewal			x	\$9,500.00	Waived	1/31/2020	12/31/2020	Yunco LLC
20-002	Renewal				\$8,000.00			12/31/2020	M & T Bank
	Renewal		x		\$8,000.00			12/31/2020	Federal National Mortgage Association
	Renewal		x		\$4,500.00			12/31/2020	Bank of America National Associates
	Renewal		x		\$4,500.00			12/31/2020	Dakota Asset Services, LLC
	Renewal		x		\$3,000.00			12/31/2020	Federal National Mortgage Association
	Renewal		x		\$3,000.00	ck 1696	1/21/2020	12/31/2020	Selene Finance
	Renewal		x		\$1,500.00			12/31/2020	
	Renewal		x		\$1,500.00			12/31/2020	
	New		x		\$500.00			12/31/2020	Shellpoint Mortgage Servicing- Shellpoint Mortgage
	New		x		\$500.00			12/31/2020	Phelan Hallinan Diamond & Jones, PC
20-003	New		x		\$500.00			12/31/2020	Phelan Hallinan Diamond & Jones, PC
	New		x		\$500.00			12/31/2020	Phelan Hallinan Diamond & Jones, PC
	New		x		\$500.00			12/31/2020	Mortgage Assets Management, LLC
	New		x		\$500.00			12/31/2020	Corporation Service Co.
	New		x		\$500.00			12/31/2020	RAS Citron LLC
	New		x		\$500.00			12/31/2020	Nationstar Mortgage LLC
	New		x		\$500.00			12/31/2020	RAS Citron LLC
	New		x		\$500.00			12/31/2020	Shellpoint Mortgage Servicing
	New		x		\$500.00			12/31/2020	Wells Fargo Bank
	New		x		\$500.00			12/31/2020	RAS Citron LLC
20-003	New		x		\$500.00	ck 24099	2/20/2020	12/31/2020	Federal Home Loan Mortgage Corp.
	New		x		\$500.00			12/31/2020	

Property Owner			State	Zip	Phone	Email	Name
Address	City						
41951 Remington Ave. Suite 150	Temecula	CA	92590	877-338-3791	propertyregistrations@broninc.com	Code Compliance Bayview Loan Servicing, LLC Woroco Management LLC/ 304	
512 New Durham Road	Metuchen	NJ	08840	(None)	(None)		
40 Woodbridge Avenue, Suite 303	Sewaren	NJ	07077	732-855-7720 ext. 301	mgalitsky@woroco.net		
100 Abernathy Road, NorthPark Towr Atlanta	Atlanta	GA	30328	866-952-6514	VPR@altisource.com	Altisource Solutions, Inc. - Alma Raceway Realty, LLC / Michael	
1411 Stelton Road	Piscataway	NJ	08854	732-819-9116	mdalton@racewaypetroleum.com		
13801 Wireless Way	Oklahoma City	OK	73134	214-874-4174	registrations@resicap.com	WRI Property Management Altas Moishie Yunco LLC	
402 Strand Street	Frederiksted	USVI	00840	855-662-8989	customerservice@altisourcerentals.com		
21 Laurel Road	Demarest	NJ	07627	848-219-8848	abigailyun@yahoo.com		
41951 Remington Ave Suite 150	Temecula	CA	92590	877-338-3791	propertyregistrations@broninc.com	Code Compliance	
14221 Dallas Parkway, #1000	Dallas	Tx	75254				
100 N Tryon Street	Charlotte	NC	28202			Ronald Madeira Daniel Marroquin Matthew Meyer	
1904 W. Grand Parkway North, Suite Katy	Katy	TX	77449	832-772-3731	cspradling@dakotaas.com		
c/o Pemco Limited, 820 Bear Taven R West Trenton	West Trenton	NJ	08628	720-509-3228	daniel.marroquin@pemco-limited.com		
27720 Jefferson Avenue, Suite 210	Temecula	CA	92590	877-338-3791	propertyregistrations@broninc.com	Edward Beck Keeley Valverde Seda Ablabuyan Pluese, Becker & Sattzman, LL	
27720 Jefferson Avenue, Suite 210	Temecula	CA	92590	877-338-3791			
1617 JFK Boulevard, Suite 1400	Philadelphia	PA	19103	856-813-5500	edward.beck@wellsfargo.com		
1617 JFK Boulevard, Suite 1400	Philadelphia	PA	19103	856-813-5500	management@valverdepreservation.com	Edward Beck RAS Citron LLC Nationstar Mortgage LLC RAS Citron LLC Howard Spencer Wells Fargo Bank RAS Citron LLC Douglas Ramos	
1617 JFK Boulevard, Suite 1400	Philadelphia	PA	19103	856-813-5500			
1875 Connecticut Avenue NW 10th Fl Washington D.C	Washington D.C	DC	20009				
100 Princeton South Corporate Center Ewing	Ewing	NJ	08628			Edward Beck Keeley Valverde Seda Ablabuyan Pluese, Becker & Sattzman, LL	
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-0707			
830 Bear Tavern Road #305	Ewing	NJ	08618				
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-07047		Edward Beck RAS Citron LLC Nationstar Mortgage LLC RAS Citron LLC Howard Spencer Wells Fargo Bank RAS Citron LLC Douglas Ramos	
27720 Jefferson Ave, Suite 210	Temecula	CA	92590	877-338-3791	propertyregistrations@broninc.com		
190 River Road, 3rd Floor	Summit	NJ	07901				
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-0707		Edward Beck Keeley Valverde Seda Ablabuyan Pluese, Becker & Sattzman, LL	
				908-587-5222 x 108			

Address	City	Managing Agent State	Zip	Phone	Email
PO Box 874	Brandon	FL	33509	877-338-3791	shellpoint@cypressxx.com
1415 West Cypress Creek Road, Suite Fort Lauderdale		FL	33309	954-590-7676	PPR@bayviewloanservicing.com
40 Woodbridge Avenue, Suite 303	Sewaren	NJ	07077	732-855-7720 ext. 301	maulitsky@woroco.net
1040 N. Kings Highway, Suite 407 / 11 Cherry Hill / Atlanta	NJ / GA		08304 / 3032	609-397-9200 x1214 / 861	vpr@allsource.com / www.sterneisenberg.com
1411 Stelton Road	Piscataway	NJ	08854	732-819-9116	mdalton@racewaypetroleum.com
3525 Piedmont Road BLDG 7 Site 70C Atlanta		GA	30305	678-999-6513 ext 1111	registrations@resicap.com
1306 River Ave	Lakewood	NJ	08701	732-864-4402	pp@fourcornermmt.com
21 Laurel Road	Demarest	NJ	07627	848-219-8848	abigailvun@yahoo.com
500 Grapeview Way	Hurst	TX	76054	800-346-2432	mtreservation@msionline.com
c/o Pemco Limited, 820 Bear Taven R West Trenton		NJ	08628	720-509-3228	daniel.marroquin@pemco-limited.com
c/o Pemco Limited, 820 Bear Taven R West Trenton		NJ	08628	720-509-3228	daniel.marroquin@pemco-limited.com
421 Halsey Street	Newark	NJ	07102	201-218-0636	meversellsn@gmail.com
190 River Road, 3rd floor	Summit	NJ	07901	201-247-7381	edward.beck@wellsfargo.com
213 Old Turnpike Road	Clifton	NJ	07830	908-410-4000	management@valverdepreservation.com
411 Hackensack Avenue, 2nd floor	Hackensack	NJ	07601	818-731-1459	seda@reoeelite1.com
20000 Horizon Way, Suite 900	Mr. Laurel	NJ	08054	856-813-1700	
190 River Road, 3rd floor	Summit	NJ	07901	201-247-7381	edward.beck@wellsfargo.com
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-0707	
830 Bear Taven Road #305	Ewing	NJ	08618		
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-07047	
7 Mount Bethel Road	Warren	NJ	07059	877-338-3791	howard.spencer@cbmoves.com
190 River Road, 3rd Floor	Summit	NJ	07901		
130 Clinton Road, Suite202	Fairfield	NJ	07004	973-575-0707	
867 N Stiles Street	Linden	NJ	07036	908-494-4611	Douglasr@c21ar.net

Name	Company Name	Address	Property Preservation Company		
			City	State	Zip
Code Compliance Alexa Uruyo Woroco Management LLC/ 304 Main Street LLC	Cyprex	PO Box 874	Brandon	FL	33509
	M&M Mortgage Services	1290 SW 132 Avenue	Miami	FL	33186
		40 Woodbridge Avenue, Suite 303	Sewaren	NJ	07077
Altisource Solutions Inc / Stern Sandeep Prashar	Altisource Solutions Inc	1040 N. Kings Highway, Suite 407	Cherry Hill	NJ	08034
	Raceway Realty, LLC	1411 Stelton Road	Piscataway	NJ	08854
Shirley Ucross Atlas Moishie Yunco LLC Code Compliance	WRI Property Management	28 Alpine Street	Garfield	NJ	07026
	Four Corners Management LLC	1306 River Avenue	Lakewood	NJ	08701
		21 Laurel Road	Demarest	NJ	07627
		500 Grapeview Way	Hurst	TX	76054
Safeguard Properties Manager Daniel Marroquin Matthew Meyer	Care of Corporation Service Co	830 Bear Tavern	West Trenton	NJ	08628
	c/o Pemco Limited, 820 Bear Tavern Road		West Trenton	NJ	08628
	Integro Real Estate	421 Halsey Street	Newark	NJ	07102
Code Compliance Edward Beck REO Elite 1 LLC	Cyprex	PO Box 874	Brandon	FL	33509
	Keeley Valverde	190 River Road, 3rd floor	Summit	NJ	07901
	Seda Ablabuyan	213 Old Turnpike Road	Clifton	NJ	07830
Howard Spencer	Pluese, Becker & Saitzman, LLP	411 Hackensack Avenue, 2nd floor	Hackensack	NJ	07601
		20000 Horizon Way, Suite 900	Mr. Laurel	NJ	08054
Rachel Lowers	RAS Citron LLC	130 Clinton Road, Suite202	Fairfield	NJ	07004
	Nationstar Mortgage LLC	830 Bear Tavern Road #305	Ewing	NJ	08618
	RAS Citron LLC	130 Clinton Road, Suite202	Fairfield	NJ	07004
Rachel Lowers	Coldwell Banker	7 Mount Bethel Rd	Warren	NJ	07059
	Wells Fargo Bank	190 River Road, 3rd Floor	Summit	NJ	07901
	RAS Citron LLC	130 Clinton Road, Suite202	Fairfield	NJ	07004
	Miles Preservation Inc.	42020 Winchester Rd	Temecula	CA	92590

Phone	Email
877-339-8202	shellpoint@cyprex.com
786-871-0828 / 800-336-4444	alexa.urbano@mmmortgage.com
732-855-7720 ext. 301	mgallitsky@woroco.net
866-952-6514	vpr@altisource.com
732-672-5004 / 732-819-4444	service@racewaypetroleum.com
973-745-8126	surcros@resicap.com
718-607-8558	pp@fourcornersmmt.com
848-219-8848	abigail.yun@yahoo.com
800-346-2432	mtpreservation@msionline.com
800-852-8306 ext 8484	code.violations@safeguardproperties.com
720-509-3228	daniel.marroquin@pemco-limited.com
201-218-0636	meversellsni@gmail.com
877-339-8202	edward.beck@wellsfargo.com
201-247-7381	management@valverdepreservation.com
908-410-4000	seda@reolite1.com
818-731-1459	
856-813-1700	
973-575-0707	
973-575-0707	howard.spencer@cbmoves.com
908-448-1239	
973-575-0707	
951-928-5306	freddie@milespreservation.com

Notes