



Passaic County Document Summary Sheet

PASSAIC COUNTY CLERK GRAND STREET ROOM 113 PATERSON NJ 07501	Transaction Identification Number	2469523 1731874
	Return Address <i>(for recorded documents)</i> VESTA LAND TRANSFER CORP 111 WOODCREST ROAD, SUITE 102 CHERRY HILL NJ 08003	

Official Use Only

Submission Date <i>(mm/dd/yyyy)</i>		06/29/2015
No. of Pages <i>(excluding Summary Sheet)</i>		4
Recording Fee <i>(excluding transfer tax)</i>		\$73.00
Realty Transfer Tax		\$0.00
Total Amount		\$73.00
Document Type	DEED-NO CONSIDERATION	
Electronic Recordation Level		
L2 - Level 2 (With Images)		
Municipal Codes		
WANAQUE BOROUGH		13
Bar Code(s)		
		 A176AC

KRISTIN M. CORRADO
 CLERK
 PASSAIC COUNTY
 New Jersey

 INSTRUMENT NUMBER
 2015029436
 RECORDED ON
 Jun 30, 2015
 9:20:40 AM
 BOOK:D2650 PAGE:68
 Total Pages: 6

 NJ PRESERVATION ACCOUNT \$25.00
 RECORDING FEES - \$45.00
 RECORDER OF DEEDS
 HOMELESSNESS TRUST FUND \$3.00
 TOTAL PAID \$73.00
 INV: 1101178 USER: SF

Additional Information (Official Use Only)

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 RETAIN THIS PAGE FOR FUTURE REFERENCE.



Passaic County Document Summary Sheet

DEED-NO CONSIDERATION	Type		DEED-NO CONSIDERATION		
	Consideration		\$0.00		
	Submitted By		SIMPLIFILE, LLC. (SIMPLIFILE)		
	Document Date		05/20/2013		
	Reference Info				
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date
			Name		Address
			ROBERT J MAZZA		PO BOX 2026, FLINT, MI 48501
			DONNA MAZZA		PO BOX 2026, FLINT, MI 48501
			MORTGAGE ELECTRONIC REGISTRATION SYSTEMS INC		PO BOX 2026, FLINT, MI 48501
			FREMONT GENERAL CREDIT CORPORATION COMMERCIAL MORTGAGE FINANCE		PO BOX 2026, FLINT, MI 48501
			FREMONT MORTGAGE		PO BOX 2026, FLINT, MI 48501
			Name		Address
		HSBC BANK USA NA TRSTE		1661 WORTHINGTON RD SUITE 100, WEST PALM BEACH, FL 33409	
Parcel Info					
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
	13	423	33		13

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F I L E D

May 29, 2015

UDREN LAW OFFICES, P.C.
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400
Amanda L. Rauer, Esquire
Attorney for Plaintiff

MARGARET M. MCVEIGH, P.J.Ch.

HSBC Bank USA, National Association, as
Trustee for Freemont Home Loan Trust 2006-
A, Mortgage-Backed Certificates, Series
2006-A.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
PASSAIC COUNTY

PLAINTIFF,

vs.

DOCKET NO: F-028145-13
CIVIL ACTION

Donna Mazza, Robert J. Mazza a/k/a Robert
M. Mazza et al.

ORDER

DEFENDANT(S)

THIS MATTER being opened to the Court by Udren Law Offices, P.C., appearing on behalf of Plaintiff, HSBC Bank USA, National Association, as Trustee for Freemont Home Loan Trust 2006-A, Mortgage-Backed Certificates, Series 2006-A, Motion to Record Corrective Assignment of Mortgage Nunc Pro Tunc, and the Court having reviewed the supporting Certification, and for good cause shown:

IT IS ON THIS 29 day of May 2015 ORDERED that:

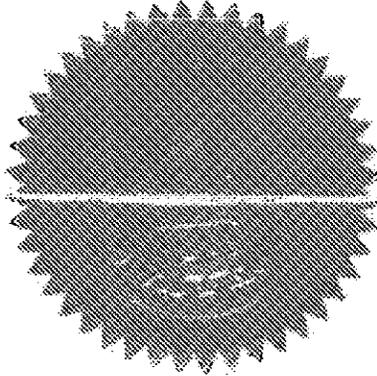
1. Plaintiff's Motion is Granted and Plaintiff is authorized to record the Corrective Assignment of Mortgage executed on May 20, 2013;
2. The Passaic County Recorder of Deeds shall accept a copy of this Order granting relief and index this Order and the Corrective Assignment of Mortgage in the same manner as the original Assignment of Mortgage;

*For the reasons set forth in the attached.

KRISTIN M. CORRADO
 CLERK
 PASSAIC COUNTY
 New Jersey
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 TOTAL PAID \$73.00
 INV: 1101178 USER: SF

3. The recording date of the Corrective Assignment of Mortgage shall relate back to the recording date of the original Assignment of Mortgage, August 03, 2009, nunc pro tunc;

4. A copy of this Order shall be served upon all parties within _____ days of receipt.



Margaret M. McVeigh

MARGARET M. MCVEIGH, P.J.Ch.

I HEREBY CERTIFY THAT THE FOREGOING IS A TRUE COPY OF AN ORIGINAL FILED IN MY OFFICE

Glenn DeBlasio

Glenn DeBlasio
Civil Division Manager

AC
6/9/15

NOT CERTIFIED COPY

On a motion nunc pro tunc, this Court is permitted to declare that a “thing is done at one time which ought to have been performed at another.” *Emmons v. Stillwell*, 58 N.J. Super. 307, 311 (Law Div. 1959) (quoting *St. Vincent's Church, Madison v. Borough of Madison*, 86 N.J.L. 567 (E. & A. 1914)). One limitation on this power is that it can never be invoked to change a legal status. *Ibid.* An order entered nunc pro tunc should be entered “to speak to what has actually been done, not to create.” *Ibid.* (quoting 27 C.J.S. *Dismissal and Nonsuit* § 72, p. 471.)

In support of Plaintiff's motion to record corrective assignment of mortgage nunc pro tunc, Plaintiff submits the certification of attorney Amanda L. Rauer. According to the certification of Rauer and attached documents, Robert Mazza executed to FGC Commercial Mortgage Finances, DBA Fremont Mortgage Its Successors and/or Assigns (“FGC”), a Note to secure the sum of \$248,000.00. To secure payment of the Note, Defendants, Robert Mazza and Donna Mazza, mortgage to Mortgage Electronic Registration Systems, Inc. as nominee for FGC a Mortgage against the property that is the subject of this action.

Rauer states Plaintiff HSBC Bank USA, National Association, as Trustee for Fremont Home Loan Trust 2006-A, Mortgage-Backed Certificates, Series 2006-A as it holds the Note and Mortgage by virtue of the Assignment of Mortgage dated August 3, 2009. On May 20, 2013, a corrective Assignment of Mortgage was executed to correct the assignee in the Assignment of Mortgage recorded on August 03, 2009. The Assignee was listed on the August 3, 2009 recorded mortgage was HSBC Bank USA, National Association, as Trustee under the Pooling and Servicing Agreement dated as of May 1, 2006, Fremont Home Loan Trust 2006-A. The Assignee on the corrective Assignment of Mortgage is HSBC Bank USA, National Association, As Trustee for Fremont Home Loan Trust 2006-A, Mortgage-Backed Certificates, Series 2006-A.

Here, the Plaintiff is asking the order nunc pro tunc be entered to reflect the actual assignment which took place. There has been no opposition to the motion and Rauer asserts no party will be harmed or prejudiced by the granting of this relief.

For the aforementioned reasons, Plaintiff's motion is hereby granted.

Block 423, Lot 33

11130

11120408-2

APN #: 13004230000033
Prepared By: Joe Simmons
When Recorded Mail To:
Ocwen Loan Servicing, LLC
1661 Worthington Road, Suite 100
West Palm Beach, Florida, 33409
Phone Number: 561-682-8835
69 7090612008 20
Attorney Code: 13760
MIN: 100194480000769990
MERS Ph.#: (888) 679 - 6377

**CORRECTIVE ASSIGNMENT OF MORTGAGE
NEW JERSEY**

**THE PURPOSE OF THIS ASSIGNMENT IS TO CORRECT THE NAME
OF THE ASSIGNEE ON PREVIOUS ASSIGNMENT RECORDED ON
8/3/2009 BK. AS289 PG. 109**

This ASSIGNMENT OF MORTGAGE from MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC.(MERS), as nominee for FREMONT GENERAL CREDIT CORPORATION COMMERCIAL MORTGAGE FINANCE, DBA FREMONT MORTGAGE, whose address is PO Box 2026 Flint, MI 48501-2026, its successors and assigns, ("Assignor) to HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR FREMONT HOME LOAN TRUST 2006-A, MORTGAGE-BACKED CERTIFICATES, SERIES 2006-A, whose address is c/o Ocwen Loan Servicing, LLC, 1661 Worthington Road, Suite 100, West Palm Beach, Florida, 33409, (Assignee) all its rights, title and interest in and to a certain mortgage duly recorded in the Office of the Public Records of PASSAIC County, State of New Jersey, as follows,

Mortgagor: ROBERT J. MAZZA AND DONNA MAZZA
Mortgagee: MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS NOMINEE FOR FREMONT GENERAL CREDIT CORPORATION COMMERCIAL MORTGAGE FINANCE, DBA FREMONT MORTGAGE
Mortgage Date: FEBRUARY 23, 2006
Amount: \$ 248,000.00
Recorded: SEPTEMBER 21, 2006
Instrument Number: 2006083358
Book: M8065
Page: 129
Property address: 37 SKYLAND AVE, WANAQUE, NJ 07420

This Assignment is made without recourse, representation or warranty.

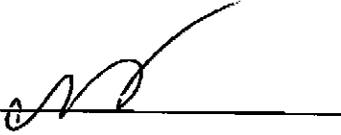
In Witness Whereof, the said Assignor has hereunto set his hand and seal or caused these presents to be signed by its proper corporate officers and its corporate seal to be hereto affixed this 20TH day of MAY, 2013

**MORTGAGE ELECTRONIC REGISTRATION SYSTEMS,
INC. (MERS)**

Signed, Sealed and Delivered
in the Presence of or Attested by



Noemi Morales
Vice President



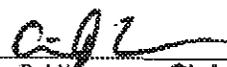
Witnessed by: Leticia N. Arias
Assistant Secretary

STATE OF FLORIDA, COUNTY OF PALM BEACH } SS.:

I CERTIFY that on 20TH day of MAY, 2013, Leticia N. Arias personally came before me and stated under oath to my satisfaction that:

- (a) this person was the subscribing witness to the signing of the attached instrument;
- (b) this instrument was signed by Noemi Morales, who is the Vice President at MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., the entity named in this instrument, and was fully authorized to and did execute this instrument on its behalf;
- (c) the subscribing witness signed this proof under oath to attest to the truth of these facts.

Signed and sworn to before me on
20TH day of MAY, 2013


Notary Public - Christian J. Ferrer

