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Francis R. Hodgson, Jr., P.J.Ch.

#2009-0604

**POWERS KIRN, LLC**  
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Aurora Loan Services, LLC

**Plaintiff**

vs.

Daniel J. Walsh aka John Walsh, et al.

**Defendant(s)**

: SUPERIOR COURT OF NEW JERSEY  
: CHANCERY DIVISION  
: OCEAN COUNTY

:  
: Docket No. F-29777-09

:  
: CIVIL ACTION

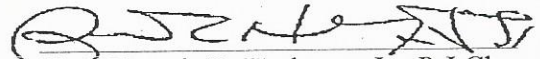
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**ORDER SETTING ASIDE SHERIFF'S SALE,  
EXPUNGING SHERIFF'S DEED OF  
RECORD, VACATING FINAL JUDGMENT,  
ALLOWING PLAINTIFF TO FILE  
AMENDED COMPLAINT, AND  
SUBSTITUTING PLAINTIFF**

THIS MATTER being opened to the Court on Plaintiff's motion to set aside the sheriff's sale, expunge the Sheriff's deed, vacate final judgment, allow plaintiff to file amended complaint, and substitute plaintiff and the Court having considered the pleadings, certification, and other moving papers, and for good cause shown: and for the reasons set forth in the unopposed moving papers:

IT IS on the 1st day of April, 2016, ORDERED:

1. That the motion of the plaintiff be granted.
2. That the Sheriff's Sale held April 24, 2012 is hereby vacated.
3. That the Sheriff's Deed recorded on May 21, 2012 in Book 15205 at Page 115 is hereby expunged.
4. That the Clerk of Ocean County shall make a marginal entry on the Sheriff's deed that the same is hereby expunged.
5. That the Clerk of Ocean County shall record this Order as a Deed to confirm title is vested in John Walsh as though no sheriff's sale had been conducted.

6. The Final Judgment filed on June 22, 2011 is hereby vacated.
7. Plaintiff is given permission to file an amended foreclosure complaint and shall file said amended complaint within 30 days from the filing of this order.
8. The Complaint in this action be and hereby is amended by striking the name of Aurora Loan Services, LLC as the party Plaintiff.
9. Nationstar Mortgage, LLC be and hereby is substituted in the place and stead of the original Plaintiff as the party Plaintiff and all subsequent pleadings filed with the Court shall use the name of the substituted Plaintiff in the caption. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket.
10. That a copy of this order shall be served on other parties by regular mail, postage prepaid, within 7 days hereof.

  
Hon. Francis R. Hodgson, Jr., P.J.Ch.