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**JOSEPH P. PERFILIO
J.S.C.**

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WILMINGTON SAVING FUND SOCIETY, FSB,
D/B/A CHRISTIANA TRUST, AS TRUSTEE OF
NORMANDY MORTGAGE LOAN TRUST,
SERIES 2016-2,

Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
UNION COUNTY
DOCKET NO.: F-018456-14

CIVIL ACTION

vs.

FELIPE GUANTE A/K/A FELIPE M. GUANTE,
et al,

Defendant(s)

ORDER VACATING THE SALE

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THIS MATTER having been opened to the Court by Friedman Vartolo LLP, attorneys
for Plaintiff in the above-entitled foreclosure action; and for good cause shown,

IT IS on this 16th day of Feb, 2018, ORDERED as

follows:

1. That the Foreclosure Sale held on November 29, 2017, is hereby vacated and set
aside.

2. That the Sheriff of Union County is hereby directed to retain the deposit provided
by the Third-Party Bidder at the time of the Foreclosure Sale.

3. That Sheriff of Union County is hereby directed to use the Deposit as follows:

to cover all fees, costs, and deficiencies associated with having to schedule
a new Sheriff's Sale, and return the remainder of the Deposit to the Plaintiff as
liquidated damages; **OR**

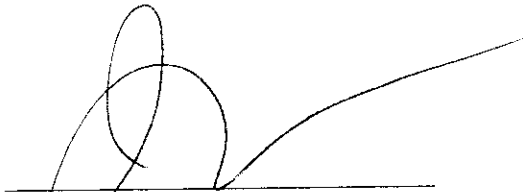
to allocate the deposit as follows:

- a. The fees/costs associated with the next Sheriff's Sale of the Mortgaged premises (payable to Union County Sheriff);
- b. The Sheriff's Commission, which shall be based upon the greater of the Third-Party Bidder's winning bid, and the winning bid at the next Sheriff's Sale (payable to Union County Sheriff);
- c. Reasonable costs and expenses incurred by Plaintiff from the date of the Foreclosure Sale held on November 29, 2017 and the new Sheriff Sale is completed, which costs and expenses will be presented to the Sheriff in the form of receipts (payable to Plaintiff); and
- d. Should the winning bid at the next Sheriff's Sale be less than the Third-Party Bidder's winning bid, the difference between the Third-Party Bidder's winning bid and the winning bid at the next Sheriff's sale (payable to Plaintiff).

4. Plaintiff is hereby shielded from liability for the Third-Party Bidder's failure to comply with the noticing requirements of the Foreclosure Fairness Act or any liability or claims arising from any actions of said Bidder in attempting to comply with that requirement or otherwise interacting with the tenants of the property, if any.

5. The Sheriff of Union County is hereby directed to schedule a new Sheriff's Sale at the next earliest date.

6. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all defendants who have appeared in this action and upon all defendants whose names are corrected by this Order.



J.S.C.
JOSEPH P. PERFILIO, J.S.C.

UNOPPOSED