

At an IAS Part Of the
Supreme Court of the State of
New York, Held in and for the
County of Suffolk, at 1 Court
Street, Riverhead, New York
11901 on the

_____ day of _____ 2018

Present:
Honorable _____,
J.S.C.

-----x
BANK OF AMERICA, N.A.,
Plaintiff,

-Against-

COMPASS BANK SUCCESSOR IN INTEREST
TO GUARANTY FEDERAL BANK, F.S.B,
f/k/a GUARANTY RESIDENTIAL LENDING,
INC. f/k/a TEMPLE-INLAND MORTGAGE
CORPORATION, PAUL MCDONOUGH
AND LAURA MCDONOUGH,

Defendants
-----x

Index Number: 608829/2018

ORDER AND JUDGMENT

It appearing to the satisfaction of this Court that the Summons and Verified Complaint herein were duly served upon Compass Bank Successor in Interest to Guaranty Federal Bank, F.S.B, f/k/a Guaranty Residential Lending, Inc., f/k/a Temple-Inland Mortgage Corporation and Paul McDonough and Laura McDonough and although more than thirty (30) days have elapsed since the service of the aforesaid Summons and Complaint, none of the named defendants have appeared or answered herein, and that the time to do so has not been extended; and that all the defendants are now in default for failure to appear or plead to the said Summons and Complaint; and the Plaintiff having given due proof of the facts and circumstances set forth in the

Complaint, and it appearing to the satisfaction of this Court that the Plaintiff is entitled to the relief requested, and no party appearing in opposition thereto,

NOW, on motion of Puleo Delisle PLLC, attorneys for Plaintiff, and upon the Summons and Complaint and exhibits appended thereto, filed on May 8, 2018, and upon the Affirmation in Support of the instant motion of Janet D'Angelo, Esq., dated October 5, 2018 and the Affidavit in Support of Ana Bonds, Assistant Vice President of Bank of America, N.A., dated October 3, 2018, it is hereby

ORDERED, ADJUDGED AND DECREED, that the following mortgages and the following satisfaction of mortgage against the property located at 4 Neil Drive, Smithtown, New York 11787 and designated on the Suffolk County Tax Map as District: 0800 Section: 051.00 Block: 04.00 and Lot: 003.000 should be discharged of record:

This Mortgage (Mortgage 1) given by Paul McDonough and Laura McDonough dated November 4, 1994 given to Temple-Inland Mortgage Corporation and recorded in the Suffolk County Clerk's Records Office in Liber 18886 at Page 487 on November 10, 1994 securing the sum of U.S. \$154,000.00.

The Mortgage was assigned by an Assignment of Mortgage (AOM 1) from Temple-Inland Mortgage Corporation to Guaranty Federal Bank, F.S.B. dated November 18, 1994 and recorded on July 23, 1997 in Liber 19223 at Page 576 in the Suffolk County Clerk's Records Office.

Satisfaction of Mortgage was issued by Guaranty Residential Lending Inc. F/K/A Temple-Inland Mortgage Corporation on February 12, 2002 and recorded in the Suffolk County Clerk's Records Office on August 18, 2003 in Liber 20473 at Page 787.

This Mortgage (Mortgage 2) given by Paul McDonough and Laura McDonough dated December 11, 2001 given to Guaranty Residential Lending, Inc. and recorded in the Suffolk County Clerk's Records Office in Liber 20020 at Page 934 on February 4, 2002 securing the sum of U.S. \$49,053.82.

Mortgage 1 and Mortgage 2 were combined by the terms of a certain Consolidation, Extension, and Modification Agreement ("CEMA") given by Paul McDonough and Laura McDonough to Guaranty Residential Lending Inc. F/K/A Temple-Inland Mortgage Corporation, dated December 11, 2001 and recorded on February 4, 2002 in the Suffolk County Clerk's Records Office in Liber 20020 at Page 935 to form a single lien in the amount of U.S. \$190,000.00.

The loan as consolidated was assigned by an Assignment of Mortgage (AOM 2) from Guaranty Residential Lending, Inc. to Mortgage Electronic Registration Systems, Inc. ("MERS") dated January 17, 2002 and recorded on June 20, 2002 in Liber 20122 at Page 916 in the Suffolk County Clerk's Records Office.

AND IT IS FURTHER ORDERED, that the Office of the Suffolk County Clerk, upon payment of any fees as may be required, shall mark its records to reflect that the below Mortgages and the below Satisfaction of Mortgage recorded against the premises located at 4 Neil Drive, Smithtown, New York 11787 and designated on the Suffolk County Tax Map as District: 0800 Section: 051.00 Block: 04.00 and Lot: 003.000 are discharged of record:

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Dated: _____

J.S.C.

Notice of Entry

Sir:-Please take notice that the within is a true copy of a duly entered in the office of the clerk of the within named court on _____, 20

Dated,
Yours, etc.
PULEO DELISLE PLLC
Attorneys for Petitioner(s)
Office and Post Office Address
444 Route 111
Smithtown, NY 11787

Attorney(s) for Petitioner(s)

Notice of Settlement

Sir:-Please take notice that an order of which the within is a true copy will be presented for settlement to the Hon.

one of the judges of the within named Court, at

on
at

Dated,
Yours, etc.
PULEO DELISLE PLLC
Attorneys for Petitioner(s)
Office and Post Office Address
444 Route 111
Smithtown, NY 11787
To:

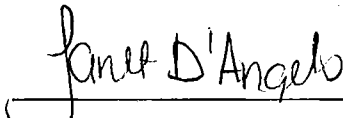
SUPREME COURT OF THE STATE OF
NEW YORK COUNTY OF SUFFOLK

INDEX NUMBER 608829/2018

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AGAINST
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RESIDENTIAL LENDING, INC., F/K/A
TEMPLE-INLAND MORTGAGE
CORPORATION, PAUL MCDONOUGH
AND LAURA MCDONOUGH,

ORDER /JUDGEMENT

PULEO DELISLE PLLC
Attorneys for Petitioner(s)
Office and Post Office Address
444 Route 111
SMITHTOWN, NY 11787
(631)648-1350


By: Janet D'Angelo, Esq.

Signature (Rule 130-1.1-a)