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FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

HEILBRUNN PAPE, L.L.C.
516 Route 33
Millstone, New Jersey 08535
(732) 679-8844
Steven Kropf, of Counsel
Attorney for Plaintiffs
New Jersey attorney Registration No.: 00718-1974

BRASUSA CONSTRUCTION, INC.

Plaintiff

vs.

TECHNICAL CONSTRUCTION SERVICES,
INC

Defendant

: SUPERIOR COURT OF
: NEW JERSEY
: MIDDLESEX COUNTY
: CHANCERY DIVISION/
: GENERAL EQUITY

: DOCKET NO.: C-66-17

: CIVIL ACTION

: ORDER AND JUDGMENT

This matter being opened to the court by Steven Kropf, Esq. of Heilbrunn Pape, LLC as attorney for the plaintiff Brasusa Construction, Inc. pursuant to N.J.S.A. 2A:23B-1 et seq. in order to confirm an arbitration award and enter a judgment thereon. For good cause shown;

IT IS ON THIS 9th DAY OF June 2017, ORDERED AND ADJUDGED:

1. Pursuant to N.J.S.A. 2A:23B-22 the April 13, 2017 award from the American Arbitration Association awarding the plaintiff, Brasusa

Construction, Inc. \$66,051.79 is hereby confirmed.

2. Pursuant to N.J.S.A. 2A:23B-25^{(a)-(h)} a judgment is hereby entered in favor of the plaintiff Brasusa Construction, Inc., and against Technical Construction Services Inc. in the amount of \$66,051.79 plus \$354.50 filing fee and costs for a total of \$66,406.29.


HONORABLE ARNOLD L. NATALI, JR., P.J.Ch.
Honorable

ARNOLD L. NATALI JR., P.J.Ch.

FOR THE REASONS SET FORTH
ON THE RECORD ON 6.9.17

The Honorable Arnold L. Natali Jr., P.J.Ch.
Superior Court of New Jersey
56 Paterson Street
Post Office Box 964
New Brunswick, New Jersey 08903

FILED

JUN 12 2017

ARNOLD L. NATALI JR., P.J.Ch.

**WILLIAM T. BRUMBAUGH, AS THE
EXECUTOR OF THE ESTATE OF
ELVASSA M. QUAGLIARIELLO AND
THOMAS C. PHELAN, AS EXECUTOR
OF THE ESTATE OF SALVATORE P.
QUAGLIARIELLO,**

Plaintiffs,

v.

**JOHN BOSTICK, KELLEY BOSTICK
AND BOSTICK AUTO BODY, INC.,
JOINTLY, SEVERALLY AND IN THE
ALTERNATIVE,**

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-1064-17

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Steven D. Scherzer, Esq., appearing as counsel for Thomas Phelan, Substituted Executor of the Estate of Elvassa M. Quagliarello, Trustee of the Elvassa M. Quagliarello Trust and Executor of the Estate of Salvatore P. Quagliarello (“Plaintiff”), seeking leave to amend the caption, file an Amended Complaint and consolidate the pending matter under Docket No. L-1064-17 with the existing consolidated matter under Docket Nos. 229865 and 221659, and the Court having received opposition filed by John J. Reilly, Esq., appearing as counsel for John Bostick, and opposition having been filed by Thomas D. Flinn, Esq., appearing as counsel for Kelley Bostick, and the Court having considered the papers submitted, and for the reasons stated on the record on June 9, 2017, and for good cause shown:

IT IS on this 12th day of June, 2017:

ORDERED that Plaintiff's motion to amend the caption, file an Amended Complaint and consolidate the instant action with another matter is **GRANTED IN PART AND DENIED IN PART** as follows:

1. Plaintiff's motion to amend the caption is **GRANTED**. Plaintiff's motion to file an Amended Complaint is **GRANTED**. Plaintiff may file with the Clerk, Middlesex County an Amended Complaint, including the amended caption, within fourteen (14) days of the date of this Order and serve the Amended Complaint upon counsel for Defendants within three (3) days thereafter.
2. Plaintiff's motion to consolidate the pending matter under Docket No. L-1064-17 with the existing consolidated matter under Docket Nos. 229865 and 221659 is **DENIED**.

IT IS FURTHER ORDERED that with respect to Docket No. MID-L-1064-17, the following pretrial and trial deadlines and schedule shall apply:

1. All parties shall serve written discovery on or before July 7, 2017.
2. Responses to written discovery shall be served on or before August 4, 2017.
3. All fact discovery shall be completed on or before October 13, 2017
4. Expert reports shall be served on or before October 31, 2017.
5. Expert depositions shall be completed on or before November 17, 2017.
6. Pre-trial conference is scheduled for December 5, 2017 at 1:30 p.m.
7. Jury trial is scheduled for December 11, 2017.

IT IS FURTHER ORDERED that the parties shall request in writing a Case Management Conference before the Honorable Arthur Bergman, J.S.C. with respect to Docket Nos. 229865 and 221659.

IT IS FURTHER ORDERED that counsel for Plaintiff shall serve a copy of this Order upon all counsel of record within five (5) days of its online posting.



HON. ARNOLD L. NATALI JR., P.J.Ch.

Craig J. Coughlin, Esq. (Attorney ID # 012801984)
RAINONE COUGHLIN MINCHELLO, LLC
One Woodbridge Center
Suite 515
Woodbridge, New Jersey 07095
Tel: (732) 709-4182
Fax: (732) 791-1555
Attorney for Plaintiff, Joseph Galamb

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

JOSEPH GALAMB

Plaintiff,

v.

JOHN HUTSON, RON CORDERO, and
CRAIG LEHMAN

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY: CHANCERY
DIVISION

DOCKET NO. MID-C-38-16

ORDER

THIS MATTER having been brought before the Court on motion of Plaintiff, Joseph Galamb, by and through his attorney, Craig J. Coughlin, Esq., of Rainone Coughlin Minchello, LLC for an Order seeking to extend the discovery end date, and the Court, having reviewed and considered the moving papers and the opposition papers, and having heard and considered the arguments of counsel, and good cause having been shown;

IT IS on this 9th day of June 2017;

ORDERED that the discovery end date be extended an additional 90 days; *to, and including 8.30.17 - Trial is scheduled for 10.16.17 no further adjournments without Court orders*
IT IS SO ORDERED that a copy of this Order shall be served upon all other parties within seven days of receipt.

Arnold L. Natali Jr. J.C.

ARNOLD L. NATALI JR., P.J.Ch.

____ Opposed

Unopposed

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

16-046242 - SaP
RAS CITRON, LLC
Naser Selmanovic, Esq. ID No. 041712009
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,
PLAINTIFF,

Vs.

JOSEPH J. CATANESE, ESQ, AS
ADMINISTRATOR OF THE ESTATE OF FRED
LIPOWITZ, et al.,
DEFENDANT(S).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-019353-16

CIVIL ACTION

ORDER TO PROCEED SUMMARILY VACANT &
ABANDONED RESIDENTIAL MORTGAGE
FORECLOSURE

THIS MATTER being brought before the court by the law firm of RAS Citron, LLC, attorneys for plaintiff, seeking relief by way of an order to proceed summarily pursuant to Rule 4:67-2(b), and it appearing from the affidavits/certifications filed in support of the motion that the property is vacant and abandoned; and it appearing that the matter may be completely disposed of on the record or on minimal testimony in open court, the Court having determined that this matter may proceed in a summary manner; and for good cause shown;

IT IS on this 9th day of June, 2017,

ORDERED that this matter shall proceed with a short trial date of the 8th day of August, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse at 56 Paterson Street, Chambers 306 PO 964, New Brunswick, NJ 08903-0964 at 9:00 am, or as soon thereafter as counsel can be heard.

On the date fixed to proceed summarily the court may determine:

- A. That the residential property that is the subject of this foreclosure action is vacant and abandoned as defined by N.J.S.A. 2A:50-73;
- B. Fix the amount due the Plaintiff on the Note and Mortgage;
- C. Direct that the Plaintiff be paid the amount due on the note and mortgage, together with interest, advances, and costs;
- D. Bar and foreclose the defendants, and each of them, of all equity of redemption in and to the property being foreclosed upon;
- E. Adjudge that the property be sold according to law to satisfy the amount due the Plaintiff;
- F. Possession of the property in favor of the plaintiff or plaintiff's assignee or any purchaser at sheriff's sale;



- G. Damages for mesne profits;
- H. For costs of this action;
- I. Granting such other relief as the court deems just and equitable.

And it is further ORDERED that:

1. Service of this Order shall be deemed effectuated and completed by regular and registered or certified mail, return receipt requested, to the Defendant(s) service address and the Mortgagor(s) and/or Borrower(s) property address, which is the subject of this foreclosure; and, if no service address is available for the aforesaid Defendant(s), despite diligent effort, then service of this Order shall be deemed effectuated and completed by filing of said Order with the clerk in accordance with R. 1:5-2. *as indicated below*
2. Plaintiff has demonstrated 2 unsuccessful attempts of service on the mortgagor(s) and or occupants(s) of the real property, 72 hours apart and at different times of the day in compliance with N.J.S.A. 2A:50-73d(1).
3. The plaintiff serve a copy of this ORDER and the Notice required by N.J.S.A. 2A:50-73 on the defendant(s) within 7 days of the date of this order.
4. The notice, required by N.J.S.A. 2A:50-73, shall be in a minimum of 14-Point font

and shall state:

"To: TENANT/OCCUPANT

Address: 123 MATIS STREET SOUTH PLAINFIELD NJ, 07080 ;

The lender is seeking on the return date set in this order, or on any adjourned date fixed by the court, to proceed summarily for entry of a residential foreclosure judgment because the property is vacant and abandoned. If you fail to respond the application will be decided on the papers on the return date and relief may be granted by default."

*Joseph Citanest,
as administrator of the
estate of Fred Lipovsky
178 Livingston Avenue, N.B.,
NJ,
08901.*

5. The plaintiff must file with the court through the Clerk of the Superior Court at the Hughes Justice Complex, P.O. Box 971, 25 Market Street, Trenton, New Jersey 08625 his/her/its proof of service of this order and the Notice required by N.J.S.A. 2A:50-73 and his/her/its judgment proofs no later than fifteen (15) days before the return date set in this order.

6. The Court will entertain argument, but not testimony, on the return date set in this order, unless the court and parties are advised to the contrary no later than 7 days before the return date.

Hon. *Arnold L. Natali Jr.*

FOR THE REASONS SET FORTH
ON THE RECORD ON 6-9-11

ARNOLD L. NATALI JR., P.J.Ch.

16-036529 - SaP
RAS CITRON, LLC
Naser Selmanovic, Esq. ID No. 041712009
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED
JUN 09 2017
ARNOLD L. NATALI JR., P.J.Ch.

FEDERAL NATIONAL MORTGAGE
ASSOCIATION ("FANNIE MAE"), A
CORPORATION ORGANIZED AND EXISTING
UNDER THE LAWS OF THE UNITED STATES
OF AMERICA,
PLAINTIFF,

Vs.

ASHLEY O'CONNELL, et al.,
DEFENDANT(S).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-018463-16

CIVIL ACTION

ORDER TO PROCEED SUMMARILY VACANT &
ABANDONED RESIDENTIAL MORTGAGE
FORECLOSURE

THIS MATTER being brought before the court by the law firm of RAS Citron, LLC, attorneys for plaintiff, seeking relief by way of an order to proceed summarily pursuant to Rule 4:67-2(b), and it appearing from the affidavits/certifications filed in support of the motion that the property is vacant and abandoned; and it appearing that the matter may be completely disposed of on the record or on minimal testimony in open court, the Court having determined that this matter may proceed in a summary manner; and for good cause shown;

IT IS on this 9th day of June, 2017,

ORDERED that this matter shall proceed with a short trial date of the 8th day of August, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse at 56 Paterson Street, Chambers 306 PO Box 964, New Brunswick NJ 08903-0964 at 9:00 am, or as soon thereafter as counsel can be heard.

On the date fixed to proceed summarily the court may determine:

- A. That the residential property that is the subject of this foreclosure action is vacant and abandoned as defined by N.J.S.A. 2A:50-73;
- B. Fix the amount due the Plaintiff on the Note and Mortgage;
- C. Direct that the Plaintiff be paid the amount due on the note and mortgage, together with interest, advances, and costs;
- D. Bar and foreclose the defendants, and each of them, of all equity of redemption in and to the property being foreclosed upon;
- E. Adjudge that the property be sold according to law to satisfy the amount due the Plaintiff;



- F. Possession of the property in favor of the plaintiff or plaintiff's assignee or any purchaser at sheriff's sale;
- G. Damages for mesne profits;
- H. For costs of this action;
- I. Granting such other relief as the court deems just and equitable.

And it is further ORDERED that:

1. Service of this Order shall be deemed effectuated and completed by regular and registered or certified mail, return receipt requested, to the Defendant(s) service address and the Mortgagor(s) and/or Borrower(s) property address, which is the subject of this foreclosure; and, if no service address is available for the aforesaid Defendant(s), despite diligent effort, then service of this Order shall be deemed effectuated and completed by filing of said Order with the clerk in accordance with R. 1:5-2. *as detailed below*
2. Plaintiff has demonstrated 2 unsuccessful attempts of service on the mortgagor(s) and or occupants(s) of the real property, 72 hours apart and at different times of the day in compliance with N.J.S.A. 2A:50-73d(1).
3. The plaintiff serve a copy of this ORDER and the Notice required by N.J.S.A. 2A:50-73 on the defendant(s) within 7 days of the receipt of this order.
4. The notice, required by N.J.S.A. 2A:50-73, shall be in a minimum of 14-Point font and shall state:

"To: ASHLEY O'CONNELL

Address: 167 DEVON COURT, OLD BRIDGE NJ, 08857 +

The lender is seeking on the return date set in this order, or on any adjourned date fixed by the court, to proceed summarily for entry of a residential foreclosure judgment because the property is vacant and abandoned. If you fail to respond the application will be decided on the papers on the return date and relief may be granted by default."

5. The plaintiff must file with the court through the Clerk of the Superior Court at the Hughes Justice Complex, P.O. Box 971, 25 Market Street, Trenton, New Jersey 08625 his/her/its proof of service of this order and the Notice required by N.J.S.A. 2A:50-73 and his/her/its judgment proofs no later than fifteen (15) days before the return date set in this order.

6. The Court will entertain argument, but not testimony, on the return date set in this order, unless the court and parties are advised to the contrary no later than 7 days before the return date.

7. Defendant(s) shall file and serve a written answer, an answering affidavit or a motion returnable on the return date to this order to show cause and the relief requested and proof of service of the same by July 31, 2017. The answer, answering affidavit or a motion, as the

*Ashley + Mr O'Connell
at the 114 Crystal Drive
Wrightsville VA.
17308
(initials)*

case may be, must be filed with the Clerk of the Superior Court and a copy of the papers must be sent directly to the chambers of Judge Arnold L. Natali Jr., P.J. Ch.

8. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by August 4, 2017. The reply papers must be filed with the Clerk of the Superior Court and a copy of the reply papers must be sent directly to the chambers of Judge Arnold L. Natali Jr., P.J. Ch.

Arnold L. Natali Jr. 852
Hon.

ARNOLD L. NATALI JR., P.J.Ch.

FOR THE REASONS SET FORTH
ON THE RECORD ON 8/4/17

McCABE, WEISBERG & CONWAY, P.C.

Marisa Myers Cohen, Esquire - 017032001
 Carol R. Cobb, Esquire - 028761994
 Sheera G. Engrissei, Esquire - 009212010
 Christopher J. Kelleher, Esquire - 005212000
 Ian V. Gallo, Esquire - 163762015
 Michael I. Gouda, Esquire - 001052012
 James French, Esquire - 134352014
 216 HADDON AVENUE, SUITE 201
 WESTMONT, NEW JERSEY 08108
 (856) 858-7080

ATTORNEYS FOR PLAINTIFF
 Matter No 16-200515 - 16-200515

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

<p>PNC Bank, National Association,</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>Christopher L. Apgar, et al.</p> <p style="text-align: center;">Defendants</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p style="text-align: center;">Docket No. F-018420-16</p> <p style="text-align: center;">ORDER TO PROCEED SUMMARILY VACANT & ABANDONED RESIDENTIAL MORTGAGE FORECLOSURE</p>
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THIS MATTER being brought before the Court by McCabe, Weisberg & Conway, P.C., Attorney for Plaintiff, PNC Bank, National Association, seeking relief by way of an order to proceed summarily pursuant to R. 4:67-2(b), and it appearing from the affidavits/ certifications filed in support of the motion that the property is vacant and abandoned; and it appearing that the matter may be completely disposed of on the record or on minimal testimony in open court, the Court having determined that this matter may proceed in a summary manner ; and for good cause shown.

IT IS on this 9th day of June, 2017, ORDERED that this matter shall proceed with a short trial date of the 8th day of August, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse in Middlesex County, New Jersey at 9 o'clock in the fore noon, or as soon thereafter as counsel can be heard.

On the date fixed to proceed summarily the court may determine:

That the residential property that is the subject of this foreclosure action is
vacant and abandoned as defined by *N.J.S.A. 2A:50-73*;

Fix the amount due the Plaintiff on the Note and Mortgage;

Direct that the Plaintiff be paid the amount due on the note and mortgage,
together with interest, advances, and costs;

Bar and foreclose the defendants, and each of them, of all equity of
redemption in and to the property being foreclosed upon;

Adjudge that the property be sold according to law to satisfy the amount
due the Plaintiff;

Possession of the property in favor of the plaintiff or plaintiff's assignee or
any purchaser at sheriff's sale;

Damages for mesne profits;

For costs of this action;

Granting such other relief as the court deems just and equitable.

And it is further *ORDERED* that:

1. The Plaintiff serve a copy of this ORDER and the Notice required
by *N.J.S.A. 2A:50-73* on the defendant(s) within seven (7) days of the date of this
order.

2. The notice, required by *N.J.S.A. 2A:50-73*, shall be in a minimum
of 14-Point font and shall state:

Christopher L. Apgar
4301 Helmo Avenue, N.
Saint Paul, MN 55128

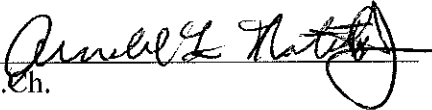
Mary V. Apgar
4301 Helmo Avenue, N.
Saint Paul, MN 55128

Wachovia Bank, National Association
350 Centre Street
Nutley, New Jersey 07110

The lender is seeking on the return date set in this order, or on any adjourned date fixed by the court, to proceed summarily for entry of a residential foreclosure judgment because the property is vacant and abandoned. If you fail to respond the application will be decided on the papers on the return date and relief may be granted by default.”

3. The plaintiff must file with the court through the Clerk of the Superior Court at the Hughes Justice Complex, P.O. Box 971, 25 Market Street, Trenton, New Jersey 08625 his/her/its proof of service of this order and the Notice required by *N.J.S.A. 2A:50-73* and his/her/its judgment proofs no later than fifteen (15) days before the return date set in this order.

4. The Court will entertain argument, but not testimony, on the return date set in this order, unless the court and parties are advised to the contrary no later than 7 days before the return date.


P.J.Ch.

ARNOLD L. NATALI JR., P.J.Ch.

FOR THE REASONS SET FORTH
ON THE RECORD ON 05.17

The Honorable Arnold L. Natali Jr., P.J.Ch.
Superior Court of New Jersey
56 Paterson Street
Post Office Box 964
New Brunswick, New Jersey 08903

FILED

JUN 12 2017

ARNOLD L. NATALI JR., P.J.Ch.

JAMES SUTTON AND SHELIA SUTTON,

Plaintiffs,

v.

U.S. BANK TRUST, N.A.,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-52-17

CIVIL ACTION

ORDER

Addressing Motion Nos. 12 & 13

THIS MATTER having come before the Court by way of a motion filed by James Sutton and Shelia Sutton (“Plaintiffs”), appearing pro se, to consolidate or quash the Complaint filed under Docket No. F-009512-17, and a second motion filed by Paul R. Marino, Esq. and Robert N. Pollock Esq., appearing as counsel for U.S. Bank Trust, N.A. (“Defendant”), to dismiss Plaintiffs’ Complaint with prejudice under Rule 4:6-2(e), and the Court having received opposition to both Defendant’s and Plaintiffs’ motions, and the Court having considered the papers submitted, and for the reasons stated on the record on June 9, 2017, and for good cause shown:

IT IS on this 12th day of June, 2017:

ORDERED AS FOLLOWS:

1. Plaintiffs’ motion to consolidate Sutton v. U.S. Bank Trust, N.A., Docket No. MID-C-52-17 with U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust v. Sutton, Docket No. F-009512-17 is GRANTED. Plaintiffs’ motion to quash the Complaint in U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust v. Sutton, Docket No. F-009512-17 is DENIED.

2. Defendant's motion to dismiss is GRANTED. Plaintiffs' Complaint is dismissed without prejudice. Plaintiffs shall re-plead their claims by way of instituting a direct action against Defendant in the consolidated matter or by way of an Amended Answer and Counterclaim in the consolidated matter within thirty (30) days of the date of this Order.
3. Any of Plaintiffs' claims that are re-plead in accordance with paragraph 3 of this Order shall separately identify the cause of action and list, by separate paragraph, the factual allegations in support thereof and the particular relief sought. Plaintiffs shall re-plead any cause of action based on fraud with the required specificity, in accordance with R. 4:5-8.
4. Counsel for Defendant shall serve a copy of this Order upon all parties and counsel of record within five (5) days of the date of this Order.


HON. ARNOLD L. NATALI JR., P.J.Ch.

The Honorable Arnold L. Natali Jr., P.J.Ch.
Superior Court of New Jersey
56 Paterson Street
Post Office Box 964
New Brunswick, New Jersey 08903

FILED

JUN 12 2017

ARNOLD L. NATALI JR., P.J.Ch.

US BANK NATIONAL ASSOCIATION,
not in its individual capacity but solely
as Trustee of SW REMIC Trust 2015-1,

Plaintiff,

v.

MARION C. ALMANZA, et. al.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. F-20685-16

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Lucas M. Anderson, Esq., appearing as counsel for US Bank National Association, not in its individual capacity but solely as Trustee of SW REMIC Trust 2015-1 (“Plaintiff”), to appoint a Guardian Ad Litem on behalf of Marion C. Almanza, an incapacitated person (“Defendant”), and the Court having considered the papers submitted, and for the reasons stated on the record on June 9, 2017, and for good cause shown:

IT IS on this 12th day of June, 2017:

ORDERED that Tara Auciello, Esq. is hereby appointed as Guardian Ad Litem to represent Defendant, an incapacitated individual; and

IT IS FURTHER ORDERED that the Guardian Ad Litem shall conduct an investigation and file her report with the Court and counsel for Plaintiff within sixty (60) days of her receipt of this Order. Should the Guardian Ad Litem require additional time to file her report, a request for an extension shall be made to this Court upon notice to all parties; and

IT IS FURTHER ORDERED that Plaintiff shall compensate the Guardian Ad Litem for her reasonable attorneys’ fees and Guardian Ad Litem fees following receipt of a certification from Tara Auciello, Esq. at the conclusion of this litigation; and

IT IS FURTHER ORDERED that counsel for Plaintiff shall serve a copy of this Order upon all counsel and interested parties of record, including Venezia & Nolan, P.C., Tara Auciello, Esq., and the Office of Public Guardian within five (5) days of the date of this Order.


HON. ARNOLD L. NATALI JR., P.J. CH.

Colleen M. Hirst, Esq. (039742003)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)
KML Law Group, P.C.
Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)
Attorney for Plaintiff

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Christopher Ford, Esq. (006712005)
Denise Carlon, Esq. (001392008)

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

U.S. Bank National Association, as Trustee
for Lehman XS Trust Mortgage Pass-
Through Certificates, Series 2007-16N
Plaintiff

v.

Carlton L. Brown, et. al.

Defendants

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY

CHANCERY DIVISION
GENERAL EQUITY
DOCKET NO. F-034274-16

CIVIL ACTION

ORDER GRANTING SUMMARY
JUDGMENT

THIS MATTER having been opened to the Court by KML Law Group, P.C., attorneys for Plaintiff, for an Order striking the Defendant's contesting Answer; and the Court having considered all papers submitted and the arguments of counsel; and for good cause shown;


IT IS ON THIS 9th day of June, 2017; **ORDERED** as follows:

1. That the Motion of the Plaintiff for Summary Judgment be granted against the defendant, Carlton L. Brown, and

2 The Answer and defenses filed by Defendant, Carlton L. Brown, be and are hereby stricken, and the Clerk of this Court shall enter default against said Defendant as though no answering pleading had been filed; and

3. This matter shall be transferred to the Office of Foreclosure of the Superior Court in Trenton, New Jersey to proceed as an uncontested foreclosure; and

4. A copy of this Order shall be served upon all interested parties within 7 days of its online posting.


ARNOLD L. NATALI JR., P.J.Ch.

This matter was: Opposed Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 6.9.17

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

UBG16-015587
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Katherine Knowlton Lopez - 013502011
Attorneys for Plaintiff

U.S. Bank National Association as Trustee for
NRZ Pass-Through Trust V

PLAINTIFF,

vs.

Kathleen Nademus; et al.

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-030748-16

CIVIL ACTION

**ORDER SUBSTITUTING PLAINTIFF
AND GRANTING SUMMARY
JUDGMENT AND/OR
STRIKING ANSWER OF
DEFENDANT**

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC,
Katherine Knowlton Lopez, Esquire, appearing on a Motion to Substitute Plaintiff and for
Summary Judgment, and the Court having reviewed the supporting Certification, Brief, Record
and for good cause;

IT IS ON THIS 9th day of June, 2017 ORDERED that:

1. Plaintiff's to Substitute Plaintiff and for Summary Judgment is hereby granted;
2. Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust shall be and is hereby substituted as Plaintiff in the within foreclosure action and that the Complaint and all pleading in this action shall be changed and corrected to substitute Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust in the place of and instead

of the original Plaintiff, U.S. Bank National Association as Trustee for NRZ
Pass-Through Trust V.

3. ~~The Answer of the Defendant(s), KATHLEEN NADEMUS, is hereby stricken
and Default against said Defendant(s) be entered;~~ *ALN*

4. Plaintiff is permitted to proceed uncontested before the Clerk of the Superior
Court, Office of Foreclosure, for entry of Final Judgment per R. 4:64.

5. A copy of this Order shall be served upon defendant(s) within 5 days of
Plaintiff's receipt.

Arnold L. Natali Jr. J.C.
Honorable Ann G. McCormick, J.S.C.

Motion Opposed _____
Motion Unopposed x

ARNOLD L. NATALI JR., P.J.Ch.

FOR THE REASONS SET FORTH
ON THE RECORD ON 6-9-17

Robert T. Lawless -019071980
HEDINGER & LAWLESS L.L.C.
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(973) 301-9100
Attorneys for Plaintiff

FILED

JUN 09 2017

ARNOLD L. NATALI JR., P.J.Ch.

**WORTH CONSTRUCTION COMPANY,
INC.,**

Plaintiff,

v.

**RUTGERS, THE STATE UNIVERSITY OF
NEW JERSEY, LEND LEASE (US)
CONSTRUCTION LMB INC. and FLAD
ARCHITECTS AND ENGINEERS, INC.**

Defendants.

: SUPERIOR COURT OF NEW
: JERSEY
: LAW DIVISION:
: MIDDLESEX COUNTY

: DOCKET NO.: MID-L-6435-15

: *Civil Action*

: **ORDER ADJOURNING
TRIAL DATE AND FOR
OTHER RELIEF**

THIS MATTER having been brought before the Court upon the motion of plaintiff Worth Construction Company, Inc. (Robert T. Lawless, Esq. appearing), for an Order adjourning the currently scheduled trial date, and for other relief, and the Court having considered the moving papers, and all other parties having consented to the relief requested,

IT IS on this 9th day of June, 2017

ORDERED as follows:

1. The currently scheduled trial date of June 19, 2017 is adjourned.
2. It is hereby confirmed that this case is assigned to Track 4, and ^{a schedule} discovery shall proceed accordingly. *be established at the Case Management Conference, see paragraph 3, along with other pre-trial deadlines and a trial date.*

3. A Case Management / Discovery Scheduling Conference is scheduled for

June 21, 2017 at 9:00 A.M. -

4. Counsel for Plaintiff shall receive
A copy of this Order shall be served upon all counsel of record within three (3)
days of the date of this order.

Arnold L. Natali Jr.
ARNOLD L. NATALI JR., P.J.Ch.

Opposed
 Unopposed