

Hon. Arnold L. Natali Jr.'s Motion List for September 29, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
8K MILES MEDIA GROUP, INC. VS EBCMUSIC	C	42	17		MOTION TO DISMISS	ADJOURNED 10/13
BENTLEY LAB V ALLIANCE	L	4106	17		MOTION TO DISMISS	ADJOURNED 10/13
DESAI MUKESH VS ANNAMENANI	L	6942	16		MOTION TO DISMISS	DENIED
					MOTION TO DISMISS	DENIED
FABRYKANT VS ARGUSFAB INT.	C	14	17		LEAVE TO FILE SECOND AMENDED COMPL.	ADJOURNED 10/13
HARTH MARY VS DE JOHN JOANN	C	142	15		VACATE ORDER	CARRIED 10/13
HOPELAWN V NBI FOOD SERVS.	C	81	17		COMPEL DISCOVERY	WITHDRAWN
IN THE MATTER OF SAYREVILLE	L	4010	15		MOTION TO INTERVENE	RESCHEDULED - 9/26
					MOTION TO INTERVENE	RESCHEDULED - 9/26
IN THE MATTER OF RYAN MATTHEW RATTIGAN	L	432	17		MOTION TO AMEND FINAL JUDGMENT	GRANTED
LATTANZIO MICHELLE VS NAYYAR SANJEEV	L	1430	15		EXTEND DISCOVERY	ADJOURNED 10/13
					EXTENSION OF TIME TO FILE OPP. AND CROSS	ADJOURNED 10/13
					CROSS-MOTION FOR SANCTIONS	ADJOURNED 10/13
					MOTION TO COMPEL DISC.	ADJOURNED 10/13
					MOTION TO COMPEL DISC.	ADJOURNED 10/13
					MOTION TO COMPEL DISC.	ADJOURNED 10/13
MARITIME PARK, LLC VS NOVA CASUALTY	C	24	16		STRIKE ANSWER	DENIED
MCDALD ROBERT VS DELILAH ROAD ASSOCS.	C	18	17	2	DEFAULT JUDGMENT	DENIED
				4	SUMMARY JUDGMENT	DENIED
PATEL V RUES LANE LIQUOR	C	124	15		MOTION TO AMEND COMPLAINT	GRANTED
US BANK VS SHEIKH	F	38041	9		MOTION FOR FINAL JUDGMENT	CARRIED 10/13
US BANK VS TAPIA	F	29281	15		MOTION TO PROCEED SUMMARILY	ADJOURNED 10/27
WELLS FARGO VS SORIANO NILO	F	18398	16		MOTION TO VACATE DEFAULT	ADJOURNED 10/13
U.S. BANK NATIONAL A VS SOUTH RIVER HOLDING LLC	F	30702	16		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 10/20
U.S. BANK NATIONAL A VS SOUTH RIVER HOLDING LLC	F	30702	16		MOTION TO EXTEND TIME TO ANSWER/FILE MOTION	ADJOURNED 10/20
CIT BANK VS EGGERS ADELINE	F	6527	17		MOTION TO PROCEED SUMMARILY-ABANDONED PROPERTY	GRANTED
NATIONSTAR MORTGAGE V BRYANT	F	18951	14		MOTION TO SUBSTITUTE PLAINTIFF	GRANTED
NATIONSTAR MORTGAGE VS MILLS PATRICK J	F	13132	17		MOTION FOR SUMMARY JUDGMENT	GRANTED
NATIONSTAR MORTGAGE VS THOMAS PRIYA	F	54108	14		MOTION TO MODIFY ORDER	ADJOURNED 10/6
U.S. BANK TRUST VS MIRASOL JOSE S	F	30424	16		MOTION FOR SUMMARY JUDGMENT	CARRIED 10/27
U.S. BANK TRUST VS TRACEY DIANA M	F	6566	17		MOTION FOR SUMMARY JUDGMENT	GRANTED
US BANK NATIONAL ASS VS HENN MICHAEL J	F	20073	16		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 10/13
US BANK NATIONAL ASS VS MENDEZ MARYLIN	F	42181	13		MOTION TO SET ASIDE SHERIFFS SALE	WITHDRAWN
US BANK NATIONAL ASS VS SOSA ALEJANDRO R	F	15160	17		MOTION TO REFORM MORTGAGE	GRANTED
US BANK VS CLEDDENNY STEVEN	F	36390	15		ENTRY OF FINAL JUDGMENT NOTWITHSTANDING THE LOAN MODIFICATIO	GRANTED
WELLS FARGO BANK NA VS BENNETT DAVID	F	21225	14		MOTION TO VACATE	ADJOURNED 10/13
WELLS FARGO BANK NA VS MALOUF TARA	F	4737	17		MOTION TO REFORM MORTGAGE	GRANTED
WELLS FARGO BANK NAT VS HALLS ADELL	F	34226	15		MOTION TO VACATE	DENIED
WELLS FARGO BANK VS ORTIZ IRENE	F	13310	17		MOTION APPOINTING GUARDIAN AD LITEM	GRANTED

FILED

OCT 02 2017

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

MUSKESH DESAI,

Plaintiff,

v.

**RAVINDER R. ANNAMANENI,
SRINIVASA R. PARUCHURI, DR.
DASARAH LAKKARAJU,
PEDDANNA GUMUDAVELLI, LAW
FIRM OF GREENBAUM, ROWE,
SMITH & DAVIS LLP, STACY M.
MANOBIANCA, ESQ., JOHN D.
NORTH, ESQ., APPCO
PHARMACEUTICALS CORP.,
RAJENDRA P. APPALENENI,
NEWGEN PHARMACEUTICALS, LLC,
DR. SAMPATH PONUGOTI, A TO F
JOHN & JANE DOE, V TO Z LEGAL
ENTITIES,**

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-6942-16

CIVIL

ORDER

THIS MATTER having come before the Court by way of a motion to dismiss filed John P. Harrington, Esq., appearing as counsel for AppCo Pharma, LLC, AppCure Lab PVT. LTD., and Rajendra Appalaneni (“Defendants”), to dismiss Counts One, Two, Five, and Nine of Plaintiff’s Second Amended Complaint, and a motion to dismiss filed by Susheela V. Verma., Esq., appearing as counsel for Srinivasa R. Paruchuri, Ravinder Annamaneni, Peddanna Gumudavelli, NewGen Pharmaceuticals, LLC, Dr. Sampath Ponugoti and Dr. Dasaradh Lakkaraju (“Co-Defendants”), to dismiss Counts One, Two, Three, Four, Five, Six, Seven, Eight and Ten of Plaintiff’s Second Amended Complaint and opposition to the motions having been filed by Mukesh Desai (“Plaintiff”), appearing pro se, and the Court having considered the papers submitted and the parties’ arguments, and for the reasons stated on the record on September 29, 2017, and for good cause shown:

IT IS on this 2nd day of October, 2017:

ORDERED that Defendant's Motion to Dismiss pursuant to R. 4:6-2 is **DENIED WITHOUT PREJUDICE** with respect to Counts One, Two, and Nine of the Second Amended Complaint; and

IT IS FURTHER ORDERED that Defendant's Motion to Dismiss pursuant to R. 4:6-2 is **GRANTED** with respect to Count 5 of the Second Amended Complaint; and

IT IS FURTHER ORDERED that Co-Defendant's Motion to Dismiss pursuant to R. 4:6-2 is **DENIED WITHOUT PREJUDICE** with respect to Counts One, Two, Three, Four, Six, Seven, Eight and Ten of the Second Amended Complaint; and

IT IS FURTHER ORDERED that Co-Defendant's Motion to Dismiss pursuant to R. 4:6-2 is **GRANTED** with respect to Count 5 of Second Amended Complaint; and

IT IS FURTHER ORDERED that Co-Defendant's request for Attorneys' Fees is **DENIED WITHOUT PREJUDICE**; and

IT IS FURTHER ORDERED that, on consent of Plaintiff, Defendant AppCure Lab PVT. LTD. is hereby **DISMISSED WITH PREJUDICE**; and

IT IS FURTHER ORDERED that Plaintiff shall replead the Second Amended Complaint to remove specific exhibits and references to any mediation and/or settlement negotiation between the parties. Counsel for Co-Defendants shall identify to Plaintiff which sections and exhibits of the Second Amended Complaint that they seek to be removed. Any disputes with respect to the removal of sections and exhibits of the Second Amended Complaint shall be brought to the Court's attention by letter within ten (10) days after any dispute. If there are no objections to the suggested revisions, Plaintiff shall replead the Second Amended Complaint within thirty (30) days of the date of this Order; and

IT IS FURTHER ORDERED that the Court will schedule a Case Management Conference in the matter after receipt and decision of a motion to consolidate that the Court understands shall be filed by counsel for Co-Defendants; and

IT IS FURTHER ORDERED that counsel for Defendants shall serve a copy of this Case Management Order upon Plaintiff and all 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

SEP 29 2017

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

MARITIME PARK LLC,

Plaintiff,

v.

NOVA CASUALTY COMPANY

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. C-24-16

CIVIL ACTION

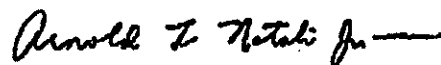
CASE MANAGEMENT ORDER

THIS MATTER having come before the Court by way a motion to strike the answer filed by Edward Lee, Esq., as counsel for Maritime Park, LLC (“Plaintiff”), and appearance made by John P. Malloy, Esq., as counsel for Nova Casualty Co. (“Defendant”), and the Court having considered the papers submitted and the parties’ arguments, and for the reasons stated on the record on September 29, 2017, and for good cause shown:

IT IS on this 29th day of September, 2017:

ORDERED AS FOLLOWS:

1. The trial in this matter is scheduled for February 19, 2018, at 9:00 a.m.
2. A pre-trial conference is scheduled for February 12, 2018 at 9:00 a.m.
3. Plaintiff’s expert report(s) shall be served upon counsel for Defendant on or before January 15, 2018.
4. Defendant’s expert report(s) shall be served upon counsel for Plaintiff on or before January 29, 2018.
5. All fact discovery shall be completed on or before December 26, 2017.



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

OCT 03 2017

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

<hr/>	:	
MARITIME PARK LLC,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION
Plaintiff,	:	MIDDLESEX COUNTY
	:	
v.	:	DOCKET NO. C-24-16
	:	
NOVA CASUALTY COMPANY	:	CIVIL ACTION
	:	
Defendants.	:	ORDER
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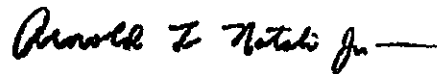
THIS MATTER having come before the Court by way a motion to strike the answer filed by Edward Lee, Esq., as counsel for Maritime Park, LLC (“Plaintiff”), and appearance made by John P. Malloy, Esq., as counsel for Nova Casualty Co. (“Defendant”), and the Court having considered the papers submitted and the parties’ arguments, and for the reasons stated on the record on September 29, 2017, and for good cause shown:

IT IS on this 3rd day of October, 2017:

ORDERED that Plaintiff’s motion to strike the answer is **DENIED**; and

IT IS FURTHER ORDERED that all discovery, pre-trial, and trial dates shall proceed in accordance with the Court’s September 29, 2017 Order; and

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 the filing 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

SEP 29 2017

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

**MARY M. HARTH and THE ESTATE
OF JAMES H. HARTH**

Plaintiff,

v.

**JOANN DEJOHN, CANDANCE
DEJOHN and JOSE M. CAMERON,
ESQ.**

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. C-142-15

CIVIL ACTION
ORDER

THIS MATTER having come before the Court by way of a Motion to Modify Prior Court Orders filed by Joann DeJohn (“Defendant”), appearing *pro se*, and Thomas Clark, former counsel for Mary Harth and the Estate of James H. Harth (“Plaintiffs”), and the Court having considered the submissions of the parties and having heard the arguments of the parties, for good cause having been shown, and for the reasons stated on the record on September 29, 2017:

IT IS on this 29th day of September, 2017:

ORDERED that Defendant’s Motion to Modify Prior Court Orders will be carried to October 13, 2017; and

IT IS FURTHER ORDERED that Defendant shall submit to the Court by October 4, 2017 proof of service that the Notice of Motion to Modify Prior Court Orders has been served upon Plaintiffs; and

IT IS FURTHER ORDERED that opposition to Defendant’s Motion to Modify Prior Court Orders shall be submitted by Plaintiffs to the Court on or before October 11, 2017; and

IT IS FURTHER ORDERED that, in as much as the Court heard the arguments of the parties on September 29, 2017, there will be no oral argument on Defendant’s Motion to Modify Prior Court Orders on October 13, 2017.

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 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

OCT 02 2017

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

ROBERT MCDAID

Plaintiff,

v.

DELILAH ROAD ASSOCIATES, LLC,
et. al.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. C-18-17

**CIVIL ACTION
ORDER**

THIS MATTER having come before the Court by way of a Motion for Default Judgment as to the defaulting Defendants and Summary Judgment as to the answering Defendants filed by W. Peter Ragan, Esq., appearing as counsel for Robert McDaid (“Plaintiff”) and a Motion for Summary Judgment filed by Salvatore Perillo, Esq., appearing as counsel for Douglas Keefe (“Defendant Keefe”), and the Court having considered the submissions of the parties and having heard the arguments of counsel, for good cause having been shown, and for the reasons stated on the record on September 29, 2017:

IT IS on this 2nd day of October, 2017:

ORDERED that Plaintiff’s Motion for Summary Judgment is **DENIED WITHOUT PREJUDICE** as to the following Defendants:

1. REO American Abstract
2. Ralph Aversa
3. Rose Patterson
4. Hance C. Jaquett
5. Tony Jost
6. Gregory Kravitz
7. Douglas Keefe
8. Frank Grotolla
9. Lava Funding
10. Janet Haley
11. Francis J. Lamb

12. Atlantic Coast Realtors
13. Donna Schoening
14. Joseph Musumeci
15. Robert Musumeci

IT IS FURTHER ORDERED that to the extent that any party seeks to vacate an administrative dismissal and/or entry of default, such application is hereby **GRANTED** as good cause has been shown to permit the administrative dismissal and entry of default to be vacated. Any party who has had (1) an administrative dismissal entered, (2) an entry of default issued, or (3) their answer rejected may file an Answer within thirty (30) days of the date of this Order.

IT IS FURTHER ORDERED that, on consent by Plaintiff, Defendants Delilah Road Associates and John Rogge may file Answers within thirty (30) days of the date of this Order.

IT IS FURTHER ORDERED that the following trial and pre-trial dates shall apply to all parties, subject to the paragraph below related to Defendant Keefe:

1. The trial in this matter is scheduled for July 23, 2018, at 9:00 a.m.
2. A pre-trial conference is scheduled for July 17, 2018 at 9:00 a.m.
3. All expert depositions shall be concluded by July 3, 2018.
4. Plaintiff's expert reports shall be served upon counsel for Defendants on or before May 14, 2018.
5. Defendants' expert reports (including any reports related to Defendants' Counterclaims) shall be served upon counsel for Plaintiff on or before June 11, 2018.
6. All fact discovery shall be completed on or before May 14, 2018.

IT IS FURTHER ORDERED that Defendant Keefe's Motion for Summary Judgment against Plaintiff is **DENIED WITHOUT PREJUDICE**; and

IT IS FURTHER ORDERED that Plaintiff and Defendant Keefe shall have sixty (60) days from the date of the Order to complete factual discovery with respect to the issues raised in Plaintiff's Motion for Summary Judgment against Defendant Keefe and Defendant Keefe's cross-motion for summary judgment against Plaintiff; and

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 the date of this Order.¹


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

¹ The Court understands that many parties practice and/or reside in or near Atlantic County, New Jersey. Should any party wish to appear telephonically, kindly contact the Court at least two business days before any scheduled proceeding. Unless specifically notified by the Court, the party may assume that such request shall be granted. The Court will circulate a call-in number prior to any conference which will depend upon the number of participants. The Court's call-in information has a capacity of only eight participants. As such, if more than eight parties wish to appear telephonically, the Court will arrange for call-in information and, as noted, will notify the participating parties.

9.29
10

Charles S. Lorber, Esq. (Attorney ID 254701969)
MANDELBAUM SALSBURG P.C.
3 Becker Farm Road, Ste. 105
Roseland, NJ 07068
(973) 736-4600
(973) 736-4670

FILED

OCT 02 2017

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

NILANG PATEL

Plaintiff(s)

v.

RUES LANE LIQUOR, INC., a
Corporation, ASHWIN PATEL, JIGNESH
DESAI and MAHENDRA PATEL

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO. MID-C-124-15

Civil Action

**ORDER ALLOWING AMENDMENT OF
THE COMPLAINT**

The matter being opened to the court by Mandelbaum Salsburg P.C., attorneys for plaintiff, for an order pursuant to R. 4:9 allowing plaintiff to file an amended complaint to add additional claims and parties, and the Court having considered the papers submitted in support of and in opposition to the motion and good cause appearing,

It is on this 2nd day of ^{October} September 2017,

ORDERED as follows:

1. Plaintiff is allowed to file an amended complaint substantially in the form annexed as Exhibit A to the certification of Charles S. Lorber.
2. Plaintiff shall file and serve the amended complaint within ten (10) days of the entry of this order.


Hon. Arnold L. Natali, Jr., P. J. Ch.

Opposed
 Unopposed

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:36-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

OCT 03 2017

Eileen W. McGann, Esq. - 024741986

ORLOVSKY, MOODY, SCHAAFF, CONLON & GABRYSIAK

Monmouth Park Corporate Center

187 Highway 36

West Long Branch, NJ 07764

Attorneys for JFK MEDICAL CENTER (part of the JFK HEALTH SYSTEM, INC.)

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

In the Matter of

Anne B. Kinney

An Alleged Incapacitated Person,

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No.: MID-C-159-17

**ORDER DISCHARGING SPECIAL
MEDICAL GUARDIAN AND
APPOINTED ATTORNEY FOR ANNE B.
KINNEY**

THIS MATTER having come before the Court by Michael E. McGann, Esq. and Eileen McGann, Esq. on behalf of JFK MEDICAL CENTER (the "Hospital"), upon the filing of a Verified Complaint and Order to Show Cause in response to a concern with Anne B. Kinney's medical condition while a patient at JFK Medical Center, and the Court having appointed Tara Auciello, Esq. as the Court-Appointed Special Medical Guardian for Anne B. Kinney and Edward F. Ryan, Esq. the Court-Appointed Attorney for Anne B. Kinney, and the Court being satisfied that Tara Auciello, Esq. and Edward F. Ryan, Esq. have represented the interests of Anne B. Kinney and that Anne B. Kinney has received the medical treatment recommended in the Verified Complaint and Order to Show Cause and is now discharged from JFK Medical Center and for good cause having been shown *and for the reasons stated in the record on 10.3.17 and 10.3.17*

IT IS on the 3rd day of October, 2017, **Ordered:**

THAT Tara Auciello, Esq., the Court-Appointed Special Medical Guardian for Anne B. Kinney be and hereby is discharged as the Special Medical Guardian for the Anne B. Kinney; and

IT IS FURTHER ORDERED that Tara Auciello, Esq. approved fee of \$ 440.00 as per the Certification of Tara Auciello, Esq. filed with the Court for services rendered as the Special Medical Guardian be paid by JFK Medical Center within thirty days of the date of this Order; and

IT IS FURTHER ORDERED that Edward F. Ryan, Esq. the Court-Appointed Attorney for Anne B. Kinney be and hereby is discharged as Court Appointed Attorney for Anne B. Kinney; and

IT IS FURTHER ORDERED that the Edward F. Ryan, Esq. approved fee of \$480.00 as per the Certification of Edward F. Ryan, Esq. filed with the Court for services rendered as the Court-Appointed Attorney for Anne B. Kinney be paid by JFK Medical Center within thirty days of the date of this Order; and

IT IS FURTHER ORDERED that JFK Medical Center shall be entitled to reimbursement of such fees paid to Tara Auciello, Esq. and Edward F. Ryan, Esq. from Anne B. Kinney and/or her estate should assets sufficient to provide such reimbursement later become available; and,

IT IS FURTHER ORDERED that the approved fee of \$2,299.80 as per the Certification of Eileen W. McGann, Esq. on behalf of JFK Medical Center filed with the Court shall be reimbursed to JFK Medical Center from the Patient and/or her estate should assets sufficient to provide such reimbursement later become available; and,

IT IS FURTHER ORDERED that the Order to Show Cause and Verified Complaint are now dismissed and,

IT IS FURTHER ORDERED that a copy of this Order shall be served upon Anne B. Kinney and all parties within 5 days after the date hereof.

*by counsel for
JFK Medical Center*

Arnold L. Natali, Jr. JDC
HON. ARNOLD L. NATALI, Jr., P.J.C.H.

793664

PHELAN HALLINAN DIAMOND & JONES, PC

Jonathan Lobb, Esq. ID No. 038702011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

FILED

OCT 03 2017

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR THE REGISTERED
HOLDERS OF MASTR ASSET BACKED
SECURITIES TRUST 2007-
WMC1MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2007-WMC1
PLAINTIFF

VS.

ALEJANDRO R. SOSA, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-015160-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
ALEJANDRO R. SOSA OF ANY TITLE
AND INTEREST HE MAY HAVE IN
THE REAL ESTATE WITH RESPECT
TO COMPLETING AN IN REM
FORECLOSURE**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Jonathan Lobb, Esquire, appearing on behalf of Plaintiff, U.S. Bank National Association, As Trustee For The Registered Holders of MASTR Asset Backed Securities Trust 2007-WMC1mortgage Pass-Through Certificates Series 2007-WMC1, for an Order Reforming the Loan Modification and Divesting Alejandro R. Sosa of Any Title and Interest He May Have in the Real Estate; and there appearing to be no good cause to the

contrary:

and for the reasons stated on the record on 10.3.17

IT IS on this *3th* day of *October* 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of March 1, 2012 between Brenda Andino and Ocwen Loan Servicing, LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Alejandro R. Sosa in the land records of Middlesex County; and,

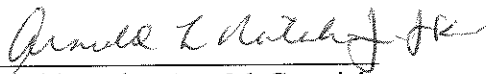
3. **THAT** Alejandro R. Sosa is not personally liable under the terms of the Loan Modification Agreement, but rather, he is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Alejandro R. Sosa is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on November 9, 2006 in *Mortgage Book 11956, Page 69*; and,

5. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

6. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order.

_____/ Opposed
_____/ Unopposed



Honorable Judge Ann McCormick,
J.S.C.
ARNOLD L. NATALI JR., J.S.C.

#2017-1079

POWERS KIRN, LLC
728 Marne Highway, Suite 200
Moorestown, NJ 08057
(856) 802-1000
Attorneys for Plaintiff
Michael B. McNeil, Esquire - 018262012

FILED

OCT 03 2017

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

Wells Fargo Bank, N.A.

Plaintiff

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

v.

: Docket No.F 013310 17

Irene Ortiz, et al.

CIVIL ACTION

Defendant(s)

ORDER APPOINTING GUARDIAN
: AD LITEM FOR MINOR DEFENDANT

THIS MATTER being opened to the Court by POWERS KIRN, LLC, attorneys for the Plaintiff in the above entitled cause, on Motion for the appointment of a guardian ad litem for minor Defendant Sofia Garbiela Godoy, and it appearing that the said minor Defendant has been duly served copies of the Summons and Complaint, and the parties hereto have notice pursuant to R. 4:26-2(b)(3) concerning this application, and for good cause shown,

and for the reasons stated on the record on 10.2.17

IT IS on this 3rd day of October, 2017 ORDERED:

1. That Janet L. Sozio, Esquire, at 1 Trinity Lane, P.O. Box 483, Mount Holly, New Jersey be and is hereby appointed guardian ad litem to represent and defend this action on behalf of the said minor Defendant Sofia Garbiela Godoy; and
2. That the plaintiff serve a copy of this Order, which need not be certified, by regular mail upon the said guardian ad litem within 20 days from the date hereof, and that proof of service be filed herein.
3. That a copy of this order shall be served on the parties by regular mail, postage prepaid, within 7 days hereof, *by counsel for plaintiff.*

Arnold L. Natali Jr. J.S.C.
~~Arthur Bergman, J.S.C.~~

ARNOLD L. NATALI JR., J.S.C.

Motion was unopposed.
 opposed.

786095
PHELAN HALLINAN DIAMOND & JONES, PC
 Craig Keiser, Esq. ID No. 151132015
 400 Fellowship Road Suite 100
 Mt. Laurel, NJ 08054
 856-813-5500
 Attorney for Plaintiff

FILED
OCT 08 2017
 ARNOLD L. NATALI JR., P.J.Ch.

WELLS FARGO BANK, N.A.
 PLAINTIFF

VS.

TARA MALOUF, ET AL.
 DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
 CHANCERY DIVISION
 MIDDLESEX COUNTY

DOCKET NO: F-004737-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
 MODIFICATION AGREEMENT AND
 SUBORDINATING AND DIVESTING
 ANDREW MALOUF OF ANY TITLE
 AND INTEREST HE MAY HAVE IN
 THE REAL ESTATE WITH RESPECT
 TO COMPLETING AN IN REM
 FORECLOSURE**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, Craig Keiser, Esquire, appearing on behalf of Plaintiff, Wells Fargo Bank, N.A., for an Order Reforming the Loan Modification and Divesting Andrew Malouf of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary *and for the reasons stated on the record on 10.3.17*

IT IS on this *3th* day of *October* 2017, **ORDERED:**


1. **THAT** the Loan Modification Agreement with a first payment date of August 1, 2007 between Tara Malouf and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,


2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Andrew Malouf in the land records of Middlesex County; and,

3. **THAT** Andrew Malouf is not personally liable under the terms of the Loan Modification Agreement, but rather, he is subordinated to its terms with respect to completing an in rem foreclosure; and,

4. **THAT** the interest of Andrew Malouf is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on February 21, 2001 in *Mortgage Book 6535, Page 341*; and,

5. **THAT** the Middlesex County Clerk's Office is hereby directed to record a certified copy of this Order; and,

6. **THAT** this matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter, and any judgment entered thereto shall be done in accordance with the terms of this Order. 


Honorable Judge Ann McCormick,
J.S.C.
ARNOLD L. NATALI JR., J.S.C.

Opposed *(As to effect of premises consent order)*
 Unopposed

7. This Order does not affect the May 26, 2017 Consent Order and Stipulation between plaintiff and the South Brunswick Township in which their parties "stipulated and agreed that the subject premises have been designated as an Affordable Housing Unit. All of the remaining terms of the May 26, 2017 Order are incorporated herein."

FILED

OCT 03 2017

ARNOLD L. NATALI JR., P.J.Ch.
Assistant Clerk of Court, P.J.Ch.

PLUESE, BECKER & SALTZMAN, LLC

Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
File Number: 090415 LM

Rob Saltzman, Esquire ID #043891988
 Sanford J. Becker, Esquire ID #243731972
 Robert F. Thomas, Esquire ID #018621993
 Stuart West, Esquire ID #015672002
 Kevin Diduch, Esquire ID #124612014
 Kathleen L. Stanton, Esquire ID #012202011

NATIONSTAR MORTGAGE, LLC

Plaintiff

v.

LENON BRYANT JR., ET AL.

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-018951-14

CIVIL ACTION

ORDER SUBSTITUTING PLAINTIFF

This matter having been brought before the Court on Motion of Pluese, Becker & Saltzman, LLC, attorneys for Plaintiff, for an Order Substituting Plaintiff, and the Court having considered the matter and good cause appearing, *and for the reasons stated on the record on 10.3.17*

It is on this 3rd day of October 2017; it is ORDERED and ADJUDGED that:

1. The Complaint in this action be and hereby is amended by striking the Nationstar Mortgage, LLC as the party Plaintiff, AND
2. U.S. Bank National Association, not in its individual capacity but solely as trustee for the RMAC Trust, Series 2016-CTT be and hereby is substituted in the place and stead of Nationstar Mortgage, LLC as the party Plaintiff and all subsequent pleadings filed with the Court shall designate the name of the substituted Plaintiff in the caption.

3. The Superior Court Clerk is directed to change, as herein modified, the name of the party Plaintiff on the automated case management system docket.

4. A copy of this Order shall be served on all appearing parties within Seven (7) days of the date of this Order. ^(*)

by counsel for plaintiff

Arnold L. Natali Jr.
ARNOLD L. NATALI JR., J.S.C. J.S.C

Paper filed with the Court:
Notice of Motion ✓
Movant's Certification ✓

^(*) *The Court considered the opposition received by Defendant Leon Bryant. For the reasons stated on 8/2/17, the motion is granted.*

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Christopher Ford, Esq.
STATE BAR NUMBER: 006712005

FILED
OCT 03 2017
ARNOLD L. NATALI JR., P.J.Ch.

U.S. BANK NATIONAL ASSOCIATION,
Plaintiff/Mortgagee

vs.

STEVEN W. CLENDENNY, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION MIDDLESEX
COUNTY

DOCKET NO. F-036390-15


ORDER PERMITTING THE ENTRY OF
FINAL JUDGMENT NOTWITHSTANDING
THE LOAN MODIFICATION
AGREEMENT NOT BEING RECITED IN
THE COMPLAINT

THIS MATTER being opened to the Court on Notice of Motion by RAS CITRON, LLC,
attorneys for the Plaintiff, for an Order Permitting the entry of Final Judgment Notwithstanding
the Loan Modification Agreement of 12/1/2010 not being recited in the Complaint; and the Court
having considered the papers submitted, and for good cause shown, *and for the reasons
stated on the record
in 10/3/17*
IT IS on this 3rd day of October, 2017 ORDERED

1. That Plaintiff's motion be and hereby is granted;
2. That the Clerk of the Superior Court, Office of Foreclosure, shall process the Final
Judgment notwithstanding that the Loan Modification Agreement of 12/1/2010 was not
recited in the Complaint; and



3. That Plaintiff may proceed with its application for entry of Final Judgment in the usual course, as if the Loan Modification Agreement of 12/1/2010 had been set forth in the Complaint; and
4. That a copy of this Order be served on the defendants within 5 days of the date the Order is received by Plaintiff's counsel.



Hon. Arnold L. Natali, Jr., P.J.S.C.

_____ opposed

unopposed

16-239346 - SaP
RAS CITRON, LLC
Oliver Ayon, Esq. ID No. 047532011
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED
OCT 02 2017
ARNOLD L. NATALI JR., P.J.Ch.

<p>CIT BANK, N.A. , PLAINTIFF,</p> <p>Vs.</p> <p>ADELINE EGGERS, et al., DEFENDANT(S).</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-006527-17</p> <p>CIVIL ACTION</p> <p>ORDER TO PROCEED SUMMARILY VACANT & ABANDONED RESIDENTIAL MORTGAGE FORECLOSURE</p>
--	--

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 2 day of October, 2017,

ORDERED that this matter shall proceed with a short trial date of the 15 day of November, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse 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.
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 ~~two~~ ^{five} ^(ans) 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:

TENANT/OCCUPANT
390A EMILIA PLAZA
MONROE TOWNSHIP, NJ 08831

ADELINE EGGERS
390A EMILIA PLAZA
MONROE TOWNSHIP, NJ 08831

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. 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 October 18, 2017. The answer, answering affidavit or a motion, as the 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.

7. The plaintiff must file and serve any written reply to the defendant's order to show cause opposition by November 1, 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.*

8. 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 3 days before the return date.


Honorable Arnold L. Natali, Jr., P.J.Ch.



16-239346 - SaP



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
OCT 02 2017
 ARNOLD L. NATALI JR., P.J.Ch.

U.S. BANK NATIONAL ASSOCIATION, :	SUPERIOR COURT OF NEW JERSEY
AS TRUSTEE FOR CREDIT SUISSE :	CHANCERY DIVISION
FIRST BOSTON MORTGAGE :	MIDDLESEX COUNTY
SECURITIES CORP., CSMC/ :	
MORTGAGE-BACKED PASS- :	DOCKET NO.: F-38041-09
THROUGH CERTIFICATES, SERIES :	
2006-1, :	
PLAINTIFF, :	CIVIL ACTION
v. :	
MOHAMMAD A. SHEIKH, ET AL., :	ORDER
DEFENDANTS :	

THIS MATTER having come before the Court by way of a Motion to Enter Final Judgment filed by Sonya G. Chazin, Esquire, of the Law Offices of Phelan, Hallinan, Diamond & Jones, P.C., appearing as counsel for U.S. Bank National Association (“Plaintiff”), and the Court having considered the submissions of the parties and having heard the arguments of counsel, for good cause having been shown, and for the reasons stated on the record on September 29, 2017:

IT IS on this 29th day of September, 2016:

ORDERED that Plaintiff’s motion for Entry of Final Judgment shall be carried to October 13, 2017; and

IT IS FURTHER ORDERED that the parties shall simultaneously submit to the Court by October 6, 2017 supplemental briefs that address paragraph 6 and paragraph 7 of James K. Grace’s certification that a loan modification was submitted to Plaintiff and such submission precludes the prosecution of this matter under Regulation X, or otherwise; and

IT IS FURTHER ORDERED that all supplemental briefing and submissions shall comply with New Jersey Court Rules. See R. 1:6-6; and

IT IS FURTHER ORDERED that no further adjournments of this motion shall be granted in the matter; and

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 the date of this Order.



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

FILED
OCT 02 2017
ARNOLD L. NATALI JR., P.J.Ch.

STERN LAVINTHAL & FRANKENBERG LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Jessica A. Berry, Esq.: 029912007
201701371

NATIONSTAR MORTGAGE LLC

Plaintiff

vs.

PATRICK J. MILLS; MRS. PATRICK J.
MILLS, HIS WIFE; PORTFOLIO
RECOVERY ASSOCIATES and STATE OF
NEW JERSEY

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-013132-17

CIVIL ACTION

**ORDER GRANTING
PLAINTIFF'S MOTION FOR
SUMMARY JUDGMENT**

THIS MATTER being opened to the Court by Stern, Lavinthal & Frankenberg, LLC, attorneys for Plaintiff, Jessica A. Berry, Esq. appearing thereon, and having been timely served upon Defendant Patrick J. Mills, appearing *pro se*, and the Court having reviewed the papers, and considered oral argument, if any, and for good cause having been shown; *and for the reasons stated in the record on October 2, 2017*

IT IS ON this 2nd day of October, 2017:

ORDERED, that Plaintiff's Motion for Summary Judgment be and is hereby GRANTED, and

ORDERED, that the Answer filed by Defendant Patrick J. Mills be and is hereby deemed to be a non-contesting Answer; and it is further

ORDERED, that this action be remanded to the Office of Foreclosure the Superior Court of New Jersey in Trenton to proceed as an uncontested matter; and it is further

via first class and certified mail

ORDERED, that a true copy of this Order be served upon Defendant within

5 days of the ~~date of receipt hereof via Certified and Regular U.S. Mail.~~
the Order's online posting on eCourts,

Arnold L. Natali, Jr.

Honorable Arnold L. Natali, Jr., P.J.Ch.

____ Opposed
 Unopposed

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

OCT 02 2017

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

win
na

U.S. BANK TRUST, N.A., AS TRUSTEE :
FOR LSF9 MASTER PARTICIPATION :
TRUST, :

Plaintiff, :

v. :

MIRASOL, JOSE M. RICHARD S., :
et. al., :

Defendants, :

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. F-30424-16

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Fein, Such, Kahn & Shepard, P.C., Ashleigh Levy Marin, Esq., appearing as counsel for U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust ("Plaintiff") on a Motion for Summary Judgment, and the Court having reviewed the supporting Certifications and Exhibits and for good cause shown:

IT IS on this 2nd day of October, 2017:

ORDERED that Plaintiff's application shall be carried until October ~~27~~²⁹, 2017. On or before October 16, 2017, Plaintiff shall:

1. serve a supplement to the March 17, 2017 Certification of David Nilsen, or a certification from an appropriate individual and consistent with R. 1:6-6, that addresses the payment history detailed in the documents attached to Defendants' initial contesting answer. Specifically, Mr. Nilsen maintains that Defendants defaulted by "failing, refusing and or neglecting to make the May 1, 2016 payment and all payments due thereafter." See Paragraph 9 (emphasis supplied). It appears that certain payments were made against the Note after May 1, 2016, however. If Plaintiff maintains Defendants failed to make certain payments, Plaintiff shall identify the deficient or missing payments in the supplemental certification; and

2. provide a certificate of service of the amended complaint filed on August 15, 2017; and
3. Defendants may file a response to any supplemental certification on or before October 23, 2017; and

IT IS FURTHER ORDERED that a copy of this Order shall be served upon all answering Defendants within three (3) days of its online posting on eCourts.

Arnold L. Natali Jr.

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

OCT 02 2017

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

WELLS FARGO BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR OPTION
ONE MORTGAGE LOAN TRUST 2007-4,
ASSET BACKED CERTIFICATED, SERIES
2007-4,

Plaintiff,

v.

ADELL HALLS, et al.,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO.: F-034226-15

Civil Action

THIS MATTER having come before the Court by way of a Motion to Vacate Judgment filed by Joshua L. Thomas, Esq. of Joshua L. Thomas & Associates, PLLC, appearing as counsel for Adell Hall ("Plaintiff") and the Court having considered the submissions of the parties and having heard the arguments of counsel, for good cause having been shown, and for the reasons stated on the record on September 29, 2017:

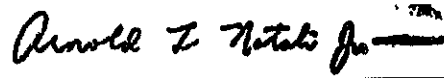
IT IS on this 2nd day of October, 2017:

ORDERED that Defendant's Motion to Vacate Judgment shall be **DENIED WITHOUT PREJUDICE**; and

IT IS FURTHER ORDERED that within fifteen days of date of this Order, or October 13, 2017, Defendant shall submit a completed loan modification to Plaintiff. Upon receipt and review, Plaintiff shall advise Defendant in writing within forty-five (45) days if her loan modification application has been approved or denied; and

IT IS FURTHER ORDERED that in the event that Plaintiff does not accept the loan modification, Counsel for the Plaintiff shall inform the Court and the Court will schedule further argument, if necessary, with respect to Defendant's Motion to Vacate.

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 the date of this Order.



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

PLEASE CHARGE THE FILING FEE TO OUR ACCOUNT #142755

ATTORNEY CHARGE REFERENCE NO.:

STEVEN K. EISENBERG, ESQUIRE (009221995)
JACQUELINE F. MCNALLY, ESQUIRE (020402005)
DAVID M. LAMBROPOULOS, ESQUIRE (040322006)
SALVATORE CAROLLO, ESQUIRE (007012001)
LUCAS M. ANDERSON, ESQUIRE (014342011)
JUSTIN M. STRAUSSER, ESQUIRE (090692014)
CHRISTOPHER M. CAMPOREALE, ESQUIRE (072082013)
STEFANIE MALONE-ZEITZ, ESQUIRE (107872014)
STEVEN P. KELLY, ESQUIRE (010032010)
JESSICA N. MANIS, ESQUIRE (114562014)
FRANK J. KEENAN, ESQUIRE (022041994)
CHRISTOPHER A. SALIBA, ESQUIRE (161512016)
BRANDON P. ACCARDI, ESQUIRE (138802014)
ANTHONY P. SCALI, ESQUIRE (034182007)
CHRISTOPHER M. MCMONAGLE, ESQUIRE (124402015)
DREW KARLBERG, ESQUIRE (181422016)
STERN & EISENBERG, PC
1040 N. KINGS HIGHWAY, SUITE 407
CHERRY HILL, NJ 08034
TELEPHONE: (609) 397-9200
FACSIMILE: (856) 667-1456
ATTORNEYS FOR PLAINTIFF
OUR FILE NUMBER: NJ-733.000664-16

FILED

OCT 02 2017

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

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participation Trust

Plaintiff,

v.

Diana M. Tracey, et al.

Defendant(s)

IN THE SUPERIOR COURT OF
NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

Docket No.: F-6566-17

ORDER GRANTING SUMMARY
JUDGMENT AND STRIKING
ANSWER

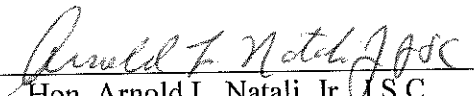
THIS MATTER having been opened to the Court by Salvatore Carollo, Esq., with the law firm of Stern & Eisenberg, PC, counsel for Plaintiff, upon notice to Diana M. Tracey, by and through her counsel, John P. Fazio, III for an Order granting summary judgment for the relief demanded in the Complaint and striking Defendant's Answer; and the Court having considered the moving papers and any opposition papers thereto, if any; and for good cause shown;

IT IS on the 2nd day of October, 2017, ORDERED as follows:

1. Plaintiff's Motion for Summary Judgment is GRANTED.

and for the reasons stated on the record on 10.2.17

2. The Contesting Answer filed by Defendant, Diana M. Tracey, is hereby STRICKEN.
3. Default judgment is hereby entered against Defendant, Diana M. Tracey and this action is hereby remanded to jurisdiction of the Office of Foreclosure to proceed as uncontested.
4. Plaintiff shall, within five (5) days after ^{posting of this} ~~receipt of this Order~~ ^{on eCourt} by its counsel, serve a copy of this Order upon all counsel of record by ordinary mail.


Hon. Arnold L. Natali, Jr., J.S.C.

Opposed

Unopposed