

HONORABLE ARTHUR BERGMAN, J.S.C.

DISPOSITION LIST

June 8, 2018

Prepared by the Judge's Law Clerks 732-645-4300 x88267; x88247

L-Docket Matters

Case Title	Docket Number	Document Description	Disposition
499 Thornall Street Owner, LLC v. CW Capital Asset, et al.	6801- 16/ 2148-16	Reconsider	Transferred to Judge Brady

C-Docket Matters

Case Title	Docket Number	Document Description	Disposition
Fabrykant v. Genusfab LLC, et al.	14-17	Dismiss (Failure to State a Claim)	Adj. to 6/22
Estate of Stanley E. Lease, et al. v. Estate of John D. Lease, et al.	33-18	Dismiss (Failure to State a Claim)	GRANTED
U.S. Bank, N.A. v. Ahmad, et al.	155-17	Default Judgment	GRANTED
Viradia, et al. v. Lalwani, et al.	45-18	Dissolve Temporary Restraints/Transfer to Law Division and Change Litigation Track to Complex Commercial Litigation	DENIED

FILED

JUN 8 2018

ARTHUR BERGMAN, J.S.C.

SEAN E. REGAN, ESQ. - ID 045651991
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Attorneys for Plaintiffs, the Estate of Stanley E. Lease, June Lease, and Jeffrey Lease

ESTATE OF STANLEY E. LEASE, JUNE
LEASE, EXECUTRIX AND
INDIVIDUALLY, AND JEFFREY LEASE,

Plaintiffs,

v.

ESTATE OF JOHN D. LEASE, AND MARIA
LEASE, AND LEASE RENTALS OF PERTH
AMBOY, LLC

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-C-33-18

Civil Action

**ORDER DISMISSING
COUNTECLAIM OF LEASE
RENTALS OF PERTH AMOBY, LLC**

This matter being brought before the Court by Sean E. Regan, Esq., attorney for plaintiffs Estate of Stanley E. Lease, June Lease, as executrix and individually, and Jeffrey Lease, ("Plaintiffs"), and on proper notice Howard Crane, Esq., attorney for Defendants Maria Lease and the Estate of John D. Lease ("Defendants"), for an order dismissing the counterclaim for failure to state a claim, and lack of subject matter jurisdiction, and the Court having reviewed the papers submitted, ~~and having heard oral argument~~, and for good cause shown;

IT IS on this 8th day of June, 2018;

ORDERED that Plaintiffs' motion is to dismiss Defendant Lease Rentals of Perth Amboy, LLC's Counterclaim is hereby granted, and the counterclaim is dismissed without prejudice, and

IT IS FURTHER ORDERED that a copy of this Order be served by regular mail and/or email by the Plaintiffs upon the Receiver/Custodian and the Defendants within 7 days of entry.

Arthur Bergman

HON. ARTHUR BERGMAN, J.S.C.

JUN 8 2018

ARTHUR BERGMAN, J.S.C.

Nelson Diaz, Esquire; Atty ID No.: 007221987
 Rhondi Lynn Schwartz, Esquire; Atty ID No.: 039861987
 Joel H. Aronow, Esquire, Atty ID No. 023071985
 Mark E. Herrera, Esquire; Atty ID No.: 016921980
 Milstead & Associates, LLC
 1 E. Stow Road
 Marlton, NJ 08053
 (856) 482-1400
 Attorneys for Plaintiff
 File No. 214465-2

**U.S. BANK N.A., AS TRUSTEE, ON BEHALF
 OF THE HOLDERS, OF THE J.P. MORGAN
 MORTGAGE ACQUISITION TRUST 2006-
 WMC4 ASSET BACKED PASS-THROUGH
 CERTIFICATES, SERIES 2006-WMC4,**

Plaintiff,

Vs.

SHEIKH F. AHMAD, et al.,

Defendant(s)

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

DOCKET NO.: C-155-17

CIVIL ACTION – QUIET TITLE

ORDER OF JUDGMENT

This matter being opened to the Court by Milstead & Associates, LLC, attorneys for the above named plaintiff, seeking entry of an Order of Judgment against the defendant, Sheikh F. Ahmad and the Court having reviewed the within matter and for good cause shown;

IT IS HEREBY ORDERED ON THIS 8th day of June, 2018,

that:

1. Plaintiff is hereby declared the established holder of the Mortgage dated August 29, 2006, and recorded in the Office of the Middlesex County Clerk on June 25, 2010, in Book 13888 at Page 268; and
2. The Office of Foreclosure of the Superior Court of New Jersey is hereby directed to accept this Order in lieu of requiring a copy of an Assignment of Mortgage into Plaintiff or its assignees or successors-in-interest in any

foreclosure action, which may be filed, related to the subject mortgage.

3. A copy of this Judgment may be recorded in the Middlesex County Clerk's Office, in the appropriate book, and further directing that a notation be entered in the appropriate mortgage index to reflect the existence of Plaintiff as the established holder of the Mortgage.

Arthur Bergman
Honorable Arthur Bergman, J.S.C.

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Patrick Papalia (ID 015831993)
Reference No. PRO501.00803/Account No. 2400
ARCHER & GREINER, P.C.
21 Main Street - Suite 353
Court Plaza South, West Wing
Hackensack, New Jersey 07601
(201) 342-6000
Attorneys for Plaintiffs

FILED
JUN 08 2018
ARTHUR BERGMAN, J.S.C.

PIYUSH VIRADIA, BLUEROCK NATURAL
RESOURCES LLC, FEDERATED
FOUNDATION TRUST, AND LAKE WORTH
DEVELOPMENT TRUST,

Plaintiffs,

v.

DEEPAK LALWANI, ATUL GOYAL,
RITESHKUMAR PATEL, SANJEEV SAGAR,
RAJ PATEL, TERRADEV DNR LLC, STEEL
COAL INVESTORS COMPANY, DANSA
HOLDINGS LLC, AND AARIN ENERGY LLC,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
MIDDLESEX COUNTY

DOCKET NO.: MID-C-45-18

CIVIL ACTION

**ORDER DENYING DEFENDANTS' MOTION TO DISSOLVE TEMPORARY
RESTRAINTS; TRANSFER THE CASE TO LAW DIVISION; AND CHANGE THE
LITIGATION TRACK TO COMPLEX COMMERCIAL LITIGATION**

THIS MATTER having been brought before the Court by Motion to Dissolve
Temporary Restraints; Transfer the Case to Law Division; and Change the Track to Complex
Commercial Litigation filed by Defendants, Deepak Lalwani, Atul Goyal, Riteshkumar Patel,
Sanjeev Sagar, Raj Patel, Terradev DNR LLC, Steel Coal Investors Company, Dansa Holdings
LLC, and Aarin Energy LLC ("Defendants"), by and through their attorney, Susheela Verma,
seeking to dissolve the preliminary injunctive entered by this Court on May 9, 2018, and the

Court having considered the papers and arguments submitted in support thereof and any opposition thereto,

IT IS, on this 8th day of JUNE, 2018, *for reasons set forth on the record*

ORDERED that Defendants' Motion to Dissolve Temporary Restraints; Transfer the Case to Law Division; and Change the Track to Complex Commercial Litigation is **DENIED** in its entirety;

A true and correct copy of this Order shall be served on all parties' counsel within seven (7) days of its receipt.



Honorable Arthur Bergman, J.S.C.

Opposed
 Unopposed