

Hon. Arnold L. Natali Jr.'s Motion List for January 5, 2018					MOTION TYPE	OUTCOME
CAPTION	DK	DK #	YR	MTN #		
BUTTCHER V BUTTCHER	C	242	7		MOTION FOR SUBSTITUTED SERVICE	GRANTED
DEUTSCH BANK V CHIMINITZ	C	82	17		MOTION FOR DEFAULT JUDGMENT	GRANTED
DEUTSCH BANK V GRAY	C	80	17		MOTION TO REINSTATE CASE TO ACTIVE TRIAL LIST	GRANTED
HAMPTON CLUB CONDO V CITY OF NEW B	C	128	17		MOTION TO AMEND COMPLAINT	DENIED W/O PREJUDICE
					MOTION FOR COUNSEL FEES	DENIED W/O PREJUDICE
PATEL V SANJAKUMAR CONTRACTOR	C	205	17		MOTION TO TRANSFER VENUE AND DIVISION	PARTIAL
VETRI V COMMONS AT KINGSWOOD	C	89	17		MOTION TO COMPEL DISCOVERY	DENIED
ALONZO V ELLMER	L	6937	16		MOTION TO EXTEND DISCOVERY	GRANTED
ATWELL V CREA	L	4339	17		MOTION TO DISMISS FOR FAILURE TO MAKE DISCOVERY	ADJOURNED 1/19
BENHAMOU V SAKMANN	L	6340	16		MOTION TO VACATE DEFAULT / EXTEND TIME TO ANSWER	PARTIAL
BENNETT V ISLAM NAFISA	L	5740	16		MOTION TO DISMISS W PREJUDICE FOR FAILURE TO MAKE DISCOVERY	CARRIED 1/19
BRITO V KARIA	L	3439	16		MOTION TO EXTEND DISCOVERY	GRANTED
CAPELLAN V RED OAK POWER	L	5841	16		MOTION TO EXTEND DISCOVERY	WITHDRAWN
CREST HOME V CHURCH & DWIGHT	L	6634	15		MOTION TO ENFORCE ORDER AND COMPEL ANSWER TO INTERROGATORY	AWAITING ORDER
DECKERT V DESIR	L	7540	16		MOTION TO STRIKE ANSWER FOR FAILURE TO MAKE DISCOVERY	WITHDRAWN
DIRECT COAST TO COAST V MALLOY	L	5688	17		MOTION TO EXTEND DISCOVERY	PARTIAL
FONTAINA V NEW YORK LIFE INSURANCE	L	32	17		MOTION TO DISMISS FOR FAILRUE TO OBEY DISCOVERY ORDER	WITHDRAWN
FORD V BRUCE	L	3238	17		MOTION TO COMPEL DISCOVERY	GRANTED
GIBSON V WYBER	L	6539	16		MOTION TO ENFORCE LITGANTS RIGHTS	GRANTED
					MOTION FOR SUMMARY JUDGMENT	ADJOURNED 1/19
					MOTION TO EXTEND DISCOVERY	DENIED W/O PREJUDICE
					MOTION TO STRIKE AND SUPPRESS	WITHDRAWN
HIDALGO V SANTANDER BANK	L	1940	17		MOTION TO REINSTATE CASE	GRANTED
HOHENKIRK V MCMCORMIK	L	1039	17		MOTION TO VACATE ANSWER	WITHDRAWN
HOLCOMB V CRAPAROTTA	L	2840	17		MOTION TO DISMISS	ACTION DISMISSED BY PLAINTIFFS
HRUSHKOUSKI V CAVALRY	L	5866	16		MOTION TO PAY COUNSEL FEES	CARRIED 2/16
IMO SAYREVILLE	L	4010	15		MOTION TO PAY COUNSEL FEES	CARRIED 2/16
					MOTION TO EXTEND DISCOVERY	GRANTED
IANNICELLI V KRAUSS	L	4640	16		MOTION TO DISMISS FOR FAILURE TO MAKE DISCOVERY	DENIED
IVANOVA V SAJEESHKUMAR	L	741	17		MOTION TO COMPEL DISCOVERY (by Def. United Air Specialists)	ADJOURNED 1/18
JAJE V UNITED AIR	L	5595	14		MOTION TO COMPEL DISCOVERY (by Pls. Jaje's)	ADJOURNED 1/18
					MOTION TO COMPEL DISCOVERY (by Defs. Fike and SSI)	ADJOURNED 1/18
					MOTION IN LIMINE	DENIED
LARK V STOP & SHOP	L	1339	16		MOTION FOR DISMISSAL	PARTIAL
LUTHER V DELUXE AUTO	L	6190	16		MOTION CORRECTING CLERICAL ERROR	GRANTED
MAITY MITA V COSTCO	L	7340	17		MOTION TO STRIKE ANSWER OR MOTION TO STRIKE OR SUPPRESS ANSWER	WITHDRAWN
MAXWELL V CORPORATE PARK ASSOC.	L	4241	16		MOTION TO DISMISS FOR FAILURE TO MAKE DISCOVERY	ADJOURNED 1/19
MARTINS V WALGREENS	L	341	17		MOTION TO COMPEL DISCOVERY	WITHDRAWN
MCKEOWN V STAPERT	L	7277	16		MOTION TO REINSTATE CASE	GRANTED
MOHAMED V FRANKLIN	L	538	16		MOTION TO EXTEND DISCOVERY	GRANTED
PATEL V ALLSTATE NJ	L	5639	16		MOTION TO CORRECT METADATA	GRANTED
PELZAR V COUMOUTSOS	L	7141	17		MOTION TO DISMISS COMPLAINT FOR FAILURE TO COMPLY W CT ORDER	GRANTED
RIGGLEMAN V CAPRA	L	7439	16		MOTION TO EXTEND DISCOVERY	TRANSFERRED
SABIN V MUCHA	L	3338	16		MOTION TO VACATE ORDER	GRANTED
SAEED V ATTNY GENERAL OFFICE	L	5348	17		MOTION TO EXTEND DISCOVERY	GRANTED
SCHMON V MOLINA	L	3539	16		MOTION TO REINSTATE CASE	GRANTED
SINGH V CARGO SOLUTIONS	L	6438	16		MOTION TO FILE 3RD COMPLAINT	GRANTED
SLACKMAN V STONEBRIDGE	L	3640	17		MOTION TO DISMISS WITH PREJUDICE	CARRIED 1/19
SLOANE V PELTIER	L	3241	16		MOTION TO DISMISS WITH PREJUDICE	CARRIED 1/19
					MOTION DISMISSING COMPLAINT W/O PREJUDICE FOR FAILURE TO COMPLY W CT ORDER	DENIED W/O PREJUDICE
SOLANO V HERTZ	L	4940	16		MOTION TO ENFORCE SETTLEMENT	WITHDRAWN
SUMMERS V DELGADO	L	4741	16		MOTION DISMISSING COMPLAINT	GRANTED
TELFER V COHEN	L	5540	16		MOTION FOR DISMISSAL	ADJOURNED 1/19
WESTFALL V COUNTY OF MIDDLESEX	L	3240	17		MOTION TO DISMISS FOR FAILURE TO MAKE DISCOVERY	ADJOURNED 1/19
WONG V WIENER	L	5339	17			

Hon. Arnold L. Natali Jr.'s Motion List for January 5, 2018

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
NATIONSTAR V DALOMBA	F	757	17		MOTION FOR ENTRY OF FINAL JUDGMENT	GRANTED
US BANK V BORICK	F	36049	15		MOTION TO PERMIT FINAL JUDGMENT NOTWITHSTANDING INTEREST RATE CHARGE	DENIED WITHOUT PREJUDICE
US BANK V CABEY	F	28393	14		MOTION TO PERMIT FINAL JUDGMENT NOTWITHSTANDING LACK OF ASSIGNMENT	GRANTED
US BANK V KIMERIA	F	7599	17		MOTION TO PERMIT FINAL JUDGMENT NOTWITHSTANDING LOAN MOD AGREEMENT	GRANTED
US BANK V BEL SCUDDERS 2 LLC	F	19187	17		MOTION TO DISCHARGE RENT RECEIVER	CONSENT ORDER
US BANK V BEL SCUDDERS 3 LLC	F	19194	17		MOTION TO DISCHARGE RENT RECEIVER	CONSENT ORDER
US BANK V SANCHEZ	F	32332	16		MOTION TO REFORM MORTGAGE	GRANTED
US BANK V SHEIKH	F	38041	9		MOTION FOR ENTRY OF FINAL JUDGMENT	ADJOURNED 1/19
WELLS FARGO V BENNETT	F	21225	14		MOTION TO REVERSE ORDER TO EXECUTE WRIT OF POSSESSION	DENIED
WELLS FARGO V DOCS ERNEST	F	4720	16		MOTION TO DETERMINE THE FAIR MARKET VALUE CREDIT	ADJOURNED 1/19
WELLS FARGO V KOLCZYNSKI	F	1955	16		MOTION TO REFORM MORTGAGE	GRANTED
WELLS FARGO V SANTIAGO	F	22091	17		MOTION TO REFORM MORTGAGE	GRANTED
WELLS FARGO V PTASZYNSKI	F	18805	17		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 1/19
WELLS FARGO V TAVERAS	F	27423	16		MOTION FOR SUMMARY JUDGMENT	GRANTED

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Salvatore D. DePinto, Esq.
NJ Attorney ID No. 016491983
1898 Route 33
Hamilton, New Jersey 08690
Telephone: 609-587-3876
Fax: 609-587-6030
Attorney for Plaintiff, Maureen Buttcher

FILED

JAN 05 2018

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

Daniel A. Buttcher,
Plaintiff,

v.

Anthony M. Buttcher; Carol Buttcher;
Arthur R.P. Buttcher; Diane Buttcher;
Charles Buttcher and Helen Buttcher,
Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIV.-GENERAL EQUITY
MIDDLESEX COUNTY

Docket No. MID-C-242-07

CIVIL ACTION
ORDER

THIS MATTER having been opened to the Court by Salvatore D. DePinto, Esq., attorney for Plaintiff, Maureen Buttcher, upon motion requesting various relief; and the Court having considered any response or reply that has been filed, the arguments on behalf of the parties, if any, and for good cause shown;

IT IS on this 5th day of January 2018.

(JALM)

ORDERED that substituted service be permitted upon defendant Charles Buttcher by regular and certified mail to his last known addresses, those being 323 Carbon Street, Archbald, PA 18403 and 55 Belmont Street, Apartment 2, Carbondale, PA 18407; and by publication of notice in a newspaper of general circulation in Lackawanna County, Pennsylvania; and

IT IS FURTHER ORDERED that a copy of this order shall be served upon defendants' counsel within 7 days of its receipt by plaintiff's counsel. (X)

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

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. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

(X) Plaintiff shall file a separate application substituting Maureen Butcher as the appropriate plaintiff. See Certification of counsel at # 1.

FILED

JAN 05 2010

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

CGG17-018683
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Attorneys for Plaintiff

Deutsche Bank National Trust Company
formerly known as Bankers Trust Company of
California, N.A., as Trustee of Vendee
Mortgage Trust 1996-2

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

PLAINTIFF,

vs.

Eugene Gray and Carol Gray, his wife

DEFENDANTS

Docket No: C-80-17

CIVIL ACTION

ORDER REINSTATING MATTER TO
THE ACTIVE TRIAL LIST

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC, Chandra M. Arkema, Esquire, appearing, attorneys for Plaintiff, on Plaintiff's application for an Order reinstating the within matter to active status, and the Court having reviewed the within matter, and for good cause appearing;

IT IS ON THIS 5th day of January, 2018:

ORDERED THAT the within matter is restored to active status; and

IT IS FURTHER ORDERED that a copy of this Order be served upon all defendants within 5 days of the date of Plaintiff's counsel's receipt of this Order.

Arnold L. Natali Jr.

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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

(X)

(X) Plaintiff shall serve the entry of default upon defendant within ten (10) days and move for default judgment within (30) thirty days.

FILED

JAN 09 2018

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

HIMANSU H. PATEL

Plaintiff,

v.

**SANJAYKUMAR CONTRACTOR and
DIPAKKUMAR PATEL,**

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-205-17

CIVIL ACTION

ORDER

**SANJAYKUMAR CONTRACTOR and
DIPAKKUMAR PATEL,**

Counterclaim Plaintiffs,

v.

HIMANSU H. PATEL,

Counterclaim Defendant.

**SANJAYKUMAR CONTRACTOR and
DIPAKKUMAR PATEL,**

Third Party Plaintiffs,

v.

**HARSHAD PATEL, AKASH PATEL, BAPU
CORP. and SHRI HARI OM NAMA LLC,**

Third Party Defendants.

THIS MATTER having come before the Court by way of a motion for an intra-division transfer from the Law Division to the Chancery Division, and for a transfer of venue from the New Jersey Superior Court, Middlesex County to the New Jersey Superior Court, Union County filed

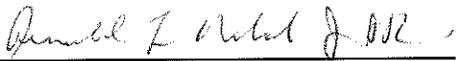
by Gerald Miller, Esq., appearing on behalf of Sanjaykumar Contractor and Dipakkumar Patel (“Defendants”), and Himansu Patel (“Plaintiff/Counterclaim Defendant”), Harshad Patel, Akash Patel, Bapu Corp., and Shri Hari Om Namah LLC (collectively, “Third Party Defendants”) having consented to the transfer, and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 9th day of January, 2018:

ORDERED that, pursuant to R. 4:3-2(a) and R. 4:3-3(a), this action is hereby transferred from the New Jersey Superior Court, Chancery Division, Middlesex County to the New Jersey Superior Court, Union County in accordance with R. 4:3-2(a) as the matter affects a possessory interest to real property located in Union County; and

IT IS FURTHER ORDERED that the New Jersey Superior Court, Union County shall determine if this matter shall proceed in the Law Division or Chancery Division on the Court’s or any party’s motion; and

IT IS FURTHER ORDERED that the Defendants shall serve a copy of this Order upon the Plaintiff within five (5) days of the date of the Order.



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

10-27
1

HEILBRUNN PAPE, L.L.C.
516 Route 33
Millstone, New Jersey 08831
(732) 679-8844
Steven Kropf, of Counsel
Attorney for Plaintiff
New Jersey Attorney Registration No. 00718-1974

FILED

JAN 09 2018

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

	:	SUPERIOR COURT OF NEW JERSEY
DONNA M. VETRI, LYNN M. MAJEWSKI:	:	
S.A. JOHNSON, CHRISTINE L.	:	GENERAL EQUITY
BARGLOWSKI, SERGE SHAPIRO	:	
CAMELA AMEDURI,	:	
ZAKIA DUKES, ROMANNA PERESSADA,	:	MIDDLESEX COUNTY
ANIS HABIB, NERINA FELUMERO,	:	
SONNIE SUPPLE, JOANNE I BERBAUM :	:	
POONAM ANEJA, PHYLISS ROSSI	:	
MEYER, DOROTHY A. VOLKER,	:	
SHI DONG AND MO DONG, BORIS	:	
ZHELEZNIAK, MARY TARRANT, C.	:	DOCKET NO.:C-89-17
SAVARESE, MIKHAIL PEVZNER,	:	
PAT TANGO, SHRINIDHI SHETTY,	:	
JOYCE DOOSEY, MICHAEL SECH,	:	
COLLEEN L. MEYERS, BRUCE CZILKO :	:	
EMMALEE LURKER, LORRI L. SMITH	:	
KAITYLN REGAN, CELESTE POUNCY	:	
RICHARD KULYASSA, MANAL GORGY :	:	
KAREN LARAIA AND ZOYA POLEVAYA :	:	
VS.	:	
COMMONS AT KINGSWOOD	:	
CONDOMINIUM ASSOCIATION, INC.,	:	
JOANNE BERGEN, BRIAN MATTHEWS :	:	
DENISE WALKER, DREW T. WEINGARTH,	:	
KELLY GARCIA, RAFAIL TOPIA,	:	
JOHN DOE, UNKNOWN	:	
BOARD MEMBER	:	
_____	:	ORDER

This matter being opened to the court by Steven Kropf, Esq. as attorney for the plaintiffs and the court having considered the moving papers of the parties and for good cause shown;

IT IS ON THIS 9th DAY OF January, 2017; ORDERED;

~~1. The defendants Commons at Kingswood Condominium~~

~~Association shall produce within _____ days from the day of this order the following:~~

- ~~a. Copies of all ballots cast~~
- ~~b. Copy of the rejected ballots showing the reason for the rejection~~
- ~~c. Copy of the master list of unit owners utilized by the Judges~~
- ~~d. Names and addresses of the "Judges"~~
- ~~e. The name and affiliation of the lady who was assisting the two "Judges".~~
- ~~f. Proof that all unit owners were notified of the special meeting.~~

~~2. The defendants Commons at Kingswood Condominium Association shall pay to Steve Kropf, Esq. of Heilbrunn Pape, LLC as attorney for the plaintiffs the sum of \$ _____ as attorney fees and costs for this motion .~~

~~*Arnold L. Natali J. J.C.*
HONORABLE ARTHUR BERGMAN, J.S.C.~~

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

**FOR THE REASONS SET FORTH
ON THE RECORD ON 1.9.17**

denied

denied

CGG 17-018798
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006

FILED

JAN 09 2018

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

Deutsche Bank National Trust Company
formerly known as Bankers Trust Company
of California, N.A. , as Trustee of Vendee
Mortgage Trust 1998-1

*SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY*

PLAINTIFF,

vs.

Docket No: C-82-17

Charles V. Chiminitz, single

CIVIL ACTION

DEFENDANTS

ORDER FOR DEFAULT JUDGMENT

THIS MATTER being opened to the Court by SHAPIRO & DENARDO, LLC,
Chandra Arkema, Esquire, appearing on a Motion for Default Judgment and the Court having
reviewed the supporting Certifications, Record, and for good cause;

IT IS ON THIS 9th day of January, 2017, ORDERED as follows:

1. Plaintiff's Motion for Default Judgment is hereby granted;
2. A final judgment in the amount of \$39,612.82, with interest and costs, is entered in favor of Plaintiff, and against Defendant; and
3. Plaintiff is entitled to recover immediate possession of the subject premises against Defendant, or anyone holding under them.
4. Any order dismissing the case for lack of prosecution is vacated by this order.

§ A copy of this Order shall be served upon defendant(s) within 5 days of

Plaintiff's receipt.

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.9.17

Arnold L. Natali Jr. JHC

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

WILENTZ, GOLDMAN & SPITZER (JA)
A Professional Corporation
90 Woodbridge Center Drive,
P.O. Box 10
Woodbridge, NJ 07095
(732) 636-8000
Attorney ID: 014851996
Attorneys for Plaintiff, Jagtar Singh

FILED

JAN 05 2010

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

X

JAGTAR SINGH,

Plaintiff,

v.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY
DOCKET NO.: MID-L-6438-16

CARGO SOLUTION EXPRESS INC.,
AMERICAN CARGO SOLUTIONS,
LLC, DIRECT HAUL CARRIERS, LLC, :
JUAN BAUTISTA, ET AL.

CIVIL ACTION

ORDER

Defendants.

----- X

THIS MATTER having come before the Court on application of Wilentz, Goldman & Spitzer, a Professional Association, attorneys for Plaintiff, Jagtar Singh, the Court having considered the application of counsel, and for good cause shown,

IT IS THEREFORE ON THIS 5th DAY OF JANUARY, 2010

ORDERED that Plaintiff, Jagtar Singh's Complaint be and hereby is reinstated; and it is further

ORDERED that a copy of this Order shall be served upon all counsel of record *by Movant*

5 within days of the date of this order.

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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

CALCAGNO & ASSOCIATES
Attorneys at Law, LLC
Andrew John Calcagno, Esq. NJ ID #013731991
Spencer Savings Bank Building
213 South Avenue East
Cranford, New Jersey 07016
(908) 272-7300
ATTORNEYS FOR PLAINTIFF(S)

HUSSEIN K. MOHAMED,

Plaintiffs,

vs.

OLIVER H. FRANKLIN, ABC CORP. I-X
(said names being fictitious true names presently unknown), **JOHN DOE I-X** (said name being fictitious, true names presently unknown), and **XYZ EMPLOYER I-X** (said names being fictitious, true names presently unknown),

Defendants.

THIS MATTER's having been opened to the Court by Calcagno & Associates, Attorney at Law, LLC, attorneys for Plaintiffs, for an Order to Reinstate the Complaint to Active Trial Status; and the court having considering the moving papers submitted, and for good cause having been shown:

IT IS on this 5th day of January, 2018

ORDERED that the Complaint is hereby reinstated to active status; and it is further

ORDERED that discovery in this matter shall be extended until March 15, 2018; and it is

further

ORDERED that a copy of the within Order be served upon all parties within 5 days

hereof.

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED
JAN 05 2018
ARNOLD L. NATALI JR., P.J.Ch.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION:
MIDDLESEX COUNTY

DOCKET NO. MID-L-538-16

ORDER


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

FILED

JAN 05 2018

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

Law Offices of Pamela D. Hargrove
ARTHUR ARNOLD, ESQ.
Identification No. 30011983
65 Jackson Drive, Suite 302
PO Box 2000
Cranford, NJ 07016-0200
Telephone: (908) 653-2141
Attorneys for Defendant(s):

ALLSTATE NEW JERSEY PROPERTY AND CASUALTY INSURANCE COMPANY

CHETNA PATEL,

Plaintiff(s),

vs.

ALLSTATE NEW JERSEY
PROPERTY AND CASUALTY
INSURANCE COMPANY JOHN and
JANE DOES (1-10), ABC and XYZ
CORPORATIONS (1-10) these names
fictitious real names unknown)

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX
COUNTY

DOCKET NO. MID-L-5639-16

CIVIL ACTION

**ORDER TO EXTEND DISCOVERY
TIME**

This matter being opened to the Court, on January 5, 2018, pursuant to Rule 1:6-2 and Rule 1:6-3, and having been submitted for ruling on the papers by, Arthur Arnold, Esq., of the Law Offices of Pamela D. Hargrove attorney for the Defendant(s), ALLSTATE NEW JERSEY PROPERTY AND CASUALTY INSURANCE COMPANY, for an Order to extend discovery time in accordance with Rule 4:24-1(c), and there having been no opposition and good cause appearing;

It is on this 5th day of January, ~~2017~~ ²⁰¹⁸

ORDERED that discovery time be and hereby is extended to March 14, 2018 to allow time for the following:

1. Completion of plaintiff's orthopedic medical examination scheduled for January 29, 2018 with Dr. Steven Fried.

2. Receipt of records and diagnostic films from plaintiff's medical facilities and service of same upon defendant's medical experts on or before March 1, 2018.
3. Review of films and records and the preparation of medical reports by defendant's medical experts to be completed on or before March 1, 2018.
4. Receipt of medical reports by defendant and the service of same upon all counsel on or before March 14, 2018.
5. Any further discovery that may become necessary as a result of the foregoing, to be obtained and completed on or before March 14, 2018; and

IT IS FURTHER ORDERED that a copy of this Order be served on the attorney(s) for all parties within seven (7) days after the date it was signed.



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

MOTION WAS:

OPPOSED
 NOT OPPOSED

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 05 2018

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

MAYO & RUSS, P.A.
743 Highway 18 South
East Brunswick, NJ 08816
A. Todd Mayo, Esq. (ID# 02259-1994)
Attorneys for Plaintiff(s)

<p>MICHELLE HOHENKIRK, Plaintiffs, -vs- MONIKA D. MCCORMICK; JOHN/JANE DOES 1-10 (fictitious names for unknown individuals); ABC CORPS. 1-10 (fictitious names for unknown entities); Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY MIDDLESEX COUNTY – LAW DIVISION DOCKET NO. MID-L-1039-17 <u>Civil Action</u> ORDER</p>
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THIS MATTER being opened to the Court by Mayo & Russ, P.C., attorneys for the plaintiff and the Court having read and considered the moving papers and for good cause shown;

IT IS on this 5th day of January 2018,

ORDERED that plaintiff's Complaint hereby be reinstated to the active trial calendar; and it is

ORDERED that Plaintiff be and is herewith permitted to effect substituted service upon the insurance carrier, Geico Insurance Co., for Defendant, Monika D. McCormick, by regular and certified mail, return receipt requested

ORDERED that a copy of this Order be served on all Counsel within 5 days of the date of this Order.



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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED
JAN 05 2018
ARNOLD L. NATALI JR., P.J.Ch.

Law Offices of Pamela D. Hargrove
ARTHUR ARNOLD, ESQ.
Identification No. 30011983
65 Jackson Drive, Suite 302
PO Box 2000
Cranford, NJ 07016-0200
Telephone: (908) 653-2141
Attorneys for Defendant(s):
CHARLES KRAUSS and BEATRICE KRAUSS

THOMAS IANNICELLI

Plaintiff

vs.

CHARLES KRAUSS; BEATRICE
KRAUSS; JOHN DOE 1-100 (Fictitious
names); JANE DOE 1-100 (Fictitious
names); and ABC CORPORATION 1-
100 (Fictitious names)

Defendants

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX
COUNTY

DOCKET NO. MID-L-4640-16

CIVIL ACTION

**ORDER TO EXTEND DISCOVERY
TIME**

This matter being opened to the Court, on January 5, 2018, pursuant to Rule 1:6-2 and Rule 1:6-3, and having been submitted for ruling on the papers by, Arthur Arnold, Esq., of the Law Offices of Pamela D. Hargrove attorney for the Defendant(s), CHARLES KRAUSS and BEATRICE KRAUSS, for an Order to extend discovery time in accordance with Rule 4:24-1(c), and there having been no opposition and good cause appearing;

It is on this 5th day of January, ²⁰¹⁸ 2017, ORDERED that discovery time be and hereby is extended to March 7, 2018 to allow time for the following:

1. Plaintiff is compelled to appear for deposition on January 9, 2018 at plaintiff's counsel's office.
2. Receipt of records and diagnostic films from plaintiff's medical facilities and service of same upon defendant's medical experts on or before March 1, 2018.

J/LN

3. Review of films and records and the preparation of medical reports by defendant's medical experts to be completed on or before March 1, 2018.
4. Receipt of medical reports by defendant and the service of same upon all counsel on or before March 7, 2018.
5. Any further discovery that may become necessary as a result of the foregoing, to be obtained and completed on or before March 7, 2018; and.

IT IS FURTHER ORDERED that a copy of this Order be served on the attorney(s) for all parties within seven (7) days after the date it was signed.



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

MOTION WAS:

OPPOSED
 NOT OPPOSED

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

**ORDERED THAT ARBITRATION
SHALL BE SCHEDULED FOR**
4.24.18

FILED

JAN 05 2018

Kevin D. London, Esq. - 020231992
LAW OFFICES OF WILLIAM E. STAEHLE
P.O. Box 2903
Hartford, CT 06104-2903
973-631-7300
Attorneys for Defendants, Bismark T. Bruce and Ocean Home Health
Supply, LLC
File No.: 2017065722-MX-KDL

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

TRACEY R. FORD, Plaintiff, vs. BISMARK T. BRUCE, et al., Defendants.	SUPERIOR COURT OF NEW JERSEY LAW DIVISION: MIDDLESEX COUNTY DOCKET NO.: MID-L-3238-17 CIVIL ACTION <u>ORDER COMPELLING PLAINTIFF TO SUBMIT TO INDEPENDENT MEDICAL EXAMINATION</u>
--	---

THIS matter having been opened to the Court on a Notice of Motion by the Law Offices of William E. Staehle, attorneys for defendants, Bismark T. Bruce and Ocean Home Health Supply, LLC for an Order compelling plaintiff to submit to Independent Medical Examination, pursuant to R. 4:23-5(c), and the Court having considered the motion papers, and good cause appearing;

IT IS on this 5th day of January, 2018;

ORDERED that the Motion be, and hereby is, granted; and it is further

ORDERED that the plaintiff, Tracey R. Ford, is hereby compelled to appear for an orthopaedic IME on January 11, 2018 at 10:15 a.m. at the office of Dr. Joseph Dryer, 10 Parsonage Rd., Suite 108, Edison, New Jersey; and it is further

ORDERED that a copy of this Order be served upon all counsel of record within 3 days of the date hereof *by Movants Counsel*

Opposed

Unopposed

Arnold L. Natali Jr.

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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 05 2018

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

SCHWAB, HADDIX & MILLMAN
100 Connell Drive, 1st Floor-Suite 100
Berkeley Heights, New Jersey 07922
908.679.4999
908.547.2644 fax

**Attorneys for Defendants/Third-Party Plaintiffs, Stonebridge Community Association, Inc.
and RCP Management Company**
David A. Weglin / Attorney ID # 001411973
NJEO 24886

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

MARK SLACKMAN,

Plaintiff(s),

v.

**STONEBRIDGE COMMUNITY
ASSOCIATION, INC., RCP MANAGEMENT
COMPANY, AND LENNAR CORP.**

Defendant(s),

and

**STONEBRIDGE COMMUNITY
ASSOCIATION, INC., RCP MANAGEMENT
COMPANY**

Third-Party Plaintiffs

v.

US HOME CORPORATION D/B/A LENNAR

Third-Party Defendant

DOCKET NO.: MID-L-3640-17

CIVIL ACTION

**ORDER GRANTING LEAVE TO
FILE A THIRD-PARTY COMPLAINT
AGAINST US HOME CORPORATION
D/B/A LENNAR**

THIS MATTER being opened to the Court by Schwab, Haddix & Millman, David A. Weglin Esq., appearing, attorneys for Defendant/Third-Party Plaintiff, Stonebridge Community Association, Inc. and RCP Management Company for an Order permitting Defendant/Third-Party Plaintiff, Stonebridge Community Association, Inc. and RCP Management Company to

file and serve a Third-Party Complaint in a form annexed hereto; and there having been no opposition until good cause shown;

IT IS on this 5th day of January, 2018, hereby

ORDERED that Defendant/Third-Party Plaintiff, Stonebridge Community Association, Inc. and RCP Management Company, is hereby permitted to file and serve a Third-Party Complaint against US Home Corporation d/b/a Lennar within 14 days of the date hereof; and, it is further

ORDERED that a copy of this Order shall be served ^{by counsel for Movants} upon all parties in interest within 5 days of the date hereof.

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

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. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

It is ORDERED that movant shall serve, or make available, to any new party, a copy of all discovery materials within 20 days after the service of the new party's initial pleading.

It is ORDERED that all discovery in this case shall end on 8.4 2018 unless further extended by court order.

SZAFERMAN, LAKIND, BLUMSTEIN
& BLADER, P.C.
By: Michael R. Paglione, Esq., NJAID# 004061979
Quakerbridge Executive Center
101 Grovers Mill Road, Suite 200
Lawrenceville, New Jersey 08648
(609)275-0400, FACSIMILE (609)275-4511
ATTORNEYS FOR PLAINTIFFS, MITA MAITY and HARIBADA MAITY

FILED

JAN 05 2018

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

MITA MAITY and HARIBADA MAITY, her husband, Plaintiffs,	SUPERIOR COURT OF NEW JERSEY LAW DIVISION - MIDDLESEX COUNTY DOCKET NO.: MID-L-007340-17
vs. COSTCO WHOLESALE, JOHN/JANE DOE 1-20 (representing one or more fictitious names), ABC CORPORATION 1-20 (representing one or more fictitious names) and XYZ PARTNERSHIP 1-20 (representing one or more fictitious names), individually, jointly and severally Defendants.	Civil Action ORDER GRANTING PLAINTIFFS LEAVE TO CORRECT METADATA TO ADD PLAINTIFF, HARIBADA MAITY TO THE CASE INFORMATION STATEMENT

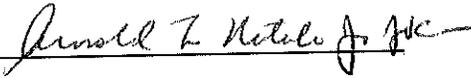
This matter having come before the Court on motion of Plaintiffs and the Court having considered the papers submitted, and good cause having been shown for the entry of this Order:

IT IS on this 5th day of January, 2018

ORDERED that Plaintiffs' Motion to Correct Metadata to add Plaintiff, HARIBADA MAITY, to the Case Information Statement is hereby granted, and

IT IS FURTHER ORDERED that Plaintiffs shall eFile its Corrected Metadata within 5 days of the date hereof; and

IT IS FURTHER ORDERED that a copy of this Order will be served upon all counsel in accordance with the rules of Court within seven (7) days of its receipt.



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. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 05 2018

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

Jeffrey J. Czuba, Esq. (ID# 21901998)
HOAGLAND, LONGO, MORAN, DUNST & DOUKAS, LLP
40 Paterson Street, PO Box 480
New Brunswick, NJ 08903
(732) 545-4717
Attorneys for Defendant, Jason Cohen

Plaintiff,

KYLE TELFER

vs.

Defendants,

JASON COHEN

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-5540-16

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on Motion of Hoagland, Longo, Moran, Dunst & Doukas, LLP, attorneys for Defendant, Jason Cohen, for an Order dismissing Plaintiff's Complaint for failure to comply with a Court Order, and the Court having reviewed the moving papers and for good cause shown;

IT IS ON THIS 5th day of January, 2018,

ORDERED that Plaintiff's Complaint be and is hereby dismissed ^{for failure to comply with this Court's Order dated September 15, 2017;} *without prejudice*

ORDERED that Plaintiff's Complaint be and is hereby dismissed ^{for failure to produce executed medical authorization for Plaintiff's records from St. Peter's Hospital, RWJUH and Raritan Bay Medical Center; and} *without prejudice*

IT IS FURTHER ORDERED that a copy of the within Order shall be served upon all counsel of record within seven (7) days of the date of service hereof.

Papers filed with the Court:

- () Answering Papers
- () Reply Papers

The within Notice of Motion was:

- () Opposed
- () Unopposed

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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

HOAGLAND, LONGO
MORAN, DUNST &
DOUKAS, LLP
ATTORNEYS AT LAW

NORTH JERSEY
40 PATERSON ST
PO BOX 480
NEW BRUNSWICK, NJ

SOUTH JERSEY
701 WILTSEY'S MILL RD
SUITE 202
HAMMONTON, NJ

GARY J. GRABAS ID: 046821991
BRAMNICK, RODRIGUEZ, GRABAS,
ARNOLD & MANGAN
1827 EAST SECOND STREET
SCOTCH PLAINS, NJ 07076
Telephone: (908) 322-7000
Facsimile: (908) 322-6997
Attorney for Plaintiff

ALEKSANDRA PELCZAR,

Plaintiff,

v.

FRANK P. ALOSA, GINA
COUMOUTSOS,

Defendant.

FILED

JAN 05 2018

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

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX
COUNTY

DOCKET NO.: MID-L-7141-17

Civil Action

ORDER

This matter having been opened to the Court by Gary J. Grabas, Esq., on behalf of the plaintiff, Aleksandra Pelczar, and upon due notice to the attorney for the defendant(s), Aleksandra Pelczar, and the Court having considered the proofs and good cause having been shown;

IT IS on this 5th day of January, 2017,

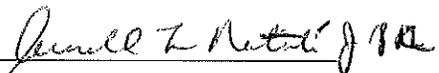
ORDERED that the ^{*Case information statement and any related*} metadata in this matter be corrected to reflect plaintiff's last name as

'Pelczar' in the case information statement;

A copy of this Order shall be served upon all parties ~~not served via E-Courts~~, within seven days.

____ Opposed

Unopposed


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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

) SUPERIOR COURT OF NEW JERSEY
) ~~CHANCERY DIVISION, FAMILY PART~~ **JACW**
) MIDDLESEX COUNTY
 In the Matter of Muhammad B Saeed, Ghazia Saeed, Haris M Saeed, Haziq M Saeed) DOCKET NO. MID-L-005347-17
)
) CIVIL ACTION
)
) ORDER
)

FILED
JAN 05 2018
 ARNOLD L. NATALI JR., P.J.Ch.

Application having been made to the Court by the petitioners to vacate the dismissal in this matter for failure to provide an original copy of the complaint, and good cause having been shown;

IT IS on this 5th day of January, 2018, ~~hereat~~, ORDERED as follows:

- The ~~court order~~ dismissing this name change application is hereby VACATED. *Applicant shall November 13, 2018 notice address the noted deficiencies in the Verified Complaint within thirty (30) days of the date of this order. Applicant shall serve this order on all parties/counsel within three days (5) of receipt.*

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

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 05 2018

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

Law Office of Robert A. Raskas
371 Hoes Lane, Suite 105
Piscataway, NJ 08854
(732) 981-1649 (Telephone)
(732) 981-1657 (Fax)

By: Brittany Edgerley-Dallal, Esq.
Attorney for Defendants, William Sakmann, Robin Kline and Vincent Marasco

JENNIFER BENHAMOU, an individual,

Plaintiff,

-vs-

MICHAEL SAKMANN, an individual;
WILLIAM SAKMANN, an individual;
ROBIN KLINE, an individual VINCENT
MARASCO, an individual; JOHN DOE, a
fictitiously named individual and ABC
CO., a fictitiously named business entitiy

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO. MID-L-6340-16

Civil Action

**ORDER TO VACATE DEFAULT
JUDGEMENT AND PERMIT THE FILING
OF AN ANSWER AS TO DEFENDANT
WILLIAM SAKMANN AND TO DISMISS
MICHAEL SAKMANN**

This matter having been opened to the Court on Motion of Brittany Edgerley-Dallal, Esq., attorney for, William Sakmann, for an Order To Vacate Default Judgement And Permit The Filing Of An Answer As To Defendant William Sakmann And To Dismiss Michael Sakmann; and the Court having read and considered the moving papers, and for good cause appearing *and for good cause appearing*

IT IS on this 5th day of January, 2018:

ORDERED that default judgment as to defendant William Sakmann be and is hereby vacated; and it is further

ORDERED that defendant William Sakmann may file an Answer or otherwise plead to allegations of the Complaint within 35 days of this Order; and it is further

ORDERED that the named individual Michael Sakmann be and is hereby dismissed from this action as a fictitious individual; and it is further *denied*

ORDERED that a copy of the within Order be served on all counsel within 5 days of the date hereof.

Arnold L. Natali Jr.

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

- Opposed
- Unopposed

The parties shall address any discovery issues at the 1.10.18 status conference.

FILED

JAN 05 2018

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

BRAFF, HARRIS, SUKONECK & MALOOF

Andrew M. Lusskin

Attorney I.D. No. 034101989

COUNSELLORS AT LAW

570 W. MT. PLEASANT AVENUE

P.O. BOX 657

LIVINGSTON, NEW JERSEY 07039

Telephone: (973) 994-6677

Attorneys for Defendant, The Stop & Shop Supermarket Company LLC

Our File No. 1145.20930

CAMILLE LARK,

Plaintiff,

vs.

**STOP & SHOP, VLIET 27, LLC, ABC
CORP. I-X & JOHN DOE I-X,**

Defendants.

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

DOCKET NO. MID-L-1339-16

Civil Action

ORDER

THIS MATTER having been opened to the Court by Braff, Harris, Sukoneck & Maloof, attorneys for Defendant, The Stop & Shop Supermarket Company LLC; and the Court having read the papers; and good cause having been shown, *and for the reasons stated on the record on 1.5.18*

IT IS, on this *5th* day of *January*, 2018, ORDERED as follows:

1. The motion for ~~ruling~~ on objections made at the De Bene Esse videotaped testimony of Frank ~~Walsh~~ is hereby granted;

denied

2. The testimony of Frank Walsh will be redacted and the video edited accordingly pursuant to the following pages in the transcript:

- a. 47:8-12;
- b. 49:1-14;
- c. 60:24 through 61:14

Denied

3. A filed copy of this Order shall be served upon all counsel within _____ days of the date hereof. (X)

Arnold L. Natali Jr. P.J.C.

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

 X opposed

 unopposed

(X) The parties may re-address the issues resolved by this motion before the trial judge should facts and evidence at trial warrant further consideration.

File No. 74562-D8

Timothy E. Haggerty, Esq. - Attorney I.D. Number: 003981975

LAW OFFICES OF STEPHEN E. GERTLER

A Professional Corporation
Monmouth Shores Corporate Park
1340 Campus Parkway, Suite B4
P.O. Box 1447
Wall Township, New Jersey 07719
(732) 919-1110

Attorneys for Defendants, Gino N. Capra and The Open Door of New Jersey, LLC

FILED

JAN 05 2018

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

Plaintiff(s)

MILDRED A. RIGGLEMAN

vs.

Defendant(s)

GINO N. CAPRA; THE OPEN DOOR OF NEW JERSEY, JONE & JOHN DOES (1-10), said names being fictitious; and ABC COMPANIES (1-10), said names being fictitious,

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION-MIDDLESEX COUNTY
DOCKET NO. MID-7439-16

Civil Action

ORDER DISMISSING PLAINTIFF'S COMPLAINT FOR FAILURE TO COMPLY WITH ORDER ENTERED ON OCTOBER 27, 2017 COMPELLING PLAINTIFF TO PROVIDE MORE SPECIFIC ANSWERS TO INTERROGATORIES PURSUANT TO RULE 4:23-2(b)

THIS MATTER having been opened to the Court by the Law Offices of Stephen E. Gertler, P.C., attorneys for defendants, Gino N. Capra and The Open Door of New Jersey, LLC, for an Order dismissing plaintiff's complaint for failure to comply with Order entered on October 27, 2017, by the Honorable Arthur Bergman pursuant to Rule 4:23-2(b); and said Motion being made and served in accordance with Rule 1:6-2 and the matter having been considered on the papers submitted and for good cause shown; IT IS on this 5th day of January, 2018; ORDERED that:

- The complaint filed in this matter on behalf of plaintiff be and is hereby dismissed for failure to provide discovery pursuant to R.4:23-5(a)(1); and *without prejudice* the Court's October 27, 2017 Order and in accordance with R. 4:23-1+ R. 4:23-2

2. A copy of this Order shall be served ^{by counsel for movant} upon all parties within 7 days of ~~the date hereof:~~

its posting on e-courts.

Arnold L. Natali, Jr. JHC

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

Opposed

Unopposed

ORDERED that counsel for the delinquent party shall serve upon his or her client in accordance with R. 4:23-5(a)(1) a copy of this Order and the notice set forth in Appendix II-A of the Court Rules

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

CAMPBELL, FOLEY, DELANO & ADAMS, LLC.
STEPHEN CZESLOWSKI-040081999
601 BANGS AVENUE
P. O. Box 1040
ASBURY PARK, NEW JERSEY 07712-1040
Telephone: (732) 775-6520
Attorneys for Defendants, Karia
Our File No. 1-38,425-SCZ

FILED
JAN 05 2018
ARNOLD L. NATALI JR., P.J.Ch.

Plaintiff

MAYELIN BRITO and RAUL ALVAREZ

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-3439-16

vs.

Defendants

Civil Action

ORDER TO EXTEND DISCOVERY
PURSUANT TO R.4:24-1

RISHIRAJ KARIA, SHAILESH KARIA,
JOHN DOE(S)1-5(Fictitious individuals) and
ABC COMPANIES 1-5(Fictitious business
entities)

The above entitled matter having been opened to the Court on January 5, 2018, by Campbell, Foley, Delano & Adams, L.L.C., attorneys for the defendants, Rishiraj Karia and Shailesh Karia, on motion to extend discovery until March 9, 2018, and it appearing to the satisfaction of the Court that the motion may be granted, it is hereby

ORDERED on this 5th day of January 2018, that the discovery be and is hereby extended until March 9, 2018; and it is further

ORDERED that the following items of discovery are to be completed on or before the dates listed below:

<u>Items</u>	<u>Dates</u>
a. Plaintiffs shall serve documentation supporting the boardable medical expenses (Failure to provide proofs by this date ^{may} will bar claims for these damages at the time of trial.) by	2/1/18
b. New discovery end	3/9/18

and it is further

ORDERED that no Trial or Arbitration shall be scheduled before the end of the New Discovery End date of March 9, 2018; and it is

FURTHER ORDERED that a copy of this Order shall be served within 7 days upon all attorneys of record in this action and upon parties appearing pro se.

Arnold L. Natali Jr. P.J.C.

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

PAPERS CONSIDERED

- Notice of Motion
- Movant's Affidavits
- Movant's Brief
- Answering Brief
- Answering Affidavits
- Cross Motion
- Movant's Reply
- Other _____

Dated: ~~December 19, 2017~~ 12/19/17

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

ORDERED THAT ARBITRATION
SHALL BE SCHEDULED FOR

4.25.18

Law Office of Robert A. Raskas
371 Hoes Lane, Suite 105
Piscataway, NJ 08854
(732) 981-1649 (Telephone)
(732) 981-1657 (Fax)
By: Sheigh Fanous, Esq., 15162-2015
Attorney for Defendant, GEICO

FILED

JAN 05 2018

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

FRANKLYN R. SOLANO, II,
Plaintiff,

-vs-

HERTZ VEHICLES LLC, MALCOLM S.
ALEXANDER, CHRISTOPH L.
TIMMER, GEICO, ALLSTATE
INSURANCE COMPANY and JOHN
DOE 1-10 (a fictitious name for persons,
firms or corporations presently unknown)

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO. MID-L-4940-16

Civil Action

ORDER

This matter having been opened to the Court on Motion of Sheigh Fanous, Esq., attorney for defendant, GEICO, for an Order to dismiss plaintiff's Complaint without prejudice for failure to comply with the October 25, 2017 Case Management Order and the Court having read and considered the moving papers, and for good cause appearing;

IT IS on this 5th day of January, 2018:

ORDERED that ~~plaintiff's~~ Complaint is hereby dismissed without prejudice for failure to comply with the October 25, 2017 Case Management Order; and it is further Denied without prejudice

ORDERED that a copy of the within Order be served on all counsel within 3 days of the date hereof by counsel for Geico.

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

Opposed
 Unopposed

* The motion record and Certification of Counsel do not support a dismissal. All parties' depositions shall be completed within thirty (30) days of the date of this order. Plaintiff's depositions shall be taken at Plaintiff's counsel's office and defense depositions at defense counsel's office.

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

JAN 05 2018

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

DIRECT COAST TO COAST, LLC,

Plaintiff,

v.

**RALPH A. MALLOY, FARREN
INTERNATIONAL, LLC and
NORTHERN TRUCKING
LOGISTICS, LLC,**

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-L-5688-17

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Gerard F. Smith, Esq. and Raymond Selvaggio, Esq., appearing as co-counsel for Farren International, LLC, Northern Trucking & Logistics, LLC, H.W. Farren, LLC, and Fastway, LLC (“Defendants”), and Ronald Horowitz, Esq., appearing as counsel for Direct Coast to Coast (“Plaintiff”), to extend the discovery end date and adjourn the trial date, and for the reasons stated on the record on January 5, 2018, and for good cause shown:

IT IS on this 5th day of January, 2018:

ORDERED that Defendants’ motion is **DENIED IN PART** and **GRANTED IN PART**;

and

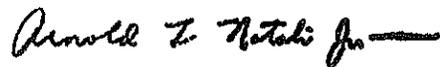
IT IS FURTHER ORDERED that the trial is scheduled for March 1, 2018 at 9:00. The parties shall appear on March 1, 2018 unless the Court is advised at least seven days prior to that date that Mr. Denis Driscoll, co-counsel for Defendant, is on trial before the Hon. Rosemary E. Ramsey, J.S.C. in Maruka USA v. Specialty Lighting, Dkt. No. MRS-L-2920-13. In the event that Mr. Driscoll is on trial, the Court shall schedule a new trial date; and

IT IS FURTHER ORDERED that a pre-trial conference shall take place on February 21, 2018 at 3:00 p.m. The parties shall file pre-trial submissions on or before the date of the pre-trial conference in accordance with the New Jersey Court Rules¹; and

IT IS FURTHER ORDERED that Plaintiff shall produce those documents within its custody and control referenced at the November 27, 2017 deposition of Jonathan Lefcourt within thirty (30) days; and

IT IS FURTHER ORDERED that the parties may depose Jan Frohman and Marshall Progebin within thirty (30) days of the date of this Order. The depositions shall take place at the deponents' business locations or at a mutually agreed upon site; and

IT IS FURTHER ORDERED that counsel for Defendant 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.

¹ After oral argument on January 5, 2018, the Court contacted the parties to confirm that the aforementioned trial and pre-trial dates were acceptable as the dates differed from those discussed during oral argument.

FILED

JAN 05 2018

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

Law Office of Robert A. Raskas
371 Hoes Lane, Suite 105
Piscataway, NJ 08854
(732) 981-1649 (Telephone)
(732) 981-1657 (Fax)
By: Chad Weiss, Esq. – Attorney ID #01006-2009
Attorney for Defendants, Sajeeshku Madhavan-Pillai and Sony Sajeeshkumar

OLGA IVANOVA,

Plaintiff,

-vs-

SONY SAJEESHKUMAR,
MADHAVAN-PILLAI
SANJEESHKUMAR, ABC
CORPORATION 1-20 (one or more
fictitious corporations), DEF COMPANY
1-20 (one of more fictitious companies),
and/or JOHN and/or JANE DOES 1-20
(names being fictitious)

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY: LAW DIVISION
DOCKET NO. MID-L-741-17

Civil Action

ORDER

This matter having been opened to the Court on Motion of Chad Weiss, Esq., attorney for defendant, Sajeeshku Madhavan-Pillai and Sony Sajeeshkumar, for an Order Dismissing plaintiff's Complaint without prejudice pursuant to Rule 4:17-4(f) and the Court having read and considered the moving papers, and for good cause appearing;

IT IS on this 5th day of January, 2018:

that plaintiff shall provide
ORDERED ~~that plaintiff's Complaint be dismissed, without prejudice, for failure to provide~~ fully executed HIPAA Authorizations pursuant to Rule 4:17-4(f), and it is further *(30) days of the*

ORDERED ~~that plaintiff's Complaint be dismissed, without prejudice, for failure to attend~~ scheduled depositions, and it is further *shall* *within thirty days of this order*

ORDERED ~~that plaintiff's Complaint be dismissed, without prejudice, for failure to appear~~ for a scheduled defense medical examination, and it is further *shall*

within thirty days of this order

ORDERED that plaintiff pay the "no-show" fee charged to the defendant for failure to appear at the scheduled defense medical examination; and it is further

ORDERED that a copy of the within Order be served on all counsel within 5 days of the date hereof.

Arnold L. Natali Jr. J.C.

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

Opposed
 Unopposed

Defendants may renew their application to dismiss if Plaintiff does not comply with this order. JALV

CAMPBELL, FOLEY, DELANO & ADAMS, LLC.
COURTNEY E. DOWD-037812008
601 BANGS AVENUE
P. O. Box 1040
ASBURY PARK, NEW JERSEY 07712-1040
Telephone: (732) 775-6520
Attorneys for Defendants, Molina/Cobos
Our File No. 70-38,580-CED

FILED

JAN 05 2018

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

Plaintiff

JASON SCHMON

vs.

Defendants

LUZ MOLINA, JAN P. COBOS, ABC-XYZ
CORPS. (fictitious names, true names presently
Unknown) and JOHN DOES 1-10 (fictitious names,
true names presently unknown)

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-03539-16

Civil Action

ORDER TO EXTEND DISCOVERY
PURSUANT TO R.4:24-1

The above entitled matter having been opened to the Court on January 5, 2018, by Campbell, Foley, Delano & Adams, L.L.C., attorneys for the defendants, Luz Molina and Jan P. Cobos, on motion to extend discovery until March 7, 2018, and it appearing to the satisfaction of the Court that the motion may be granted, it is hereby

ORDERED on this 5th day of January, 2018, that the discovery be and is hereby extended until March 7, 2018; and it is further

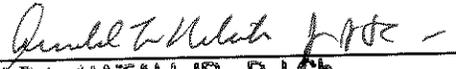
ORDERED that the following items of discovery are to be completed on or before the dates listed below:

<u>Items</u>	<u>Dates</u>
a. Deposition of all parties to be completed by	2/1/18
b. Defendant to serve expert reports by	2/28/18
c. New Discovery End date	3/7/18

and it is further

ORDERED that no Trial or Arbitration shall be scheduled before the end of the New Discovery end date of March 7, 2018; and it is

FURTHER ORDERED that a copy of this Order shall be served within 7 days upon all attorneys of record in this action and upon parties appearing pro se.



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

PAPERS CONSIDERED

- Notice of Motion
- Movant's Affidavits
- Movant's Brief
- Answering Brief
- Answering Affidavits
- Cross Motion
- Movant's Reply
- Other _____

Dated: December 18, 2017

**ORDERED THAT ARBITRATION
SHALL BE SCHEDULED FOR
4/24/18**

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:10-2, if the above will be granted essentially for the reasons set forth in the moving papers.

CAMPBELL, FOLEY, DELANO & ADAMS, LLC
Stephen J. Foley, Jr., Esq. #0001211985
601 BANGS AVENUE
P. O. Box 1040
ASBURY PARK, NEW JERSEY 07712-1040
Telephone: (732) 775-6520
Attorneys for Defendant Ellmer
Our File No.: 1-38,518-FJR(KOK)

Plaintiff
YEUDY ALONZO, LUIS ALONZO

vs.

ELISSA N. ELLMER, ERRY A. ELLMER, John
Doe I-X (said names being fictitious, true names
presently unknown)

Plaintiff
JUAN C. ALONZO-CALDERON

vs.

Defendants
MELISSA N. ELLMER, KERRY A. ELLMER

FILED

JAN 05 2018

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

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO.: MID-L-6937-16

Civil Action

**ORDER EXTENDING
DISCOVERY**

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-6830-16

Civil Action

The above entitled matter having been opened to the Court by David R. Spevack, Esq. attorney for plaintiffs Yeudy and Luis Alonzo on notice of motion to extend discovery and Stephen J. Foley, Esq., of CAMPBELL, FOLEY, DELANO & ADAMS, ESQS., attorneys for Defendant(s) Melissa N. and Kerry A. Ellmer joining in said motion and it appearing to the satisfaction of the Court, it is hereby

ORDERED this 5th day of January, 2018,

1. Discovery be and is hereby extended to May 22, 2018;

2. Plaintiff shall obtain Dr. Bryan Siegel's final report and will submit it to defense counsel by January 30, 2018;
3. Plaintiff shall obtain Dr. Arthur Becan's final report and will submit it to defense counsel by March 30, 2018;
4. Defendant shall obtain Dr. Jerome D. Rosman's addendum report and will submit it to defense counsel by May 15, 2018; and

IT IS FURTHER ORDERED, THAT A COPY OF THIS Order shall be served upon all parties within 5 days of the ^{receipt.} date hereof.

*by counsel
for Defendants
Ellmer*

Arnold L. Natali Jr.

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

Opposed
 Unopposed

(w/ rescript of ¶ 4 + on additional one month for the discovery extension)

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 08 2018

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

**IMO THE APPLICATION OF THE
BOROUGH OF SAYREVILLE**, a
Municipal corporation of the State of
New Jersey,

Plaintiff/Petitioner.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

CIVIL ACTION

DOCKET NO. MID-L-4010-15

ORDER

THIS MATTER having come before the Court by way of applications submitted by Richard J. Hoff, Jr., appearing on behalf of K-Land Corp. ("K-Land"), and Adam Gordon, Esq., appearing on behalf of Fair Share Housing Center, seeking an Order for the reimbursement of attorneys' fees and costs by the Borough of Sayreville in the above-captioned matter pursuant to the Court's October 10, 2017 Order, and Lawrence Sachs, Esq., appearing on behalf of the Borough of Sayreville, and Jeffrey Surenian, Esq., appearing as co-counsel on behalf of the Borough of Sayreville, and the Court having considered the papers submitted, and for the reasons stated on the record on January 5, 2018, and for good cause shown:

IT IS on this 8th day of January, 2018:

ORDERED that K-Land's application and Fair Share Housing Center's application for attorneys' fees and costs shall be carried to February 16, 2018. The parties shall advise the Court when the current application before the New Jersey Appellate Division, under Docket No. A-1284-17 (T-2), has resolved; and

IT IS FURTHER ORDERED that counsel for K-Land serve a copy of this Order upon all counsel of record within three (3) days of its online posting.


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

FILED

JAN 09 2018

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

LUTHER GREGG, on his own behalf and on behalf of a class of similarly situated persons

Plaintiffs,

v.

DELUXE AUTO SALES, INC.

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-L-6190-16

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion to dismiss the Second Amended Complaint filed by Jeremy Stein, Esq. appearing on behalf of Deluxe Auto Sales, Inc. (“Defendant”), and Lessie Hill, Esq., appearing on behalf of Luther Gregg (“Plaintiff”), and the Court having considered the papers submitted, and for the reasons stated on the record on January 5, 2018, and for good cause shown:

IT IS on this 9th day of January, 2018:

ORDERED that the motion to dismiss is **GRANTED IN PART** and **DENIED IN PART**;

and

IT IS FURTHER ORDERED that any portion of the Second Amended Complaint alleging violations of the New Jersey Consumer Fraud Act, N.J.S.A. § 56:8-2 et seq., or the New Jersey Truth-in-Consumer Contract, Warranty and Notice Act, N.J.S.A. § 56:12-14 et seq., based upon the fact that Defendant delivered the documents to the New Jersey Department of Motor Vehicles electronically as opposed to physically delivering the documents to the New Jersey Department of Motor Vehicles is dismissed with prejudice; and

IT IS FURTHER ORDERED all discovery with respect to the class action claims shall be stayed until further Court Order; and

IT IS FURTHER ORDERED that the parties shall engage in fact discovery through and including March 8, 2018 with respect to the remaining issues raised in the Second Amended Complaint. On consent, the parties shall engage in two (2) depositions each, including any

corporate designee depositions, ten (10) interrogatories, inclusive of subparts, and ten (10) document demands, inclusive of subparts. All discovery responses shall be served within thirty (30) days after the date the requests were propounded; and

IT IS FURTHER ORDERED that the Defendant may file a summary judgment motion to be returnable on March 16, 2018. All briefing shall be submitted in accordance with the New Jersey Court Rules; and

IT IS FURTHER ORDERED that the Defendant shall serve a copy of this Order upon the Plaintiff within five (5) days of the date of the Order.

Arnold L. Natali Jr.

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

Michael J. McCaffrey, Esq.
Attorney ID #019831982
PURCELL, MULCAHY & FLANAGAN, LLC
One Pluckemin Way
P.O. Box 754
Bedminster, New Jersey 07921
(908) 658-3800
Attorneys for Defendants, Michele M. Wyber and Robert N. Wyber
Our File No. (637) 24856-A

FILED

JAN 05 2018

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

BENNIE GIBSON an individual,

Plaintiff,

v.

MICHELE M. WYBER, and
individual; ROBERT N. WYBER, an
individual; JOHN DOES (1-5);
fictitiously named individual; ABC
COMPANIES (1-5), fictitiously named
businesses,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

Docket No. MID-L-6539-16

Civil Action

**ORDER EXTENDING THE PERIOD
FOR DISCOVERY, FOR GOOD CAUSE,
PURSUANT TO R. 4:24-1(c)**

THIS MATTER's having been opened to the court by Purcell, Mulcahy & Flanagan, LLC, attorneys for defendants, Michele M. Wyber and Robert N. Wyber, for an order extending the period for discovery, for good cause, pursuant to R. 4:24-1(c); and the parties having not consented to an extension of the period for discovery; and the court's having considered the moving papers of the parties, and for good cause shown;

IT IS on this 5th day of *January*, 2018

ORDERED that plaintiff shall provide to defendants within ~~ten (10)~~ days hereof a more specific answer to uniform interrogatories, form A, no. (13), identifying the amount

paid to and owed to each payee and each bill plaintiff intends to submit to the jury at trial identified in plaintiff's answer to uniform interrogatories, form A, no. (13); and it is further

ORDERED that plaintiff shall provide to defendants a response to defendants' demand for documents dated December 14, 2017, including each and every document requested therein, by no later than January 15, 2018; and it is further

ORDERED that the period for discovery be and hereby is extended sixty (60) days to March 6, 2018, for plaintiff to provide to defendants the aforesaid discovery, for defendants to obtain records of Drive New Jersey Insurance Company and Cigna, for defendants to forward materials to their billing expert and for defendants' to receive their expert's report and amend answers to interrogatories, all of which shall be completed by ~~March 6, 2018~~; and it is further

ORDERED that a copy of the within order be served upon all counsel within ten days of counsel's receipt hereof.

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

opposed
 unopposed

** Denied without prejudice. The request for a discovery extension shall be addressed at the 1.10.18 status conference before Judge Haggas, P.J. Civ. Defendants' motion to compel plaintiff to respond to the 12.14.17 demand is denied as premature as plaintiff's responses are not due as of the return date of the motion and unless discovery is extended are not due prior to the OED. As to Defendants' request for more specific responses to Form A, no. 13, in the event Plaintiff's proposal (see 12.29.17 letter) does not address the request, the court should be removed before Judge*

FILED

JAN 09 2018

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

Michael J. McCaffrey, Esq.
Attorney ID #019831982
PURCELL, MULCAHY & FLANAGAN, LLC
One Pluckemin Way
P.O. Box 754
Bedminster, New Jersey 07921
(908) 658-3800
Attorneys for Defendants, Michele M. Wyber and Robert N. Wyber
Our File No. (637) 24856-A

BENNIE GIBSON an individual,

Plaintiff,

v.

MICHELE M. WYBER, and
individual; ROBERT N. WYBER, an
individual; JOHN DOES (1-5);
fictitiously named individual; ABC
COMPANIES (1-5), fictitiously named
businesses,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

Docket No. MID-L-6539-16

Civil Action

**ORDER IN AID OF LITIGANT'S
RIGHTS**

THIS MATTER's having been opened to the court by Purcell, Mulcahy & Flanagan, LLC, attorneys for defendants, Michele M. Wyber and Robert N. Wyber, for an order in aid of litigant's rights, pursuant to R. 1:10-3; and the court's having considered the moving papers of the parties, and for good cause shown;

IT IS on this 9th day of *January*, 2018

ORDERED that respondent, Steve Pinaha and/or Tammy as representative of U.S. Security Associates, shall appear on January 19, 2018, at 10 a.m./p.m. at the Middlesex County Courthouse, before the Honorable Arnold L. Natali, Jr. P.J.Ch. with a certified complete copy of all employment records of Bennie Gibson and there show cause why the court should not impose upon him/her some penalty or sanction, including but not limited to an order holding the respondent in contempt of court, imposing a fine, or taking other action; and it is further

ORDERED that should respondent, Steve Pinaha and/or Tammy as representative of U.S. Security Associates, fail to appear on the date indicated above, a warrant may be issued for his/her arrest, and he/she may be brought before the court, under arrest, detained by a sheriff's officer or other officer of the law, and brought before a judge of the Superior Court of New Jersey; and it is further

ORDERED that a copy of the within order be served on respondent, U.S. Security Associates, 1 Woodbridge Center Drive, Suite 200, Woodbridge, NJ 07095, by ^{box and} first class _{three (3)} mail, within ~~ten~~ days of counsel's receipt hereof; and it is further

ORDERED that a copy of the within order be served upon all counsel within ten days of counsel's receipt hereof.

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

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. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

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

JAN 09 2018

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

NATIONSTAR MORTGAGE LLC D/B/A
CHAMPION MORTGAGE COMPANY,
Plaintiff/Mortgagee

vs.

ROBLEDO DALOMBA, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-000757-17

ORDER PERMITTING THE ENTRY OF
FINAL JUDGMENT
NOTWITHSTANDING THE INTEREST
RATE AND COMPOUNDING OF
INTEREST NOT BEING RECITED IN THE
AMENDED COMPLAINT

THIS MATTER being opened to the Court on Notice of Motion to Permit the Entry of Final Judgment notwithstanding the interest rate and compounding of interest not being recited in the Amended Complaint by RAS CITRON, LLC, attorneys for the Plaintiff, and the Court having considered the papers submitted, and for good cause shown;

IT IS on this 9th day of January, 2018 ORDERED:

1. That Plaintiff's motion shall be and is hereby granted, and
2. That the Clerk of the Superior Court, Office of Foreclosure, shall process

*for the reasons stated
in the record and
consistent w/ R.*

4:4-2

Plaintiff's motion for the entry of final judgment notwithstanding that the interest rate and compounding of interest were not recited in the Amended Complaint; and

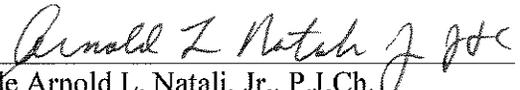


16-218697 - LiM



3. That Plaintiff may proceed with its application for the entry of final judgment in the usual course, as if the interest rate and the compounding of interest provided for by the subject Note had been recited in the Amended Complaint; and

4. That copies of this Order shall be served upon all interested parties within 5 days of the date the Order is received by Plaintiff's counsel.



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

____ Opposed

Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.9.18

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Micah C. Pakay, Esq.
STATE BAR NUMBER: 058352014

FILED

JAN 10 2018

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

U.S. BANK TRUST, NA AS TRUSTEE FOR
LSF9 MASTER PARTICIPATION TRUST,
Plaintiff/Mortgagee

vs.

ARTHUR P. BORICK A/K/A ARTHUR
BORICK, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-036049-15

ORDER PERMITTING ENTRY OF FINAL
JUDGMENT NOTWITHSTANDING
INTEREST RATE CHANGE

THIS MATTER being opened to the Court on Notice of Motion by RAS CITRON, LLC,
attorneys for the Plaintiff, for an Order to Permit Entry of Final Judgment Notwithstanding the
Interest Rate Change; and the Court having considered the papers submitted, and for good cause
shown;

IT IS on this 10th day of January, 2018 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 interest rate change from 6.870 percent to 7.120 percent per annum on the unpaid principal balance; and



3. That Plaintiff may proceed with its application for entry of Final Judgment in the usual course with the change in interest rate based on reasons set forth in the Certification of this instant motion; and ★
4. That a copy of this order be served on the defendants within 5 days of the date the Order received by Plaintiff's counsel.

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

 opposed
 unopposed

★ The motion is denied without prejudice. Any renewed motion shall specify the relief requested and the basis for such relief. For example, if plaintiff seeks a ruling pursuant to R. 4:9-2 to conform the pleadings to the evidence (i.e., a 7.125% interest rate enacted pursuant to a "loan simplification program"), plaintiff shall clearly identify that precise relief and the legal bases for it. Second, any renewed application must detail to the court by a person competent to certify (see R. 1:6-6), how the interest rate on a fixed rate note (see Ex. A & last note affidavit), increased to 7.125%. The only evidence before the court is a 6.6.11 letter detailing the interest rate and a payment history. No explanation was provided detailing how the original rate was more-paid or the meaning of the "loan simplification program." (7450)

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)
Denise Carlon, Esq. (001392008)
Ujala Aftab, Esq. (034722011)
Evan J. Harra, Esq. (213332017)

FILED

JAN 10 2018

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

U.S. Bank, N.A., successor trustee to LaSalle
Bank National Association, on behalf of the
holders of Bear Stearns Asset Backed Securities I
Trust 2005-HE1, Asset-Backed Certificates Series
2005-HE1

Plaintiff

v.

Neville Cabey, et al.,

Defendant

SUPERIOR COURT OF NEW JERSEY
Middlesex County
CHANCERY DIVISION
GENERAL EQUITY
Docket No. F-028393-14
CIVIL ACTION

**ORDER PERMITTING
FORECLOSURE TO PROCEED
NOTWITHSTANDING THE LACK
OF ASSIGNMENT OF MORTGAGE
TO SUCCESSOR TRUSTEE**

THIS MATTER having been opened to the Court By KML Law Group, P.C.,
attorneys for plaintiff in the above captioned matter, for an Order Permitting Foreclosure to
Proceed Notwithstanding the Lack of Assignment of Mortgage to the Successor Trustee; and for
good cause shown;

IT IS ON THIS *10th* day of *January*, ~~2017~~ *2018*

ORDERED:

1. That plaintiff's motion be and hereby is granted; and
2. Plaintiff is hereby permitted to proceed with the within action Notwithstanding

the Lack Assignment of Mortgage to the Successor Trustee; and

*due to its certification
that it is the holder
of the note. See # 4
of Babine Certification
dated 10.18.17.*

3. That Plaintiff may proceed with its application for entry of Final Judgment in the usual course; and

4. That a copy of this order be served on the defendants within 5 days of the date the Order received by plaintiff's counsel.


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

This matter was:

Opposed _____
Unopposed _____

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.10.18

and
↓

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

FILED

JAN 05 2018

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

The Honorable Arnold L. Natali, Jr., P.J. Ch.
Middlesex County Courthouse
56 Paterson Street
P.O. Box 964
New Brunswick, New Jersey 08903

WELLS FARGO BANK NA,

Plaintiff,

v.

DAVID BENNETT,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-F-21225-14

CIVIL ACTION

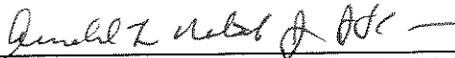
ORDER

THIS MATTER comes before the Court by way of a “motion to reverse order to execute writ of possession” filed by David Bennett, *pro se* (“Defendant”), and opposition having been filed by Rami M. Salim, Esq., counsel for Federal National Mortgage, the successor in interest of Wells Fargo Bank, N.A. (“Plaintiff”), and the court having heard oral argument on January 5, 2018, and for the reasons stated on the record on January 5, 2018, and for good cause shown:

IT IS on this 5th day of January, 2018:

ORDERED that Defendant’s motion reverse order to execute writ of possession is DENIED; and

IT IS FURTHER ORDERED that the 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.

4 (JLA)

GREENBERG TRAUIG LLP
Cory Mitchell Gray, Esq. (033221992)
Michael A. Suleta, Esq. (027582007)
2700 Two Commerce Square
2001 Market Street
Philadelphia, Pennsylvania 19103
(215) 988-7800 (Phone)
(215) 988-7801 (Fax)
Attorneys for Plaintiff

FILED

JAN 05 2018

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

VENTURE THREE HOLDINGS LLC,

Plaintiff,

v.

BEL SCUDDERS 2 LLC; E.R. SQUIBB
& SONS, L.L.C.; and 777 SCUDDERS
MILL ROAD OFFICE
CONDOMINIUM ASSOCIATION,
INC.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY:
CHANCERY DIVISION
DOCKET NO. F-019187-17

Civil Action

**CONSENT ORDER RELIEVING RENT
RECEIVER OF ITS DUTIES**

THIS MATTER having been opened to the Court by Greenberg Traurig, LLP, attorneys for Plaintiff, upon notice to all defendants, for an Order relieving the rent receiver appointed by the Court in this case of its duties. The Court upon consideration of the papers submitted in support thereof, and defendant E.R. Squibb & Sons, L.L.C. ("Lessee"), by and through its appearing counsel, and LPC Commercial Services, Inc., the rent receiver appointed by the Court in this case, having consented to this Consent Order Relieving Rent Receiver of Its Duties, and no opposition papers having been submitted, and for good cause having been shown,

IT IS ON THIS 5th day of January, 2018, ORDERED as follows:

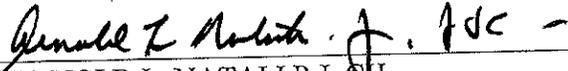
1. Pursuant to paragraph 26 of the Consent Order Appointing Receiver dated October 17, 2017 ("Receivership Consent Order"), LPC Commercial Services, Inc. ("Rent Receiver") is hereby discharged and relieved of its duties as Rent Receiver for the premises known

as that certain Condominium Unit Number 2, situated in the 777 Scudders Mill Road Office Condominium, a condominium, in the Township of Plainsboro, Middlesex County, New Jersey, including its undivided interest in the common elements assigned to such unit, pursuant to N.J.S.A. § 46:8B-6 and the Master Deed, and being more particularly designated as condominium unit number 2 within Block 701, Lots 16.02 and 16.021, Qualifier C0002 on the official tax map of the Township of Plainsboro, Middlesex County, New Jersey (the "Property"), effective immediately upon the date this Order is entered.

2. Pursuant to paragraph 26 of the Receivership Consent Order, Rent Receiver hereby submits its final accounting concerning the operations of the Property ("Final Accounting"), a true and correct copy of which is attached hereto as Exhibit A and incorporated herein, which reflects the receipts and disbursements by the Rent Receiver with respect to the Property during the term of the rent receivership.

3. Any funds remaining in the Rent Receiver's bank account after payment of the expenses of the receivership, including all fees due the Rent Receiver, shall be paid to the Plaintiff by remitting same to counsel for Plaintiff within five (5) business days of the date hereof. In no event shall the Plaintiff, its predecessors, successors or assigns be in any way liable for the costs, debts, damages, expenses or expenditures of the Rent Receiver, including but not limited to any and all fees due the Rent Receiver. In the event that there are insufficient funds remaining in the Rent Receiver's bank account to pay all receivership expenses, such expenses shall be paid on a pro rata basis.

4. A copy of this Order shall be served by regular mail upon Rent Receiver and all counsel of record within seven (7) days after receipt by Plaintiff's counsel.



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

CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT RECEIVER OF ITS DUTIES:

STEVENS & LEE,
a Pennsylvania professional corporation

By: 

Harry A. Horwitz, Esquire (Attorney I.D. No. 012401979)
Attorneys for Defendant E.R. Squibb & Sons, L.L.C.

Dated: December ____, 2017

GREENBERG TRAUIG, LLP

By: _____
Michael A. Suleta, Esquire (Attorney I.D. No. 027582007)
Attorneys for Plaintiff Venture Three Holdings LLC

Dated: December ____, 2017

4. A copy of this Order shall be served by regular mail upon Rent Receiver and all counsel of record within seven (7) days after receipt by Plaintiff's counsel.

14/

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

CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT RECEIVER OF ITS DUTIES:

STEVENS & LEE,
a Pennsylvania professional corporation

By: _____
Harry A. Horwitz, Esquire (Attorney I.D. No. 012401979)
Attorneys for Defendant E.R. Squibb & Sons, L.L.C.

Dated: December ____, 2017

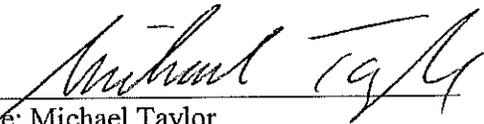
GREENBERG TRAURIG, LLP

By: Michael A. Suleta
Michael A. Suleta, Esquire (Attorney I.D. No. 027582007)
Attorneys for Plaintiff Venture Three Holdings LLC

Dated: December 20, 2017

CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT RECEIVER OF ITS DUTIES:

LPC COMMERCIAL SERVICES, INC.,
a Texas corporation,
in its capacity as Rent Receiver

By: 
Name: Michael Taylor
Title: Senior Vice President

Dated: December 18, 2017

EXHIBIT A
Final Accounting

Database: MSDE_DATA	General Ledger	Page: 1
ENTITY: LA391	Lincoln Property Company Bel Scudders 2, LLC	Date: 12/20/2017
		Time: 01:44 PM

Cash 10/17 - 12/17
 Report includes an open period. Entries are not final.

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
1012-00			CASH PM / OPERATING				<i>Balance Forward</i>			0.00
LA391	11/17	11/30/2017	AP 024967	@			A/P Cash Disbursed for checks 1-3	0.00	19,627.40	-19,627.40
LA391	11/17	11/30/2017	TS 058688	@			11/17 Contribution By Trawler Capital MGMT	19,627.40	0.00	0.00
							** Account Totals	19,627.40	19,627.40	0.00
2020-00			ACCR EXPENSESOTHER				<i>Balance Forward</i>			0.00
LA391	12/17	12/1/2017	TS 058690	@			Accr 10/17/17-12/16/17 MGMT Fee	0.00	4,000.00	-4,000.00
							** Account Totals	0.00	4,000.00	-4,000.00
3005-00			OPERATING CONTRIBUTIONS				<i>Balance Forward</i>			0.00
LA391	11/17	11/30/2017	TS 058688	@			11/17 Contribution By Trawler Capital MGMT	0.00	19,627.40	-19,627.40
							** Account Totals	0.00	19,627.40	-19,627.40
5020-01			ELECTRICITY				<i>Balance Forward</i>			0.00
LA391	11/17	11/30/2017	AP 024966	@			1 11/21/2017 Elec 9/1-9/30 PSE & G	16,035.32	0.00	16,035.32
							** Account Totals	16,035.32	0.00	16,035.32
5025-06			R&MELEVATOR				<i>Balance Forward</i>			0.00
LA391	11/17	11/30/2017	AP 024966	@			2 11/22/2017 Elevator inspection State of New Jersey	3,208.00	0.00	3,208.00
							** Account Totals	3,208.00	0.00	3,208.00
5025-14			R&MHVAC CONTRACT				<i>Balance Forward</i>			0.00
LA391	11/17	11/30/2017	AP 024966	@			3 11/22/2017 bms phone 8/7-9/6 VERIZON	200.02	0.00	200.02
LA391	11/17	11/30/2017	AP 024966	@			3 11/22/2017 7/7-8/9 BMS Phone VERIZON	184.06	0.00	384.08

Database: MSDE_DATA
 ENTITY: LA391

General Ledger
 Lincoln Property Company
 Bel Scudders 2, LLC

Page: 2
 Date: 12/20/2017
 Time: 01:44 PM

Cash

10/17 - 12/17

Report includes an open period. Entries are not final.

Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance
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5025-14 - R&MHVAC CONTRACT (Continued)

**** Account Totals**

384.08 0.00 **384.08**

5030-00 PROPERTY MANAGEMENT FEES

Balance Forward

0.00

LA391 12/17 12/1/2017 TS 058690 @

Accr 10/17/17-12/16/17 MGMT Fee

4,000.00 0.00 4,000.00

**** Account Totals**

4,000.00 0.00 **4,000.00**

**** Grand Totals**

43,254.80 43,254.80

Database: MSDE_DATA
 ENTITY: LA391
 Report ID: MP_BALST
 Format ID: BALST

Balance Sheet
Bel Scudders 2, LLC
 Lincoln Property Company

Page: 1
 Date: 12/20/2017
 Time: 01:45 PM
 User ID: SANTIRATT

Cash

Report includes an open period. Entries are not final.

Acct #	Account Description	Dec 2017
ASSETS		
CURRENT ASSETS		
	TOTAL ASSETS	0.00
LIABILITIES & EQUITY		
CURRENT LIABILITIES		
2020-00	ACCR EXPENSESOTHER	4,000.00
	TOTAL CURRENT LIABILITIES	4,000.00
	TOTAL LIABILITIES	4,000.00
EQUITY		
3005-00	OPERATING CONTRIBUTIONS	19,627.40
3205-00	CURRENT EARNINGS	(23,627.40)
	TOTAL EQUITY	(4,000.00)
	TOTAL LIABILITIES & EQUITY	0.00

Database: MSDE_DATA
 ENTITY: LA391

Trial Balance
 Lincoln Property Company
 Bel Scudders 2, LLC

Page: 1
 Date: 12/20/2017
 Time: 01:44 PM

Cash

Year to Date Balances for period 12/17
 Report includes an open period. Entries are not final.

Account	Description	Debit	Credit
2020-00	ACCR EXPENSESOTHER		4,000.00
3005-00	OPERATING CONTRIBUTIONS		19,627.40
5020-01	ELECTRICITY	16,035.32	
5025-06	R&MELEVATOR	3,208.00	
5025-14	R&MHVAC CONTRACT	384.08	
5030-00	PROPERTY MANAGEMENT FEES	4,000.00	
	Total:	23,627.40	23,627.40

Database: MSDE_DATA	Income Statement	Page: 1
ENTITY: LA391	Monthly Income Statement	Date: 12/20/2017
	Lincoln Property Company	Time: 01:45 PM
	Bel Scudders 2, LLC	
Cash	Report includes an open period. Entries are not final.	
	Current Period	Year-To-Date
	1 Month	12 Months
Thru:	Dec 2017	Dec 2017

REVENUES

EFFECTIVE RENTAL REVENUE	0.00	0.00
EFFECTIVE GROSS REVENUE	0.00	0.00

EXPENSES

OPERATING EXPENSES		
ELECTRICITY	0.00	16,035.32
R&MELEVATOR	0.00	3,208.00
R&MHVAC CONTRACT	0.00	384.08
PROPERTY MANAGEMENT FEES	4,000.00	4,000.00
TOTAL OPERATING EXPENSES	4,000.00	23,627.40
OPERATING EXPENSES - NON RECOVER		
TOTAL OPER EXP N/R	0.00	0.00
NET OPERATING INCOME	(4,000.00)	(23,627.40)

GREENBERG TRAURIG LLP
Cory Mitchell Gray, Esq. (033221992)
Michael A. Suleta, Esq. (027582007)
2700 Two Commerce Square
2001 Market Street
Philadelphia, Pennsylvania 19103
(215) 988-7800 (Phone)
(215) 988-7801 (Fax)
Attorneys for Plaintiff

FILED
JAN 05 2018

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

VENTURE FOUR HOLDINGS LLC,

Plaintiff,

v.

BEL SCUDDERS 3 LLC; E.R. SQUIBB
& SONS, L.L.C.; and 777 SCUDDERS
MILL ROAD OFFICE
CONDOMINIUM ASSOCIATION,
INC.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY:
CHANCERY DIVISION
DOCKET NO. F-019194-17

Civil Action

**CONSENT ORDER RELIEVING RENT
RECEIVER OF ITS DUTIES**

THIS MATTER having been opened to the Court by Greenberg Traurig, LLP, attorneys for Plaintiff, upon notice to all defendants, for an Order relieving the rent receiver appointed by the Court in this case of its duties. The Court upon consideration of the papers submitted in support thereof, and defendant E.R. Squibb & Sons, L.L.C. ("Lessee"), by and through its appearing counsel, and LPC Commercial Services, Inc., the rent receiver appointed by the Court in this case, having consented to this Consent Order Relieving Rent Receiver of Its Duties, and no opposition papers having been submitted, and for good cause having been shown,

IT IS ON THIS 5th day of January, 20 18, ORDERED as follows:

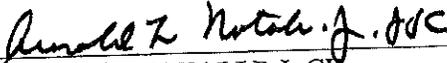
1. Pursuant to paragraph 26 of the Consent Order Appointing Receiver dated October 17, 2017 ("Receivership Consent Order"), LPC Commercial Services, Inc. ("Rent Receiver") is hereby discharged and relieved of its duties as Rent Receiver for the premises known

as that certain Condominium Unit Number 3, situated in the 777 Scudders Mill Road Office Condominium, a condominium, in the Township of Plainsboro, Middlesex County, New Jersey, including its undivided interest in the common elements assigned to such unit, pursuant to N.J.S.A. § 46:8B-6 and the Master Deed, and being more particularly designated as condominium unit number 3 within Block 701, Lots 16.03 and 16.031, Qualifier C0003 on the official tax map of the Township of Plainsboro, Middlesex County, New Jersey (the "Property"), effective immediately upon the date this Order is entered.

2. Pursuant to paragraph 26 of the Receivership Consent Order, Rent Receiver hereby submits its final accounting concerning the operations of the Property ("Final Accounting"), a true and correct copy of which is attached hereto as Exhibit A and incorporated herein, which reflects the receipts and disbursements by the Rent Receiver with respect to the Property during the term of the rent receivership.

3. Any funds remaining in the Rent Receiver's bank account after payment of the expenses of the receivership, including all fees due the Rent Receiver, shall be paid to the Plaintiff by remitting same to counsel for Plaintiff within five (5) business days of the date hereof. In no event shall the Plaintiff, its predecessors, successors or assigns be in any way liable for the costs, debts, damages, expenses or expenditures of the Rent Receiver, including but not limited to any and all fees due the Rent Receiver. In the event that there are insufficient funds remaining in the Rent Receiver's bank account to pay all receivership expenses, such expenses shall be paid on a pro rata basis.

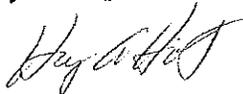
4. A copy of this Order shall be served by regular mail upon Rent Receiver and all counsel of record within seven (7) days after receipt by Plaintiff's counsel.



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

CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT RECEIVER OF ITS DUTIES:

STEVENS & LEE,
a Pennsylvania professional corporation

By: 

Harry A. Horwitz, Esquire (Attorney I.D. No. 012401979)
Attorneys for Defendant E.R. Squibb & Sons, L.L.C.

Dated: December ____, 2017

GREENBERG TRAUIG, LLP

By: _____
Michael A. Suleta, Esquire (Attorney I.D. No. 027582007)
Attorneys for Plaintiff Venture Four Holdings LLC

Dated: December ____, 2017

4. A copy of this Order shall be served by regular mail upon Rent Receiver and all counsel of record within seven (7) days after receipt by Plaintiff's counsel.



HON. ARNOLD J. NATALI P.J. CH.

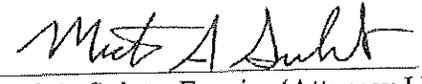
CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT RECEIVER OF ITS DUTIES:

STEVENS & LEE,
a Pennsylvania professional corporation

By: _____
Harry A. Horwitz, Esquire (Attorney I.D. No. 012401979)
Attorneys for Defendant E.R. Squibb & Sons, L.L.C.

Dated: December ____, 2017

GREENBERG TRAUIG, LLP

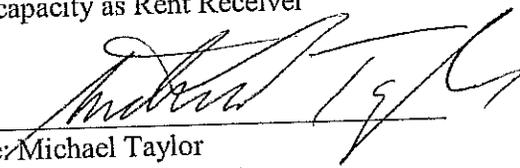
By: 

Michael A. Suleta, Esquire (Attorney I.D. No. 027582007)
Attorneys for Plaintiff Venture Four Holdings LLC

Dated: December 20, 2017

CONSENTED TO AS TO ENTRY OF THE ABOVE CONSENT ORDER RELIEVING RENT
RECEIVER OF ITS DUTIES:

LPC COMMERCIAL SERVICES, INC.,
a Texas corporation,
in its capacity as Rent Receiver

By: 
Name: Michael Taylor
Title: Senior Vice President

Dated: December 18, 2017

EXHIBIT A
Final Accounting

Database: MSDE_DATA	General Ledger	Page: 1								
ENTITY: LA392	Lincoln Property Company	Date: 12/20/2017								
	Bel Scudders 3, LLC	Time: 01:37 PM								
Cash	10/17 - 12/17									
Report includes an open period. Entries are not final.										
Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance

1012-00		CASH PM / OPERATING					<i>Balance Forward</i>			0.00
LA392	11/17	11/30/2017	AP 024972	@			A/P Cash Disbursed for checks 2-4	0.00	25,398.87	-25,398.87
LA392	11/17	11/30/2017	TS 058689	@			11/17 Contribution By Trawler Capital MGMT	25,398.87	0.00	0.00
** Account Totals								<u>25,398.87</u>	<u>25,398.87</u>	0.00

2020-00		ACCR EXPENSESOTHER					<i>Balance Forward</i>			0.00
LA392	12/17	12/1/2017	TS 058691	@			Accr 10/17/17-12/16/17 MGMT Fee	0.00	4,000.00	-4,000.00
** Account Totals								<u>0.00</u>	<u>4,000.00</u>	-4,000.00

3005-00		OPERATING CONTRIBUTIONS					<i>Balance Forward</i>			0.00
LA392	11/17	11/30/2017	TS 058689	@			11/17 Contribution By Trawler Capital MGMT	0.00	25,398.87	-25,398.87
** Account Totals								<u>0.00</u>	<u>25,398.87</u>	-25,398.87

5020-01		ELECTRICITY					<i>Balance Forward</i>			0.00
LA392	11/17	11/30/2017	AP 024971	@			1 11/21/2017 Elec 9/14-9/30 PSE & G	22,666.52	0.00	22,666.52
LA392	11/17	11/30/2017	AP 024971	@			1 11/21/2017 Wrong amount PSE & G	0.00	22,666.52	0.00
LA392	11/17	11/30/2017	AP 024971	@			2 11/21/2017 Elec 9/14-9/30 PSE & G	22,666.52	0.00	22,666.52
LA392	11/17	11/30/2017	AP 024971	@			1 11/21/2017 elec 7/1-7/31 PSE & G	28,637.02	0.00	51,303.54
LA392	11/17	11/30/2017	AP 024971	@			1 11/21/2017 Wrong amount PSE & G	0.00	28,637.02	22,666.52
** Account Totals								<u>73,970.06</u>	<u>51,303.54</u>	22,666.52

5025-06		R&MELEVATOR					<i>Balance Forward</i>			0.00
LA392	11/17	11/30/2017	AP 024971	@			3 11/22/2017 Elevator inspection State of New Jersey	2,238.00	0.00	2,238.00

Database: MSDE_DATA	General Ledger	Page: 2								
ENTITY: LA392	Lincoln Property Company	Date: 12/20/2017								
	Bel Scudders 3, LLC	Time: 01:37 PM								
Cash	10/17 - 12/17									
Report includes an open period. Entries are not final.										
Account Entity	Period	Entry Date	Src Reference	Site Id	Job Code	Dept	Description	Debit	Credit	Balance

5025-06 - R&MELEVATOR (Continued)

**** Account Totals** 2,238.00 0.00 **2,238.00**

5025-14 **R&MHVAC CONTRACT** *Balance Forward* 0.00

LA392 11/17 11/30/2017 AP 024971 @ 4 11/22/2017 7/7-8/6 BMS phone
VERIZON 239.43 0.00 239.43

LA392 11/17 11/30/2017 AP 024971 @ 4 11/22/2017 bms phone 8/7-9/6
VERIZON 254.92 0.00 494.35

**** Account Totals** 494.35 0.00 **494.35**

5030-00 **PROPERTY MANAGEMENT FEES** *Balance Forward* 0.00

LA392 12/17 12/1/2017 TS 058691 @ Accr 10/17/17-12/16/17 MGMT Fee 4,000.00 0.00 4,000.00

**** Account Totals** 4,000.00 0.00 **4,000.00**

**** Grand Totals** **106,101.28** **106,101.28**

Database: MSDE_DATA	Balance Sheet	Page: 1
ENTITY: LA392		Date: 12/20/2017
Report ID: MP_BALST	Bel Scudders 3, LLC	Time: 01:38 PM
Format ID: BALST	Lincoln Property Company	User ID: SANTIRATT

Cash

Report includes an open period. Entries are not final.

Acct #	Account Description	Dec 2017
	ASSETS	
	CURRENT ASSETS	
	TOTAL ASSETS	<u>0.00</u>
	LIABILITIES & EQUITY	
	CURRENT LIABILITIES	
2020-00	ACCR EXPENSESOTHER	4,000.00
	TOTAL CURRENT LIABILITIES	<u>4,000.00</u>
	TOTAL LIABILITIES	<u>4,000.00</u>
	EQUITY	
3005-00	OPERATING CONTRIBUTIONS	25,398.87
3205-00	CURRENT EARNINGS	(29,398.87)
	TOTAL EQUITY	<u>(4,000.00)</u>
	TOTAL LIABILITIES & EQUITY	<u>0.00</u>

Database: MSDE_DATA	Trial Balance	Page: 1	
ENTITY: LA392	Lincoln Property Company	Date: 12/20/2017	
	Bel Scudders 3, LLC	Time: 01:38 PM	
Cash	Year to Date Balances for period 12/17		
	Report includes an open period. Entries are not final.		
Account	Description	Debit	Credit

2020-00	ACCR EXPENSESOTHER		4,000.00
3005-00	OPERATING CONTRIBUTIONS		25,398.87
5020-01	ELECTRICITY	22,666.52	
5025-06	R&MELEVATOR	2,238.00	
5025-14	R&MHVAC CONTRACT	494.35	
5030-00	PROPERTY MANAGEMENT FEES	4,000.00	
	Total:	29,398.87	29,398.87

Database: MSDE_DATA	Income Statement	Page: 1
ENTITY: LA392	Monthly Income Statement	Date: 12/20/2017
	Lincoln Property Company	Time: 01:43 PM
	Bel Scudders 3, LLC	
Cash	Report includes an open period. Entries are not final.	
	Current Period	Year-To-Date
	1 Month	12 Months
Thru:	Dec 2017	Dec 2017

REVENUES

EFFECTIVE RENTAL REVENUE	0.00	0.00
EFFECTIVE GROSS REVENUE	0.00	0.00

EXPENSES

OPERATING EXPENSES		
ELECTRICITY	0.00	22,666.52
R&MELEVATOR	0.00	2,238.00
R&MHVAC CONTRACT	0.00	494.35
PROPERTY MANAGEMENT FEES	4,000.00	4,000.00
TOTAL OPERATING EXPENSES	4,000.00	29,398.87
OPERATING EXPENSES - NON RECOVER		
TOTAL OPER EXP N/R	0.00	0.00
NET OPERATING INCOME	(4,000.00)	(29,398.87)

WNI16-016970
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Katherine Knowlton Lopez - 013502011
Attorneys for Plaintiff

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Andres Taveras; et al.

DEFENDANTS

FILED

JAN 08 2018

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

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
Docket No: F-027423-16
CIVIL ACTION

**ORDER 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 for Summary Judgment
and the Court having reviewed the supporting Certification, Brief, Record and for good cause;

IT IS ON THIS 8th day of January, 2018 ORDERED that:

1. Plaintiff's Motion for Summary Judgment is hereby granted;
2. The Answer of the Defendant(s), ANDRES TAVERAS and MARTINA TAVERAS, is hereby stricken and Default against said Defendant(s) be entered;
3. 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. (an)
4. A copy of this Order shall be served upon defendant(s) within 5 days of Plaintiff's receipt.

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

Papers Considered: Mem, Cert, SumF, Brief + all exhibits.

Motion Opposed _____

Motion Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.8.18 †

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

Rhondi Lynn Schwartz, Esquire; Atty ID No.: 039861987
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053
(856) 482-1400
Attorneys for Plaintiff
File No. 214512-1

FILED

JAN 08 2018

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

**U.S. BANK NA, SUCCESSOR TRUSTEE TO
BANK OF AMERICA, NA, SUCCESSOR IN
INTEREST TO LASALLE BANK NA, AS
TRUSTEE, ON BEHALF OF THE
HOLDERS OF THE WASHINGTON
MUTUAL MORTGAGE PASS-THROUGH
CERTIFICATES, WMALT SERIES 2007-
OA3,**

Plaintiff,

Vs.

**JOSE R. SANCHEZ A/K/A JOSE SANCHEZ;
NAOMI DIAZ AKA NAOMI SANCHEZ;
ROSA WILLIAMS ; JAMES WILLIAMS ;
AND STATE OF NEW JERSEY,**

Defendant(s)

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

DOCKET NO.: F-032332-16

CIVIL ACTION

**ORDER REFORMING THE MORTGAGE
TO CORRECT THE LEGAL DESCRIPTION
AND CORRECTING THE LEGAL
DESCRIPTION IN THE COMPLAINT**

THIS MATTER having been opened to the Court by Milstead & Associates, LLC,
attorneys for Plaintiff, upon notice to Naomi Diaz a/k/a Naomi Sanchez and Jose R. Sanchez
a/k/a Jose Sanchez (the "Defendants") for an Order Reforming the Mortgage to Correct the Legal
Description; and the Court having considered the moving papers and the opposition papers, if
any; and for good cause shown,

IT IS on this 8th day of January, 2018, ORDERED as follows:

1. That the mortgage made by Jose Sanchez and Naomi Diaz to Washington Mutual Bank, FA, which was recorded in the Office of the Middlesex County Clerk on January 25, 2007 in Book 12130 at Page 175 et seq., be and is hereby reformed to include the Legal Description, a copy of which is annexed hereto as Schedule A; and

2. That the Complaint filed in this matter on December 2, 2016 is hereby Corrected to include the Legal Description, a copy of which is annexed hereto as Schedule A; and

3. That Plaintiff may proceed with its application for entry of Final Judgment before the Office of Foreclosure of the Superior Court of New Jersey in usual course; and

4. That Plaintiff ~~be and~~ is hereby permitted, ^{and} ~~but not~~ required, to record an exemplified copy of this order in the land records of the Middlesex County Clerk's Office; and

5. That Plaintiff's counsel shall, within 7 days after receipt of this Order, serve a copy of this Order upon the Defendants.


Honorable Arnold Natali, P.J.Ch.

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.9.18 


Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

796680

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

JAN 08 2018

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

WELLS FARGO BANK, N.A.
PLAINTIFF

VS.

JOSEPH G. SANTIAGO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-022091-17

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
TRACEY SANTIAGO OF ANY TITLE
AND INTEREST SHE 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, Wells Fargo Bank, N.A., for an Order Reforming the Loan Modification and Divesting Tracey Santiago of Any Title and Interest She May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this *8th* day of *January* ²⁰¹⁸ 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of August 1, 2014 between Joseph G. Santiago 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 Tracey Santiago in the land records of Middlesex County; and,

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

4. **THAT** the interest of Tracey Santiago is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on September 17, 2007 in *Mortgage Book 12614, Page 103*; 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.~~

_____ Opposed

Unopposed

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.8.18 +

↓

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

Colleen M. Hirst, Esq. (039742003)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)
Evan J. Harra, Esq. (213332017)

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)
Denise Carlon, Esq. (001392008)
Ujala Aftab, Esq. (034722011)

FILED

JAN 08 2018

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

U.S. Bank N.A. as trustee, on behalf of the holders
of the J.P. Morgan Mortgage Acquisition Trust
2006-CH1 Asset Backed Pass-Through
Certificates, Series 2006-CH1
Plaintiff

v.

Elizabeth Kimeria, his/her heirs, devisees, and
personal representatives, and his, her, their or any
of their successors in right, title and interest, et al.,
Defendant

SUPERIOR COURT OF NEW JERSEY
Middlesex County
CHANCERY DIVISION
GENERAL EQUITY
Docket No. F-007599-17
CIVIL ACTION

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

THIS MATTER having been opened to the Court By KML Law Group, P.C.,
attorneys for plaintiff in the above captioned matter, for an Order Permitting the entry of Final
Judgment Notwithstanding the Loan Modification Agreement not being recited in the Complaint;
and for good cause shown;

IT IS ON THIS 8th day of January, 2018

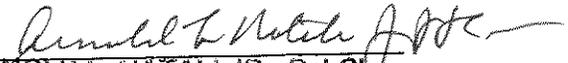
ORDERED:

1. That the Office of Foreclosure shall process Final Judgment notwithstanding the
Loan Modification Agreement not being recited in the Complaint; and
2. That Plaintiff may proceed with its application for entry of Final Judgment in the
usual course; and

3. That a copy of this Order be served within 5 days of the date the Order received by plaintiff's counsel.

This matter was:

Opposed _____
Unopposed



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

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.8.18 



Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

688904

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

JAN 08 2018

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

WELLS FARGO BANK, N.A.
PLAINTIFF

VS.

DAVID KOLCZYNSKI, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-001955-16

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENTS AND
SUBORDINATING AND DIVESTING
CHELLY KOLCZYNSKI OF ANY
TITLE AND INTEREST SHE 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 Chelly Kolczynski of Any Title and Interest she May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this 8th day of January 2018, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of April 15, 2010 between David Kolczynski and Wells Fargo Bank, N.A. and second loan modification agreement with a first payment date of March 1, 2012 between David Kolczynski and Wells Fargo Bank, N.A. (hereinafter "Loan Modification Agreements") ^{are} is attached as "**Exhibit A**" and shall become a part of this Order; and,

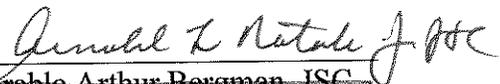
2. **THAT** the Loan Modification Agreements are deemed superior to the interest of Chelly Kolczynski in the land records of Middlesex County; and,

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

4. **THAT** the interest of Chelly Kolczynski is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing her ownership interest and equity of redemption under the terms of the Loan Modification Agreement, and mortgage recorded on June 25, 2007 in *Mortgage Book 12442, Page 593* ; 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 ARTHUR BERGMAN, JSC

Opposed
 Unopposed

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.8.10

Having reviewed the above motion, the Court finds it to be meritorious on its face and is unopposed. Pursuant to R. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.