

Hon. Arnold L. Natail Jr.'s Motion List for February 16, 2018

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
US BANK NATIONAL ASS VS FINK MYLES G	F	6102	17		establish lost instrument & deem pfs evidence sufficient for final judgment	GRANTED
WELLS FARGO BANK NA VS AWAIS OMAR	F	1767	15		MOTION TO VACATE FJ	GRANTED
WELLS FARGO BANK NA VS NOONAN DANIEL	F	25684	14		MOTION TO SET ASIDE SHERIFFS SALE	GRANTED
WELLS FARGO BANK VS PATEL SHAILESH	F	16550	17		MOTION TO VACATE FJ	GRANTED
U.S. BANK NATIONAL A VS CRUZ SAMANIEGO ANNIE	F	18544	17		judgment as to 3rd count to discharge prior mortgage	GRANTED
WELLS FARGO BANK NAT VS ERDMAN SANDRA L	F	4392	17		MOTION TO VACATE ENTRY OF DEFAULT	DENIED
U.S. BANK NATIONAL A VS BORJA JOSE N	F	3587	17		determine fair market value	DENIED WITHOUT PREJUDICE
US BANK NATIONAL ASS VS SCOTT SR HARRISON	F	36582	13		MOTION TO SET ASIDE SHERIFFS SALE	GRANTED
WELLS FARGO BANK NA VS ROSARIO ODALIS	F	22018	14		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 3/2
WELLS FARGO BANK NA VS STRYKER KENNETH	F	15118	13		MOTION TO PERMIT THE ENTRY OF FINAL JUDGMENT NOTWITHSTANDING THE LOAN MODIFICATION AGREEMENT NOT BEING RECITED IN THE COMPLAINT	DENIED WITHOUT PREJUDICE
NATIONSTAR MORTGAGE VS SEARLES, JR. WILLIAM	F	28270	17		MOTION TO CORRECT ERROR IN THE COMPLAINT	GRANTED
WELLS FARGO BANK NA VS LOUIS MENDOLA INDIVI DUAL	F	17977	17		MOTION FOR SUMMARY JUDGMENT	WITHDRAWN
US BANK NATIONAL ASS VS JOHNSON HELEN	F	22672	15		MOTION TO VACATE FJ	ADJOURNED
RIVERBEND TOWNHOUSE VS FUMADOR BEST	F	33946	15		MOTION TO VACATE FJ	DENIED
WELLS FARGO BANK VS PATHAK NAYAN	F	9628	17		MOTION FOR SUMMARY JUDGMENT	GRANTED
WELLS FARGO BANK NA VS MAJEWSKI RAYMOND T	F	1422	10		MOTION TO SET ASIDE SHERIFFS SALE	ADJOURNED 3/2
NATIONSTAR MORTGAGE VS MUKHERJEE MILANI	F	7894	17		MOTION FOR SUMMARY JUDGMENT	GRANTED

Hon. Arnold L. Natali Jr.'s Motion List for February 16, 2018

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
ANSLEM-WILLIAMS V PNC BANK	C	98	17		MOTION FOR SUMMART JUDGMENT	GRANTED
DEUTSCH BANK V GRAY	C	80	17		MOTION FOR DEFAULT JUDGMENT	GRANTED
HAMPTON CLUB V CITY OF NEW BRUNSWICK	C	128	17		MOTION TO AMEND COMPLAINT	GRANTED
KALMAN V ESTATE OF MARY YAKUBIK	C	44	17		MOTION TO PARTITION PROPERTY AND COMPEL SALE OF PROPERTY	DENIED
					CROSS MOTION TO APPOINT ADMINISTRATOR TO ESTATE AND TO COMPEL	GRANTED
MARITIME PARK V NOVA CASUALTY	C	24	16		MOTION FOR SUMMARY JUDGMENT	ADJOURNED 2/20
MIDFIRST BANK V MILAGROS ALVAREZ	C	144	17		MOTION FOR FINAL JUDGMENT BY DEFAULT	DENIED WITHOUT PREJUDICE
PREFERRED HOME HEALTHCARE V MAGNACA	C	160	16		MOTION FOR SUMMARY JUDGMENT	TRANSFERRED
					CROSS MOTION FOR SUMMARY JUDGMENT	TRANSFERRED
US BANK V MERCHAN	C	211	15		MOTION TO COMPEL DISCOVERY	WITHDRAWN
YUZUK V CEDAR VILLAGE AT EAST BRUNSWICK	C	174	17		MOTION TO DISMISS	ADJOURNED 3/2
DIRECT COAST TO COAST V MALLOY	L	5688	17		MOTION FOR SUMMARY JUDGMENT	DENIED
					MOTION TO COMPEL AND ADJOURN TRIAL	PARTIAL
IMO SAYREVILLE	L	4010	15		MOTION FOR ATTORNEYS' FEES	GRANTED
LUTHER V DELUXE	L	6190	16		MOTION TO REINSTATE CASE	WITHDRAWN
RAMOS V CITY OF PERTH AMBOY	L	454	17		MOTION TO RECONSIDER	ADJOURNED
PATEL V K LIQUOR	L	2131	17		MOTION TO COMPEL DISCOVERY	ADJOURNED 3/2
					MOTION TO RELIEVE COUNSEL	WITHDRAWN
SLOANE V PELTIER	L	3241	16		MOTION TO DISMISS WITH PREJUDICE	GRANTED
					MOTION TO DISMISS WITH PREJUDICE	GRANTED

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

FILED

FEB 22 2018

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

JOHN KALMAN, JAY DRWAL, NANCY DRWAL, SUSAN DRWAL, LINDA CUNHA, JANICE GRIFFITHS, ELIZABETH MARCZAK PONIATOWSKI, PHILIP GERHARDT, BARBARA KELLY, RONALD KALMAN, FRANK KASKIW, WESLEY KASKIW, BARBARA CHIANDO, RITA CHIESA, and ROSEMARIE BRUSH,

Plaintiffs,

v.

ESTATE OF MARY YAKUBIK, and John Does 1-10 and XYZ Corporations 1-10, unknown claimants

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-44-17

CIVIL ACTION

ORDER AMENDING FEBRUARY 21, 2018 ORDER AS TO REAL ESTATE AGENT ONLY

THIS MATTER having come before the Court by way of a motion to partition property and compel the sale of property, filed by Stuart J. Moskovitz, Esq., appearing as counsel for John Kalman, Jay Drwal, Nancy Drwal, Susan Drwal, Linda Cunha, Janice Griffiths, Elizabeth Marczak Poniatowski, Philip Gerhardt, Barbara Kelly, Ronald Kalman, Frank Kaskiw, Wesley Kaskiw, Barbara Chiando, Rita Chiesa, and Rosemarie Brush (“Plaintiffs”), and a cross-motion to appoint an administrator filed by Andrea Sullivan, Esq., appearing as counsel for the Estate of Mary Yakubik (“Defendant”), and the Court having submitted the papers submitted, and for the reasons stated on the record on February 16, 2018, and for good cause shown:

IT IS on this 22nd day of February, 2018:

ORDERED that the February 11, 1950 will of Mary Kalman shall be submitted to the Middlesex County Probate Office within five (5) days of the date of this Order; and

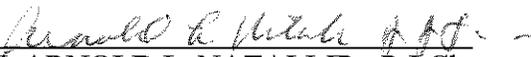
IT IS FURTHER ORDERED that the property located at 570 Smith Street, Perth Amboy, New Jersey shall be immediately listed with Joseph Cimiulluca, a commercial real estate agent at the Woodbridge office of Century 21, and shall be listed for sale for a period of

sixty (60) days from the appointment of the Administrator CTA; and

IT IS FURTHER ORDERED that the Court appoints Tara Auciello, Esq., to serve as the Administrator CTA without bond; and

IT IS FURTHER ORDERED that the percentages in the June 20, 2017 Consent Order (“Consent Order”) are hereby vacated and are subject to further Court Order. The remaining provisions of the Consent Order are unaffected; and

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


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

2-16
5

William P. Reiley (ID 128872014)
BALLARD SPAHR LLP
210 Lake Drive East, Suite 200
Cherry Hill, NJ 08002
Telephone: 856.761.3400
Facsimile: 856.761.1020
Attorneys for Defendant, PNC Bank, N.A.

FILED

FEB 20 2018

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

ANSLEM WILLIAMS AND NATALIE
BEDDOE-WILLIAMS,

PLAINTIFF,

v.

PNC BANK, N.A.,

DEFENDANTS.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. C-98-17

CIVIL ACTION

**ORDER GRANTING SUMMARY
JUDGMENT AS TO COMPLAINT OF
PLAINTIFFS ANSLEM WILLIAMS AND
NATALIE BEDDOE-WILLIAMS**

ORDER

THIS MATTER having been opened to the Court by Ballard Spahr LLP, counsel for Defendant PNC Bank, N.A. ("PNC Bank"), by way of a motion for summary judgment and the Court having considered the arguments in support of said motion, as well as any arguments in opposition thereto; and for good cause shown;

IT IS on this 20th day of February, 2018;

ORDERED that PNC Bank's Motion for Summary Judgment as to the complaint of Anslem Williams and Natalie Beddoe-Williams pursuant to R. 4:46 is **HEREBY GRANTED**;

IT IS FURTHER ORDERED that the complaint of Anslem Williams and Natalie Beddoe-Williams is **HEREBY DISMISSED**.

A true copy of this Order shall be provided to all counsel of record within seven (7) days of receipt.

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

Opposed
 Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

2/16
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FILED

FEB 20 2018

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

CGG 17-018683
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006

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.

Docket No: C-80-17

Eugene Gray and Carol Gray, his wife

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 20th day of February, 2017 ORDERED as follows:

1. Plaintiff's Motion for Default Judgment is hereby granted;
2. A final judgment in the amount of \$67,989.74, 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. (X)
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.

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

Opposed _____
Unopposed ✓

(*) Plaintiff may take possession only upon further proofs as to the legal status of any occupants and further Court order.

2-16
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FILED

FEB 20 2018

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

Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema – 029552006
Katherine Knowlton Lopez – 013502011
Attorneys for Plaintiff

MIDFIRST BANK

PLAINTIFF,

vs.

MILAGROS C. ALVAREZ; MERIDIAN
TITLE INSURANCE COMPANY

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: C-000144-17

CIVIL ACTION

**ORDER FOR FINAL JUDGMENT BY
DEFAULT**

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

IT IS ON THIS 20th day of February, 2017 ORDERED that:

1. ~~Plaintiff's Motion for Final Judgment by Default is hereby granted;~~
2. Any right, title or interest that Meridian Title Insurance Company have in the Property located at 40 Chatham Square, Sayreville, New Jersey, 08859, are hereby extinguished, divested, and foreclosed; and *Denied without prejudice. (A)*
3. ~~It is declared that Midfirst Bank is the owner of the Property in fee simple.~~
4. A copy of this Order shall be served upon defendant(s) within 5 days of Plaintiff's receipt.

Arnold L. Natali Jr. JHC

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

Papers Considered: NOV. Cert, Exhs., proposed order

Motion Opposed: _____

Motion Unopposed: ✓



The motion is denied without prejudice as movant has not established service of the 12.15.17 entry of default upon Defendants. See R. 4:43-1 & R. 4:43-2; Puzos & Verniero, Current N.J. Court Rules, Comment R. 4:43-1 & R. 4:43-2 (Gann) ("The rule requires the attorney obtaining entry of default to serve a copy of the default papers upon the defendant by ordinary mail:").

Any renewed motion for final judgment shall be made within sixty (60) days.

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

FILED

FEB 16 2018

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

**HAMPTON CLUB CONDOMINIUM
ASSOCIATION,**

Plaintiff,

v.

**CITY OF NEW BRUNSWICK, a Municipal
Corporation**

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-222-17

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion to file an Amended Complaint filed by Samuel Inglese, Esq., appearing as counsel for Hampton Club Condominium Association (“Plaintiff”), and a cross-motion for counsel fees filed by Charly Gayden, Esq., appearing as counsel for the City of New Brunswick (“Defendant”), and the Court having submitted the papers submitted, and for the reasons stated on the record on February 16, 2018, and for good cause shown:

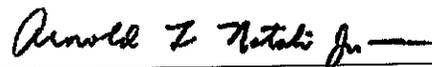
IT IS on this 16th day of February, 2018:

ORDERED that Plaintiff’s motion to file an Amended Complaint is **GRANTED**.

Plaintiff shall file an Amended Complaint within five (5) days of the date of this Order; and

IT IS FURTHER ORDERED that the Court shall reserve on Defendant’s motion for counsel fees. To the extent that Defendant seeks counsel fees under R. 1:8-4, Defendant shall file a separate safe harbor letter; and

IT IS FURTHER ORDERED that counsel for Plaintiff shall serve a copy of this Case Management Order upon all counsel of record within five (5) days of the date of this Order.



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

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

FILED

FEB 16 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

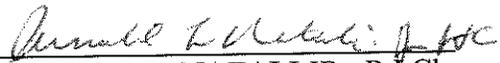
THIS MATTER having come before the Court by way of a motion for summary judgment and a motion to compel and adjourn the trial date filed by Gerard F. Smith, Esq., and Raymond Selvaggio, Esq., appearing as co-counsel for Farren International, LLC, Northern Trucking & Logistics, LLC, H.W. Farren, LLC, and Fastway, LLC (“Defendants”), and Ronald Horowitz, Esq., appearing as counsel for Direct Coast to Coast (“Plaintiff”), and the Court having considered the papers submitted, and for the reasons stated in the attached Statement of Reasons, and for good cause shown:

IT IS on this 16th day of February, 2018:

ORDERED that Defendants’ motion for summary judgment is **DENIED**. The parties should appear for trial on March 1, 2018 at the Civil Assignment Office for trial assignment. Any pre-trial issue can be addressed with the assigned Law Division trial judge; and

IT IS FURTHER ORDERED that Defendants’ motion to compel is **GRANTED** and Defendants’ motion to adjourn the trial date is **DENIED**; and

IT IS FURTHER ORDERED that counsel for Defendants 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.

STATEMENT OF REASONS ATTACHED.

CC: The Honorable Jamie D. Happas, P.J. Cv.
Josephine Marchetta

Statement of Reasons

Initially, the Court finds that it is pertinent to note that the underlying Complaint was filed on May 15, 2015. At a minimum, the parties have had seven hundred and sixty three (763) days to engage in discovery. On January 5, 2018, in response to Defendants' motion to extend discovery and adjourn the trial date, the Court adjourned the trial date and, though the discovery deadline was not extended beyond December 20, 2017, the parties were ordered to produce certain documents and complete the depositions of certain named individuals. As a result, the trial in this matter is currently scheduled to commence on March 1, 2018.

Defendants' motion for summary judgment is denied as untimely under N.J. Ct. R. 4:46-1. Specifically, R. 4:46-1 provides that "[a]ll motions for summary judgment shall be returnable no later than 30 days before the scheduled trial date, unless the court otherwise orders for good cause shown" The instant application for summary judgment was filed on January 19, 2018 and made returnable on February 16, 2018 in accordance with the requirement that, unless otherwise ordered by the Court, summary judgment motions must be "filed not later than 28 days before the time specified for the return date." R. 4:46-1. Defendants' motion, however, was not made returnable at least thirty (30) days prior to the March 1, 2018 trial date. Id. The motion is returnable thirteen (13) days before the trial date.

The Court further concludes that Defendants fail to demonstrate "good cause" under R. 4:46-1 to permit their motion to proceed thirteen days prior to trial. In evaluating "good cause," courts must exercise "sound discretion in light of the facts and circumstances of the particular case considered in the context of the purposes of the Court Rule being applied." Delaware Valley Wholesale Florist, Inc. v. Addalia, 349 N.J. Super. 228, 232 (App. Div. 2002). R. 4:46-1, in application, prevents the filing of dispositive motions on the eve of trial.

Defendants' contend that good cause exists based upon the fact that, after the January 5, 2018 oral argument with respect to Defendants' motion to extend discovery, the "first available return date" was February 16, 2018. See Defs.' Jan. 23, 2018 Correspondence. Further, Defendants argue that Plaintiff will not be prejudiced because they had ample time to oppose the motion in accordance with the New Jersey Court Rules. However, the Court cannot ignore either that Defendants' motion for summary judgment is returnable on the eve of trial or that the parties have had years to conduct discovery. The instant application could have been filed at any time during the lengthy discovery period in this litigation. In the Court's discretion, the Court finds

that there is no justification for Defendants' late filing of the motion for summary judgment and good cause does not exist to permit the application. Further, the Court notes that the instant motion for summary judgment was previously decided by the Honorable Frank M. Ciuffani, P.J. (Ret.) by way of a motion to dismiss. While the factual record may have developed since the denial of that motion, there is no sufficient justification for Defendants' untimely application in light of the extensive time to conduct discovery. Defendants may renew any dispositive application pursuant to R. 4:37-2.

With respect to Defendants' motion to compel and adjourn the trial date for at least sixty (60) days, the Court denies the request to adjourn the trial date as there is no justifiable reason to adjourn the March 1, 2018 trial date in light of the fact that the trial has been adjourned numerous times by the parties to meet purported discovery needs. As provided in R. 4:36-3(b), an "initial request for an adjournment [of a trial date] for a reasonable period of time to accommodate a scheduling conflict or the unavailability of an attorney, a party, or a witness shall be granted if made timely in accordance with this rule." A request to adjourn a trial date "should be made as soon as the need is known but in no event, absent exceptional circumstances, shall such request be made later than the close of business on the Wednesday preceding the Monday of the trial week." Id. Notably, the instant adjournment request is not the first application to adjourn the trial date in this matter.

While Defendants argue that the trial must be adjourned to accommodate the outstanding discovery ordered by the Court in its January 5, 2018 Order, the Court, in its discretion, finds that it is inappropriate to adjourn the trial. Kosmowski v. Atlantic City Med. Ctr., 175 N.J. 568, 575 (2003) ("[T]he request for an adjournment is addressed to the trial judge's discretion."). As previously indicated, the parties have engaged, at a minimum, in seven hundred and sixty three (763) days of discovery. Further, as detailed below, an adjournment of the trial date is not necessary to complete the outstanding discovery requested by Defendants.

The Court does, however, find that it is appropriate to compel the parties to complete the outstanding discovery prior to the March 1, 2018 trial. See R. 4:10-2 ("Parties may obtain discovery regarding any matter, not privileged, which is relevant to the subject matter involved in the pending action . . ."). Specifically, in the Court's January 5, 2018 Order, the Court ordered Plaintiff to produce the documents within its custody and control referenced at the November 27, 2017 deposition of Jonathan Lefcourt within thirty (30) days of the date of the

Order and ordered that the parties may depose Jan Frohman and Marshall Progebin within thirty (30) days of the date of the Order. The Court finds that Plaintiff shall produce the documents within its custody and control referenced at the November 27, 2017 deposition of Jonathan Lefcourt within seven (7) days of the date of this Order. As the parties dispute the date range of the sales documents to be produced, the Court finds that Plaintiff shall produce all sales documents within its custody and control referenced at the deposition of Jonathan Lefcourt for the five year period from 2013 to 2017. With respect to the outstanding depositions, the parties' submissions indicate that the Plaintiff proposed three dates to complete the depositions in February. Though the dates were after the thirty (30) day period outlined by the Court's January 5, 2018 Order, it is clear that the parties had a reasonable opportunity to conduct the depositions. Despite the opportunities, the Court will permit the depositions to be completed prior to trial. The parties are hereby ordered to depose Jan Frohman and Marshall Progebin within seven (7) days of the date of this Order.

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
FEB 16 2018
ARNOLD L. NATALI JR., P.J.Ch.

**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., counsel for K-Land Corp. (“K-Land”), and Kevin D. Walsh, Esq., counsel for Fair Share Housing Center (“FSHC”), seeking an Order for the reimbursement of attorneys’ fees and costs by the Borough of Sayreville (“Borough”) in the above-captioned matter pursuant to the Court’s October 10, 2017 Order, and Jeffrey Surenian, Esq., having appeared as counsel for the Borough, and the Court having considered the papers submitted, and for the reasons stated on the record on February 16, 2018, and for good cause shown:

IT IS on this 16th day of February, 2018:

ORDERED that K-Land’s and FSHC’s applications for attorneys’ fees and costs is **GRANTED**. The Court shall issue a written decision with respect to the K-Land’s and FSHC’s right to attorneys’ fees under R. 1:10-3 and the amount of attorney’s fees and costs that the Borough is obligated to pay to K-Land and FSHC under the appropriate lodestar analysis; 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

FEB 16 2018

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

MARGOLIS EDELSTEIN
100 Century Parkway, Suite 200
P.O. Box 5084
Mount Laurel, NJ 08054
856-727-6000
Robert M. Kaplan, Esquire
Attorney ID#: 026091980
Attorneys for Defendants, Danna Nezarria and Yair Nezarria
Our file no.: 21500.1-3883 RMK

Plaintiff	:	SUPERIOR COURT OF NEW JERSEY
	:	LAW DIVISION
KATHLEEN SLOANE	:	MIDDLESEX COUNTY
	:	
vs.	:	Docket No: L 3241-16
	:	
Defendants	:	CIVIL ACTION
	:	
JAKE PELTIER, ECONO MED	:	ORDER DISMISSING COMPLAINT
TRANSPORTATION, DANNA NEZARIA	:	WITH PREJUDICE PER RULE
AND YAIR NEZARIA	:	4:23-5 (a) (2)
	:	
	:	

This matter having been brought before the Court by Margolis Edelstein, Esquires, appearing on behalf of defendants, Danna Nezarria and Yair Nezarria, and the Court having duly considered the moving papers submitted in support of their application in accordance with Rule 1:6-2, and finding merit in said application, and for other good cause appearing;

IT IS on this 16th day of February, 2018,

ORDERED that the Complaint of plaintiff be and the same is hereby dismissed, with prejudice, pursuant to Rule 4:23-5(a)(2).

A copy of the within Order shall be sent to all counsel *and posted by plaintiff's counsel* within 5 days of the date hereof.

OPPOSED

UNOPPOSED

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 2/16/18

L-30981-CNJ-022017EB
ZIRULNIK, SHERLOCK & DEMILLE
Elizabeth R. Brennan- Attorney ID: 001701984
200 Clocktower Drive
Suite 101
Hamilton, NJ 08690
609-890-0050
Attorneys for Defendants,
Econo-Med Transportation, Inc. and Jake Peltier

FILED

FEB 16 2018

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

KATHLEEN SLOANE,

Plaintiff(s),

vs.

JAKE PELTIER, ECONO MED
TRANSPORTATION, DANNA NEZARIA,
& YAIR NEZA RIO,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-L-3241-16

CIVIL ACTION

ORDER DISMISSING COMPLAINT
WITH PREJUDICE PURSUANT TO R.
4:23-5(a)(2)

THIS MATTER having been opened to the Court by Zirulnik, Sherlock & DeMille, attorneys for defendants, Econo-Med Transportation, Inc. and Jake Peltier, for an Order dismissing plaintiff's Complaint with prejudice, pursuant to Rule 4:23-5(a)(2), and the court having reviewed the moving papers and any opposition submitted thereto, and for good cause appearing;

IT IS on this 16th day of February, 2016

ORDERED that plaintiff's Complaint be and hereby is dismissed with prejudice pursuant to Rule 4:23-5(a)(2); and

IT IS FURTHER ORDERED that a copy of this Order be served upon all counsel ^{and parties} _{by counsel} _{for} _{plaintiff} within _____ days from the date hereof.

____ Opposed Unopposed

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.16.16

ITB15-010256
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Jeffrey Rappaport - 003431991
Attorneys for Plaintiff

FILED

FEB 16 2018

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

<p>WELLS FARGO BANK, N.A.</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>OMAR AWAIS, ET AL</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-001767-15</p> <p>CIVIL ACTION</p> <p>ORDER TO VACATE FINAL JUDGMENT AND WRIT OF EXECUTION AND DISMISS THE FORECLOSURE</p>
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This matter being opened to the Court by Shapiro & DeNardo, LLC, attorneys for plaintiff, and it appearing that the above entitled action has amicably settled between parties, and for good cause shown;

IT IS on this 16th day of February, 2018,

ORDERED, that the Sheriff of MIDDLESEX County return the Writ of Execution into Court marked "unsatisfied"; and it is further

ORDERED, the Final Judgment entered in the above entitled action on September 8, 2016 and the Writ of Execution issued on September 8, 2016 be and the same are hereby vacated; and it is further

ORDERED, that the Mortgage and Note be reinstated, and it is further

ORDERED, that the above entitled action is hereby dismissed without prejudice and without costs, in favor of or against any party,



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.

WNI17-019454
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016
Jeffrey Rappaport - 003431991
Attorneys for Plaintiff

FILED

FEB 16 2018

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

<p>WELLS FARGO BANK, N.A.</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>SHAILESH PATEL A/K/A SHAILISH PATEL, ET AL</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-016550-17</p> <p>CIVIL ACTION</p> <p>ORDER TO VACATE FINAL JUDGMENT AND WRIT OF EXECUTION AND DISMISS THE FORECLOSURE</p>
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This matter being opened to the Court by Shapiro & DeNardo, LLC, attorneys for plaintiff, and it appearing that the above entitled action has amicably settled between parties, and for good cause shown;

IT IS on this 16th day of February, 2018,

ORDERED, that the Sheriff of MIDDLESEX County return the Writ of Execution into Court marked "unsatisfied"; and it is further

ORDERED, the Final Judgment entered in the above entitled action on December 27, 2017 and the Writ of Execution issued on December 27, 2017 be and the same are hereby vacated; and it is further

ORDERED, that the Mortgage and Note be reinstated, and it is further

ORDERED, that the above entitled action is hereby dismissed without prejudice and without costs, in favor of or against any party,



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

FEB 16 2018

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

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Brandon Pack, Esq.
STATE BAR NUMBER: 033082011

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

vs.

WILLIAM SEARLES, JR. INDIVIDUALLY
AND AS EXECUTOR OF THE ESTATE OF
LILY M. KENNEY A/K/A LILY KENNEY,
et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-028270-17

ORDER CORRECTING ERROR IN THE
COMPLAINT

This matter being opened to the Court by RAS Citron, LLC, Brandon Pack, Esq., attorneys for the plaintiff; requesting an Order Correcting Error in the Complaint and good cause appearing;

IT IS ORDERED on this 16th day of February, 2018:

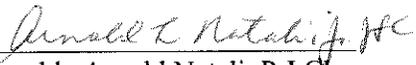
1. THAT that Paragraphs 1, 3.A and 3.B of the First Count of the Complaint, are deemed amended to correct the name of the original lender as "Wells Fargo Bank, N.A." instead of "Well Fargo Bank, N.A.".

2. THAT Paragraph 1 of the First Count of the Complaint is deemed amended to include the interest rate and that interest is compounded. Paragraph 1 of the First Count should read, "On January 5, 2011, the Mortgagor(s) LILY KENNEY being indebted to WELLS FARGO BANK, N.A. executed a Note of that date up to a maximum principal amount of \$354,000.00 with an



initial interest rate of 2.461 percent per annum payable when a maturing event takes place as defined in the Note and Mortgage. This Note calls for the compounding of interest.”

3. AND THAT this Order shall be served upon all noticed parties within 5 days of *the Order's online posting on e-Courts,* receipt of this Order



Honorable Arnold Natali, 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.

17010059-4
UDREN LAW OFFICES, P.C.
Woodcrest Corporate Center
111 Woodcrest Road, Suite 200
Cherry Hill, NJ 08003
(856) 669-5400 ext. 5548
Nicole LaBletta, Esquire
Attorney for Plaintiff – ID 003232006

FILED

FEB 16 2018

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

<p>Wells Fargo Bank, National Association as Trustee for ABFC 2006-OPT2 Trust, Asset Backed Funding Corporation, Asset Backed Certificates, Series 2006-OPT2 PLAINTIFF,</p> <p>vs.</p> <p>SANDRA L. ERDMAN, THOMAS A. ERDMAN, et al. DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-004392-17</p> <p>CIVIL ACTION</p> <p>ORDER</p>
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This matter having been opened to the Court by Defendants by way of Motion to Vacate Judgment and Amend Answer, and Plaintiff's Opposition thereto, it is hereby ORDERED that:

1. The Motion to Vacate Judgment and Amend Answer is DENIED.
2. All parties shall be served a copy of this Order within 5 days of the date hereof.
its online posting on e-courts.

3. *The Court provided Mr. Thomas Erdman with a copy of this order in court on 2.16.18*

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

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.16.18

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

FILED

FEB 16 2018

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

WELLS FARGO BANK, N.A.,
Plaintiff,

v.

**DANIEL NOONAN; THERESA NOONAN;
NEW ASSETS, LLC,**
Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-F-25684-14

CIVIL ACTION

ORDER

THIS MATTER having been opened to the Court by Patrick O. Lacsina, Esq., attorney for New Assets, LLC ("Third-Party Bidder) for an Order Vacating Sheriff's Sale, and the Court having considered all papers and arguments presented, and for good cause shown:

IT IS on this 16th day of February, 2018 **ORDERED** that:

1. Sheriff's sale held on December 16, 2017 with respect to mortgaged premises located at 118 Carlisle Street, South Plainfield, New Jersey 07080 (the "Property") and sold to Third Party Bidder, is hereby set aside and vacated; and
2. The Sheriff shall schedule a new sale and resell the property within thirty (30) days; and
3. The deposit monies in the amount of \$34,500.00 deposited with the Middlesex County Sheriff pursuant to the Sherriff's sale of the Property shall be returned by the Sheriff to be disbursed as follows:
 - a. The Sheriff is awarded its statutory commission, which commission shall be paid from said deposit;
 - b. The cost of scheduling the new sale date shall be deducted from the deposit; and
 - c. Any remaining portion of the deposit shall be returned to successful Third Party Bidder; and
 - d. A copy of this Order shall be served on all parties within seven (7) days.

Opposed
 Unopposed


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



RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Naser Selmanovic, Esq.
STATE BAR NUMBER: 041712009

FILED

FEB 05 2018

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

U.S. BANK NATIONAL ASSOCIATION
AS TRUSTEE IN TRUST FOR THE
REGISTERED HOLDERS OF CITIGROUP
MORTGAGE LOAN TRUST 2007-AHL2
ASSET-BACKED PASS-THROUGH
CERTIFICATES SERIES 2007-AHL2,
Plaintiff/Mortgagee

vs.

LARISA GERSHENGOREN, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION MIDDLESEX
COUNTY

DOCKET NO. F-009887-14

ORDER TO PERMIT THE ENTRY OF FINAL
JUDGMENT NOTWITHSTANDING THE
LOAN MODIFICATION AGREEMENT
DATED FEBRUARY 27, 2009 NOT BEING
RECITED IN THE COMPLAINT AND TO
STRIKE THE LOAN MODIFICATION DATED
MARCH 25, 2010

THIS MATTER being opened to the Court on Notice of Motion by RAS CITRON, LLC,
attorneys for the Plaintiff, for an Order Permitting the entry of Final Judgment Notwithstanding
the Loan Modification Agreement dated February 27, 2009 not being recited in the Complaint;
and the Court having considered the papers submitted, and for good cause shown;

IT IS on this 5th day of February, 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 Loan Modification Agreement dated February 27, 2009 not being recited in the Complaint; and
3. That Plaintiff may proceed with its application for entry of Final Judgment in the usual course as if the Loan Modification Agreement dated February 27, 2009 had been set forth in the Complaint; and



15-036776 - OrV



4. That the ~~Loan Modification dated March 25, 2010 is hereby stricken of record; and~~ *done without prejudice*
5. That a copy of this order be served on the defendants within 5 days of the date the Order received by plaintiff's counsel.

of its posting on e-Courts.

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

 opposed

 / unopposed

Ⓢ Plaintiff may proceed to Final Judgment to the extent Final Judgment is appropriate. (i.e., established service, filing and service of entry of default).

ⓈⓈ The proofs in the motion record are not competent to grant the relief requested. Counsel cannot certify to the fact of an unsuccessful loan modification. See R. 1:6-6; Wells Fargo Bank v. Ford, 413 N.J. Super. 592 (App. Div. 2011).

CXE15-012108
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Katherine Knowlton Lopez - 013502011
Jeffrey Rappaport - 003431991
Attorneys for Plaintiff

Nationstar Mortgage LLC

PLAINTIFF,

vs.

Milani Mukherjee ; et al.

DEFENDANTS

FILED

FEB 20 2018

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

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
Docket No: F-007894-17
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 20th day of February, 2018 ORDERED that:

1. Plaintiff's Motion for Summary Judgment is hereby granted;
2. The Answer of the Defendant(s), MILANI MUKHERJEE, is hereby stricken and Default against said Defendant(s) be entered;
3. The Counterclaims of the Defendant(s), MILANI MUKHERJEE, are hereby dismissed with prejudice.
4. Plaintiff is permitted to proceed uncontested before the Clerk of the Superior Court, Office of Foreclosure, for entry of Final Judgment per R. 4:64.

5. A copy of this Order shall be served ^{by counsel for plaintiff} upon defendant(s) ^{and all parties} within 5 days of Plaintiff's receipt: *its posting on e-Courts*

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

Papers Considered: WOM; Certs; Exhibits to Cert; Brief

Motion Opposed

Motion Unopposed ✓

FOR THE REASONS SET FORTH
ON THE RECORD ON 1.20.18

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
80 Main Street, Suite 460
West Orange, NJ 07052
(973) 325-8800
Attorneys for Plaintiff
Attorney Court ID:038662009
Attorney: Timothy Ziegler, Esq.
Our File #: 03-016620-F00

FILED

FEB 20 2018

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

Wells Fargo Bank, N.A., as Trustee, for
Park Place Securities, Inc. Asset-Backed
Pass-Through Certificates, Series 2005-
WCW1,

Plaintiff,

vs.

Nayan Pathak; Premaben Pathak;
Traditions Homeowners Association, Inc.;

Defendants.

Superior Court of New Jersey
Chancery Division
Middlesex County

Civil Action

Docket No.: F-009628-17

**ORDER STRIKING ANSWER AND
GRANTING SUMMARY JUDGMENT IN
FAVOR OF PLAINTIFF**

This matter having been opened to the Court by FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, attorneys for Plaintiff (Timothy Ziegler, Esq., appearing) on a Motion to Strike Answer and Grant Summary Judgment, and the Court having reviewed the supporting Certifications and Exhibits, and for good cause shown;

IT IS ON THIS 20th DAY OF February, 2018

ORDERED that Plaintiff=s Motion to Strike Answer and Grant Summary Judgment against Defendant, Nayan Pathak and Premaben Pathak, be, and hereby is, granted; and it is further

ORDERED that the Answer of Defendant be, and hereby is stricken, with prejudice; and it is further

ORDERED that default against said Defendant be, and hereby is entered; and it is further

ORDERED that the Plaintiff be permitted to proceed to Judgment pursuant to R. 4:64 through the Clerk of the Superior Court, Foreclosure Unit, in an uncontested manner; and it is further

ORDERED that a copy of this Order be served ^{by counsel for plaintiff} upon all counsel of record ^{and parties} within 5 days of the date hereof ^{its online posting on e-Courts}

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

Papers Considered:
Motion Opposed _____
Motion Unopposed ✓

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

KNUCKLES, KOMOSINSKI & MANFRO, LLP
Michel Lee, Esquire (Attorney ID 024422010)
Attorneys for Plaintiff
50 Tice Boulevard, Suite 183
Woodcliff Lake, NJ 07677
Telephone 201-391-0370
Facsimile 201-781-6744
ml@kkmlp.com

FILED

FEB 20 2018

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

U.S. BANK, NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY, BUT
SOLELY AS LEGAL TITLE TRUSTEE FOR
BCAT 2016-18TT,

Plaintiff,

vs.

MYLES GEORDIE FINK, INDIVIDUALLY AND
AS EXECUTOR OF THE ESTATE OF LINDA
FINK, DECEASED, et al.

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-006102-17

CIVIL ACTION

**ORDER ESTABLISHING A LOST
INSTRUMENT AND DEEMING
PLAINTIFF'S PROOF SUFFICIENT**

THIS MATTER having been opened to the Court by Knuckles, Komosinski, & Manfro, LLP, attorneys for Plaintiff, by way of motion for entry of an Order Establishing a Lost Instrument, and it appearing that, after diligent search by Plaintiff the original Note cannot be located and the Court having reviewed a copy of the Mortgage, as recorded with the County Clerk, which references the Note; and with good cause being shown,

IT IS on the 20th day of February, 2018, **ORDERED THAT**

1. The terms and existence of the Note are established as set forth in the First Count of the complaint with Plaintiff presenting sufficient evidence of indebtedness to meet the requirements of Rule 4:64-2; and
2. The Superior Court, Office of Foreclosure is directed to proceed with entry of Final Judgment by default without the original Note as required by Rule 4:64-2.

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

Opposed

Unopposed

Reasons placed on the record

TMP_95002_1

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

RAS Citron, LLC
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Brandon Pack, Esq.
STATE BAR NUMBER: 033082011

FILED

FEB 20 2018

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

U.S. BANK NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL
ASSOCIATION, AS TRUSTEE
FOR MERRILL LYNCH
MORTGAGE INVESTORS TRUST,
MORTGAGE LOAN
ASSET-BACKED CERTIFICATES,
SERIES 2007-HE3,
Plaintiff/Mortgagee

vs.

ANNIE CRUZ SAMANIEGO A/K/A
ANNIE VELOSO A/K/A ANNIE S.
VELOSO A/K/A ANNIE CRUZ
A/K/A ANNIE SAMANIEGO, et al.
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-018544-17

ORDER GRANTING JUDGMENT AS TO THIRD
COUNT OF THE COMPLAINT TO DISCHARGE
PRIOR MORTGAGE OF RECORD

This matter being opened to the Court by RAS Citron, LLC, attorneys for the Plaintiff,
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MERRILL
LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED
CERTIFICATES, SERIES 2007-HE3; upon Notice of Motion for Judgment as to the Third



Count of the Complaint, and the Court having considered the papers submitted, oral argument if any, and for good cause shown;

IT IS ORDERED on this 20th day of February, 20 18:

1. Plaintiff's motion be and hereby is granted and Judgment as to the Third Count of the Complaint be and hereby is entered; and
2. The mortgage to CITIBANK, FSB, dated January 23, 2006 and executed by ANNIE C. SAMANIEGO AND VAL ALBERTO O. VELOSO to secure \$31,000.00 and recorded in Book 11348 Page 0349 on February 14, 2006 in the County of Middlesex is HEREBY deemed to be paid in full and satisfied and Plaintiff is entitled to have same discharged of record; and
3. A copy of the within Order may be recorded by Plaintiff in the Middlesex County Clerk's office and the Clerk shall accept same for recording and indexing upon payment of the requisite fees; and
4. The within matter is returned to the Office of Foreclosure to proceed in the ordinary course; and
5. A copy of the within Order shall be served upon all parties within 5 days of the date hereof. *Order's posting on e-courts;*

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

Respectfully Recommended

Opposed

Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

Dennis P. Uhlmann, Jr., Esq. 058652013
FRANK J. MARTONE, P.C.
1455 BROAD STREET
BLOOMFIELD, NJ 07003
973-473-3000
ATTORNEYS FOR THIRD PARTY BIDDER

3038.0023

FILED

FEB 20 2018

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

US Bank National Association, as Trustee for
Citigroup Mortgage Loan Trust 2007-WFHE3,
Asset-Backed Pass-Through Certificates, Series
2007-WFHE3

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No.: F-036582-13

Plaintiff

Civil Action

V.

ORDER VACATING SHERIFF'S SALE

HARRISON SCOTT, SR., Et al.

Defendant(s)

THIS MATTER being opened to the Court by Frank J. Martone, P.C., (Dennis P. Uhlmann, Jr., Esq., appearing) attorneys for the third party bidder ACH-2, LLC, and the Court having reviewed the supporting Certifications and opposing papers filed, if any, and for good cause appearing:

IT IS on this 20th day of February, 2018, hereby

ORDERED that the Sheriff's Sale of the property known as 182 Poe Place, Piscataway, NJ 08854, held on November 15, 2017, is hereby vacated; and it is further

ORDERED third party bidder ACH-2, LLC be relieved of its bid; and it is further

ORDERED the Sheriff of Middlesex County is directed to immediately return Third Party Bidder's deposit of \$36,000.00 without offset; and it is further

ORDERED that a copy of the within Order shall be served upon all parties to this action within 3 days of receipt my third party bidder's counsel.

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

[] Opposed
[] Unopposed

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

⊕ Plaintiff shall attend evidence of notice of sale to counsel for defendant prior to any future sale. Plaintiff shall also re-serve the 12.1.14 Consent Order prior to sale.

FILED

FEB 20 2018

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

WNI15-007912
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, NA

PLAINTIFF,

vs.

KENNETH D. STRYKER; et al.

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
Docket No: F-015118-15
CIVIL ACTION

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

THIS MATTER being opened to the Court by SHAPIRO & DeNARDO, LLC,
Katherine Knowlton Lopez, Esquire, appearing on a Motion to Permit Entry of Final Judgment
Notwithstanding the Loan Modification Agreement Not Being Recited in the Complaint, and
the Court having reviewed the supporting Certification, Brief, Record and for good cause;

IT IS ON THIS 20th day of February, 2018 ORDERED that:

1. The Office of Foreclosure shall process the Final Judgment notwithstanding the Loan Modification Agreements not being recited in the Complaint; and
2. Plaintiff may proceed with its application for entry of Final Judgment in the usual course; and *Denial without prejudice.*
3. A copy of this Order shall be served upon defendant(s) by regular mail within 5 days of Plaintiff's receipt. *the Order's online posting on e-Courts.*

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

Motion Opposed _____
Motion Unopposed ✓

Plaintiff may renew the application with a Certification in accordance with R 1:6-6 attesting to the loan modification attached as Exhibit B to counsel's 1.17.18 Certification. Counsel cannot certify, fortitally, to a loan modification on this case.

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.20.18

PLUESE, BECKER & SALTZMAN, LLC
Attorneys At Law
20000 Horizon Way, Suite 900
Mount Laurel, NJ 08054
Attorneys for Plaintiff
Filing Attorney:

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

FILED

FEB 20 2018

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

File No. 086074OP SL

U.S. BANK NATIONAL ASSOCIATION, AS :
INDENTURE TRUSTEE ON BEHALF OF AND :
WITH RESPECT TO AJAX MORTGAGE LOAN :
TRUST 2016-A, MORTGAGE-BACKED NOTES, :
SERIES 2016-A :

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY
DOCKET NO. F-003587-17

CIVIL ACTION

Plaintiff :

v. :

JOSE NUNEZ BORJA, et al. :

Defendant(s) :

ORDER
DETERMINING FAIR MARKET VALUE
OF
MORTGAGED PROPERTY

This matter being opened to the Court by Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2016-A, MORTGAGE-BACKED NOTES, SERIES 2016-A, by and through counsel, Pluese, Becker & Saltzman, LLC, Sanford J. Becker, Esquire, appearing, via Motion (the "Plaintiff's Motion") to Determine Fair Market Value; and the Court having considered the matter and for good cause shown;

IT IS on this 20th day of February 2018, ORDERED as follows:

1. Plaintiff's Motion shall be and the same hereby is GRANTED; and

denied without prejudice.

2. For purposes of the equity analysis provided for by N.J.S.A 2A:50-63(e)(1) the Fair

Market Value of the subject Mortgaged Property is: \$272,000.00

Papers filed with the Court,

- (xx) Movant's Papers
- Notice of Motion
- Movant's Affidavit/Certification
- Movant's Brief
- () Reply Papers

By the Court,

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

ⓐ The motion may be renewed with competent proof in accordance with B.1:6-6. Ex E. to Counsel's Certification is inadmissible hearsay and there are no other proofs establishing the amount of debt/encumbrances on the Property.

FOR THE REASONS SET FORTH
ON THE RECORD ON 2/20/18

FILED

FEB 20 2018

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

Tiffany L. Byczkowski, Esq. - 000682012
McGovern Legal Services, LLC
850 Carolier Lane
North Brunswick, New Jersey 08902
Phone (732) 246-1221
Fax (732) 246-1872
Attorneys for Riverbend Townhouse Owners Association, Inc.

RIVERBEND TOWNHOUSE OWNERS
ASSOCIATION, INC.,

Plaintiff,

vs.

BEST T. FUMADOR, GLORIA
APPIAH and BEATRICE LAWSON,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-33946-15

Civil Action

**ORDER DENYING DEFENDANTS' MOTION
TO VACATE FINAL JUDGMENT**

THIS MATTER having come before the Court by way of a Motion to Vacate Final Judgment, filed by Best T. Fumador, Pro Se Defendant, and opposition having been filed by Tiffany L. Byczkowski, Esq. attorney for Riverbend Townhouse Owners Association, Inc. (the "Association"), and the parties having submitted supplemental proofs to support their positions and further having appeared before the Court on February 16, 2018 for oral arguments, and the court having considered all of the papers submitted and the arguments put forth on the record, and for good cause shown:

IT IS on this 20th day of February, 2018,

ORDERED as follows:

1. Defendants' Motion to Vacate Final Judgment is hereby denied for failing to set forth a cognizable reason under Rule 4:50-1; and
2. The Final Judgment entered on September 7, 2017 (which was back dated to August 7, 2017), for the sum of \$11,379.75 shall be credited with all payments received thereafter to the extent that such payments exceed the current monthly dues¹; and
3. The Sheriff of the County of Middlesex shall sell, according to law, the Defendants' property commonly known as 25 Riverbend Drive, North Brunswick, New Jersey so as to satisfy the outstanding portion of the Final Judgment award plus any Sheriff's Fees and Commissions².

FOR THE REASONS SET FORTH
ON THE RECORD ON 2.2.18 + 2.16.18

HON.

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

¹ As of February 5, 2018, the Defendants are entitled to a credit in the amount of \$2,770.00 which is made up of a \$300.00 payment in July 2017, a \$250.00 payment in October 2017, a \$1000.00 payment in January 2018 and a \$2,000.00 payment in February 2018 minus the \$195.00 monthly fees for each of the aforesaid months.

² As of February 5, 2018, the up-set price shall be \$10,109.75 (\$11,379.75 final judgment award minus \$2,770.00 in credits plus \$1,500.00 sheriff deposit).