

Hon. Arnold L. Natali Jr.'s Motion List for April 28, 2017							
CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
ANI NASSER VS TITANIUM HEALTHCARE	C	208	16	45	ENTER DEFAULT JUDGMENT	DENIED	
CASSIDY CONNIE VS SHELL CORPORATION	L	5261	16	881	VACATE ORDER	TRANSFERRED	TRANS. TO JUDGE PALEY
COUNTY OF MIDDLESEX VS DATA RX	L	5015	14	944	MOTION TO DISMISS	DENIED	DENIED AS MOOT
DESAI MUKESH VS ANNAMANENI RAVINDWE	L	6942	16	278	MOTION TO DISMISS	GRANTED	ONE ORDER ADDRESSING MTN. NOS. 278 & 301
				301	MOTION TO DISMISS	GRANTED	
DIJAEWELS OF NY INC VS THE GREAT JEWEL FACT	L	5788	16	416	PROTECTIVE ORDER	WITHDRAWN	MOOT PER CONSENT ORDER
					MOTION TO DISMISS	WITHDRAWN	MOOT PER 4/17/17 CONSENT ORDER
GALAMB JOSEPH VS HUTSON JOHN	C	38	16	26	MOTION TO COMPEL	WITHDRAWN	MOOT PER 4/17/17 CONSENT ORDER
GIALLOMBARDO GARY VS KYRIAK GEORGE	C	166	15	31	MOTION FOR CONTEMPT	ADJOURNED	ADJ TO 5/17/2017
				25	SUMMARY JUDGMENT	ADJOURNED	ADJ TO 5/17/2017
IMO APP OF TH TWP OF S BRUNSWICK	L	3878	15	970	MOTION TO DISQUALIFY	TRANSFERRED	TRANS. TO MERCER COUNTY
HARTH MARY VS DE JOHN JOANN	C	142	15	78	AMEND ORDER	DENIED	
HRUSHKOUSKI DZMITRY VS CAVALRY SPV	L	5866	16	288	MOTION TO DISMISS		
JP MORGAN CHASE VS JP MORGAN CHASE	C	182	16		ENTER DEFAULT JUDGMENT	ADJOURNED	ADJ TO 5/12/2017
KOTHARI AJAY VS TAE KIM CHONG	C	100	15	11	ENFORCE LITS. RIGHTS	SETTLED	CONSENT ORDER TO BE SENT BY PARTIES
LE GOFF GERTRUDE VS LE GOFF JOHN	C	144	15	13	ENFORCE LITS. RIGHTS	ADJOURNED	ADJ TO 5/26/2017
				8	VACATE SETTLEMENT	ADJOURNED	ADJ TO 5/26/2017
NATIONSTAR MORTGAGE VS PETROWSKI JR RI	F	16207	16	49	PROCEED SUMMARILY	GRANTED	
RARITAN TENANTS CORP VS ANDREWS KARAMOK	C	186	16	27	VACATE DEFAULT	DENIED	WILL FAX ORDER TO PLAINTIFF BY 5/5/2017
				28	ATTORNEYS' FEES AND COSTS		WILL FAX ORDER TO PLAINTIFF BY 5/5/2017
SHS AUTO LLC VS BOEHM MARIAN	C	26	16	40	REINSTATE COMPLAINT	PARTIAL	
SOMA LABS VS SHAH MANAVKUMAR	C	114	13	46	MOTION FOR SANCTIONS	ADJOURNED	ADJ TO 5/12/2017
				47	ATTORNEYS' FEES AND COSTS	ADJOURNED	ADJ TO 5/12/2017
U.S. BANK NATIONAL A VS SOUTH RIVER HO	F	30702	16	0000	PRO HAC VICE	WITHDRAWN	CONSENT ORDER
				0070	AMEND ANSWER	ADJOURNED	ADJ TO 5/2/2017
US BANK CUSTODIAN VS KUPELIAN ROBERT	F	39074	15	0016	REINSTATE COMPLAINT	GRANTED	
US BANK VS CORTEZ CHRISTIAN	F	8284	13	0029	VACATE SHERIFFS SALE	GRANTED	
US BANK TRUST, NA VS DOKKO SOON	F	23557	16		ENFORCING EQUIT. MORTGAGE	GRANTED	
US BANK TRUST VS KOYONGIAN POLKE	F	36475	10		VACATE DEFAULT	GRANTED	
US BANK NA VS LASSO BLANCA	F	7561	14		REINSTATE ACTION	GRANTED	
365 HOME WARRANTY CORP VS TMI SOLUTIONS	C	192	14		PARTIAL SUMMARY JUDGMENT	ADJOURNED	ADJ TO 5/12/2017
					SUMMARY JUDGMENT	ADJOURNED	ADJ TO 5/12/2017

FILED

MAY 01 2017

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

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

**NASSER ANI, M.D., SAMAR SHAMI,
M.D., SHAMI ANI, LLC, and
DERMATOPATHOLOGY INSTITUTE
OF NEW JERSEY, LLC,**

Plaintiffs,

v.

**TITANIUM HEALTHCARE, INC.,
KAMRAN NAZAMI and
CHRISTOPHER MASHBURN, Jointly
Severally and Individually,**

Defendants,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-208-16

CIVIL ACTION

ORDER

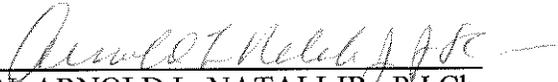
THIS MATTER having come before the Court by way of a motion filed by J. Stewart Grad, Esq., appearing as counsel for Nasser Ani, M.D., Samar Shami, M.D., Sami Ani LLC, and Dermatopathology Institute of New Jersey, LLC (“Plaintiffs”), seeking an order entering judgment against Titanium Healthcare, Inc., Kamran Nezami, and Christopher Mashburn (“Defendants”), and the Court having considered the papers, and for good cause shown:

IT IS on this 1st day of May, 2017:

ORDERED that Plaintiffs’ application is DENIED WITHOUT PREJUDICE. In any refiled application, Plaintiffs’ counsel shall provide the Court with Proof of Service upon Defendants of both the Complaint and Plaintiffs’ motion to enter judgment; and

IT IS FURTHER ORDERED that in any future application, Plaintiffs shall advise the Court of the specific rule under which Plaintiffs are moving to enter final judgment and satisfy all requirements of the New Jersey Court Rules; (i.e., R. 4:46, R. 4:43).

IT IS FURTHER ORDERED that counsel for Plaintiff shall serve a copy of this Order upon all counsel of record within seven (7) days of its online posting.


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

944
04/28/17

BRIAN F. CURLEY, ESQ.
NJ Attorney ID# 037761994
1430 U.S. Highway 206 North
Suite 220
Bedminster, New Jersey 07921
(908) 375-8080/Fax (973) 270-2441
Counsel for Defendant Gary Sekulski

FILED

APR 28 2017

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

COUNTY OF MIDDLESEX, a Municipal Corporation of the State of New Jersey,

Plaintiff,

v.

DATA RX MANAGEMENT, INC.,
PRESCRIPTION CORP. OF AMERICA,
HEALTHCARE CORP. OF AMERICA, and
GARY SEKULSKI,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION; MIDDLESEX COUNTY
DOCKET NO.: MID-L-5015-14
CIVIL ACTION

ORDER DISMISSING THE CROSS-CLAIMS OF DEFENDANT DATA RX AS TO DEFENDANT GARY SEKULSKI PURSUANT TO RULE 4:6-2(e)

THIS MATTER having come before court by way of the application by the Defendant Gary Sekulski, by and through his attorney Brian F. Curley, Esq., and on notice to the Plaintiff County of Somerset (Benjamin D. Leibowitz, Senior Deputy County Counsel appearing), and on notice to Defendant Data Rx, by and through their attorneys Biancamano & DiStefano (George Karousatos, Esq., appearing), for an Order dismissing all claims, with prejudice, by Data Rx against Mr. Sekulski pursuant to Rule 4:6-2(e), and the Court having reviewed the arguments by the parties, and good cause having been demonstrated,

IT IS on this 28th day of April, 2017,

ORDERED:

1. The cross-claims, and all other claims by Defendant Data Rx against Defendant Gary Sekulski, be and hereby are dismissed with prejudice pursuant to Rule 4:6-2(e).

DENIED

(*)

(*) Defendant's motion to dismiss cross-claims of Data Rx is Denied as moot. The parties have resolved all pending claims by way of a settlement agreement.

2. Counsel for Defendant Sekulski shall serve a copy of this Order upon all counsel within five business days of its online posting.

Arnold L. Natali, Jr. P.C. —
ARNOLD L. NATALI, JR., P.C. Ch.

Opposed

Unopposed

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

FILED

MAY 01 2017

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

MUSKESH DESAI,

Plaintiff,

v.

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

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-6942-16

CIVIL

ORDER

Addressing Motion Nos. 278 & 301

THIS MATTER having come before the Court by way of a motion filed by Susan M. Markenstein, Esq., appearing as counsel for Srinivasa R. Paruchuri, Ravinder Annamaneni, Peddanna Gumudavelli, NewGen Pharmaceuticals, LLC, Dr. Sampath Ponugoti and Dr. Dasaradh Lakkaraju (“Defendants”), to dismiss Plaintiff’s Complaint, and a second motion filed by James Prusinowski, Esq., appearing as counsel for AppCo Pharma, LLC and Rajendra Appalaneni (“Co-Defendants”), to dismiss Plaintiff’s Complaint, and opposition to both motions having been filed by Mukesh Desai (“Plaintiff”), appearing pro se, and the Court having considered the papers submitted and the parties’ arguments, and for the reasons stated on the record on April 28, 2017, and for good cause shown:

IT IS on this 1st day of May, 2017:

ORDERED that Defendants' motions to dismiss are GRANTED. Plaintiff's Complaint is dismissed without prejudice. Plaintiff shall file an Amended Complaint within sixty (60) days of the date of this Order.

IT IS FURTHER ORDERED that Plaintiff's Amended Complaint shall:

1. Identify the basis for the standing in which Plaintiff is bringing this lawsuit against each Defendant.
2. Contain separate Counts against each individual or joint defendant. Each separate Count shall specify the cause of action alleged (i.e., fraud, breach of fiduciary duty, etc...) and specifically identify the Defendant(s) against whom Plaintiff is pleading that claim. Below each Count in the Amended Complaint, which shall as aforementioned identify the cause of action, Plaintiff shall list, by paragraph, the factual allegations in support thereof and, finally, the particular relief sought.
3. Include factual allegations that are relevant to each identified cause of action. Defendants reserve the right to object to any specific language used in the Amended Complaint, in accordance with R. 4:6-4(b).
4. Replead any cause of action based on fraud with the required specificity, in accordance with R. 4:5-8.
5. Comply with R. 4:5-1(b)(2).

IT IS FURTHER ORDERED that Defendants' counsel shall serve a copy of this Order upon all parties and counsel of record within seven (7) days of the date herein.


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

APR 28 2017

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

**MARY M. HARTH AND THE ESTATE
OF JAMES H. HARTH,**

Plaintiffs,

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

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-142-15

CIVIL

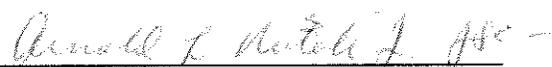
ORDER

THIS MATTER having come before the Court by way of a motion filed by Candace DeJohn and Joann DeJohn (“Defendants”), appearing pro se, seeking an order to amend the Court’s February 22, 2017 Order, and opposition having been filed by Thomas A. Clark, Esq., appearing as counsel for Mary M. Harth (“Plaintiff”), and opposition having been filed by Michael Keefe, Esq., the Court-Appointed Receiver in this matter, and the Court having considered the papers submitted, and for the reasons stated on the record on April 28, 2017, and for good cause shown:

IT IS on this 28th day of April, 2017:

ORDERED that Defendants’ motion to amend the Court’s February 22, 2017 Order is DENIED.

IT IS FURTHER ORDERED that Plaintiff’s counsel shall serve a copy of this Order upon all parties and counsel of record within seven (7) days of the date herein.



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

FILED

APR 28 2017

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

16-035365 - JuG
RAS CITRON, LLC
Naser Selmanovic, Esq. ID No. 041712009
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

<p>NATIONSTAR MORTGAGE LLC, PLAINTIFF,</p> <p>Vs.</p> <p>RICHARD G. PETROWSKI, JR., et al., DEFENDANT(S).</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO: F-016207-16</p> <p>CIVIL ACTION</p> <p>ORDER TO PROCEED SUMMARILY VACANT & ABANDONED RESIDENTIAL MORTGAGE FORECLOSURE</p>
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THIS MATTER being brought before the court by the law firm of RAS Citron, LLC, attorneys for plaintiff, seeking relief by way of an order to proceed summarily pursuant to Rule 4:67-2(b), and it appearing from the affidavits/certifications filed in support of the motion that the property is vacant and abandoned; and it appearing that the matter may be completely disposed of on the record or on minimal testimony in open court, the Court having determined that this matter may proceed in a summary manner; and for good cause shown;

IT IS on this 28th day of April, 2017, 3rd
ORDERED that this matter shall proceed with a short trial date of the 3rd day of July, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse at 56 Patterson St., New Brunswick NJ 08901 at 9:00 am, or as soon thereafter as counsel can be heard.

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

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

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

And it is further *ORDERED* that:

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

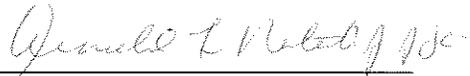
"To: RICHARD G. PETROWSKI, JR. and LISA A. PETROWSKI;

Address: 79 ASH ST. CARTERET NJ 07008 and 225 BRUSHY MOUNTAIN RD, E. STROUDSBURG PA 18301

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

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

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


~~Hon. Frank M. Ciuffani, 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.

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

MAY 01 2017

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

SHS AUTO, LLC,

Plaintiff,

v.

ESTATE OF MARIAN BOEHM,
ESTATE OF JOHN STEGIEL A/K/A/
JOHN E. STEGIEL, ESTATE OF
THOMAS STEGIEL A/K/A THOMAS
A. STEGIEL, ESTATE OF HELEN
STEGIEL, ESTATE OF FRANCIS
STEGIEL A/K/A FRANCIS SZCYGIEL,
ESTATE OF MARY ANN STEGIEL
A/K/A MARY ANN SZCYGIEL,
ESTATE OF FRANCES STEGIEL,
ESTATE OF THERESA MCIZZIE
A/K/A THERESA CANNON, JOHN E.
STEGIEL, III, RUTH SIDOTE, DAVID
BEOHM, ARTHUR A. MCIZZIE,
RICHARD MCIZZIE, URSULA
BIGGERS AND THEIR HEIRS AND
ASSIGNS, KNOWN AND UNKNOWN;
STATE OF NEW JERSEY, DIVISION
OF MOTOR VEHICLES, AND STATE
OF NEW JERSEY, DEPARTMENT OF
LABOR, DIVISION OF EMPLOYER
ACCOUNTS,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. C-26-16

CIVIL

ORDER

THIS MATTER having come before the Court by way of a motion filed by Susan E. DiMaria, Esq., appearing as counsel for SHS Auto, LLC (“Plaintiff”), to reinstate the Complaint to quiet title, entering default out of time and to permit service by publication, and the Court having reviewed the papers submitted, and for good cause shown:

IT IS on this 1st day of May, 2017:

ORDERED that Plaintiff's motion to reinstate the Verified Complaint and restore the matter to the Court's active trial docket is GRANTED; and

IT IS FURTHER ORDERED that Plaintiff's motion for the entry of default pursuant to R. 4:43-1 as to Defendant Theresa A. Cannon is GRANTED; and

IT IS FURTHER ORDERED that Plaintiff's request to serve by publication as to Defendants, Terry C. Cannon, Richard McIzzie, and Arthur McIzzie is DENIED WITHOUT PREJUDICE as the motion papers do not support substituted service at this time. See R. 4:4-4 (requiring personal service outside this State as prescribed by R. 4:4-4(b)(1)(A) or service by mail as prescribed by R. 4:4-4(b)(1)(C) be made before a publication notice is sent to defendants via newspaper publishing); R. 4:4-5(b) (requiring the party making service by publication to provide an affidavit of inquiry "fully specifying the inquiry made, of what persons and in what manner, so that by the facts stated therein it may appear that diligent inquiry has been made for the purpose of effecting actual notice."); Garrett v. Matista, 394 N.J. Super. 468, 476-77 (Ch. Div. 2007) (requiring the moving party to demonstrate that all additional reasonable efforts to locate the defendant have been exhausted, "including an internet search, a search of public information--such as voting or motor vehicle records--or inquiries of other family, friends, or professionals who may know her whereabouts.").

IT IS FURTHER ORDERED that Plaintiff's counsel shall serve a copy of this Order upon all parties and counsel of record within seven (7) days of its online posting.



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

FILED

APR 28 2017

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

666137

PHELAN HALLINAN DIAMOND & JONES, PC

Brandon D. Pack, Esq. ID No. 033082011

400 Fellowship Road Suite 100

Mt. Laurel, NJ 08054

856-813-5500

Attorney for Plaintiff

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTEREST
TO WILMINGTON TRUST COMPANY,
AS TRUSTEE, SUCCESSOR IN INTEREST
TO BANK OF AMERICA NATIONAL
ASSOCIATION, AS TRUSTEE,
SUCCESSOR BY MERGER TO LASALLE
BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR LEHMAN XS TRUST
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-1
PLAINTIFF,

VS.

CHRISTIAN CORTEZ, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-008284-13

CIVIL ACTION

**ORDER VACATING SHERIFF'S SALE
HELD ON NOVEMBER 30, 2016, FINAL
JUDGMENT AND WRIT OF
EXECUTION ENTERED ON OCTOBER
30, 2015, TO VOID THE DEED ISSUED
ON DECEMBER 14, 2016 AND REVIVE
THE MORTGAGE**

This matter being opened to the Court by Phelan Hallinan Diamond & Jones, PC attorneys for the Plaintiff 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 *28th* day of *April*, 2017 ORDERED that

1. The Sheriff's sale held on November 30, 2016 and sold to plaintiff for the minimum bid, is hereby set aside and vacated; and

2. The Final Judgment entered on October 30, 2015, is hereby vacated; and
3. The Writ of Execution entered on October 30, 2015 is hereby vacated; and
4. The Sheriff's Deed issued on January 13, 2017 is hereby vacated and is null and void;
and
5. The Mortgage recorded on May 31, 2006 in the County of Middlesex in Book 11585,
Page 443 between Christian Cortez and Mortgage Electronic Registration Systems, Inc.
as Nominee for EverBank, currently held by the Plaintiff, be and is hereby revived.


~~Judge Ann M. Conrick, J.S.C.~~

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.

774975
PHELAN HALLINAN DIAMOND & JONES, PC
William Adam Aitken, Esq. ID No. 037591985
400 Fellowship Road Suite 100
Mt. Laurel, NJ 08054
856-813-5500
Attorney for Plaintiff

FILED
APR 28 2017
ARNOLD L. NATALI JR., P.J.Ch.

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

PLAINTIFF

VS.

SOON DOKKO, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-023557-16

CIVIL ACTION

**ORDER ENFORCING AN EQUITABLE
MORTGAGE**

THIS MATTER having been brought before the Court on motion of /s/ William Adam Aitken, Esquire, appearing on behalf of U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST (hereinafter "Plaintiff") for an Order Enforcing an Equitable Mortgage; and there appearing to be no good cause to the contrary:

IT IS on this *29th* day of *April* 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreements with a first payment date of January 1, 2013 and May 1, 2015 between SOON DOKKO and OCWEN LOAN SERVICING, LLC (hereinafter "Loan Modification Agreements") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** an equitable mortgage hereby exists between Plaintiff and DUK S. HUH upon the terms set forth in the Loan Modification Agreements and the mortgage recorded on August 7, 2006 in *Mortgage Book 11742, Page 209* ; and,

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

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

_____ Opposed

X Unopposed



~~Honorable Judge Ann McCormick,~~
~~J.S.C.~~

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

APR 28 2017

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

593350
PHELAN HALLINAN DIAMOND & JONES, PC
By: Brian J. Goldberg, Esq. ID No. 010642013
400 Fellowship Road, Suite 100
Mount Laurel, NJ 08054
(856) 813-5500

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

PLAINTIFF,

VS.

POLKE KOYONGIAN, ET AL.
DEFENDANT(S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-036475-10

CIVIL ACTION

ORDER VACATING DEFAULT
ENTERED SEPTEMBER 27, 2010

This matter being opened to the Court by Phelan, Hallinan Diamond and Jones, P.C., attorneys for the Plaintiff on Notice of Motion to Vacate Default entered September 27, 2010, and for good cause shown:

IT IS on this *28th* day of *April*, 2017 **ORDERED** that

The Default entered September 27, 2010, be and is hereby vacated.



~~Honorable Ann McCormick, J.S.C.~~

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.

Robert W. Keyser, Esquire
Attorney ID No. 028231982
TAYLOR and KEYSER
76 E. Euclid Avenue, Suite 202
Haddonfield, New Jersey 08033
(609) 803-2180
Attorneys for Plaintiff

FILED

APR 28 2017

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

U.S. Bank, Custodian for Actlien Holding, Inc.,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
	:	CHANCERY DIVISION
Plaintiff	:	
vs.	:	Docket No. F-039074-15
	:	Civil Action
Robert L. Kupelian and Jane Doe, the spouse of Robert L. Kupelian, said name being fictitious,	:	ORDER TO REINSTATE CASE
	:	
Defendants	:	

THIS MATTER having come before the Court on the Motion of Plaintiff, U.S. Bank, Custodian for Actlien Holding, Inc. with Robert W. Keyser, Esquire of Taylor and Keyser appearing for the Plaintiff, and the Court having considered the pleadings submitted, and the arguments of counsel, and for good cause shown,

IT IS on this 28th day of April, 2017, **ORDERED** that the Order dismissing the above-captioned matter for lack of prosecution be and is hereby vacated, and the matter is reinstated to the active list.


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

APR 28 2017

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

Stern Lavinthal & Frankenberg LLC
105 Eisenhower Parkway - Suite 302
Roseland, NJ 07068
(973) 797-1100
Attorneys for Plaintiff
Vincent G. Ricigliano Jr., Esq.: 013481981
201604010

U.S. BANK NATIONAL ASSOCIATION,
NOT IN ITS INDIVIDUAL CAPACITY
BUT SOLELY AS TRUSTEE OF OWS
REMIC TRUST 2015-1

Plaintiff

-v-

BLANCA A. LASSO; MR. LASSO,
HUSBAND OF BLANCA A. LASSO;
GERMAN LASSO and MRS. GERMAN
LASSO, HIS WIFE

Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-007561-14

CIVIL ACTION

ORDER

THIS MATTER being opened to the Court by Stern Lavinthal & Frankenberg LLC, Attorneys for Plaintiff, and the Office of Foreclosure having dismissed this action pursuant to Rule 4:64-8, and the Court having entered an Order Reinstating this Action and for other relief on, and for good cause having been shown by the Plaintiff;

IT IS, on this 28th day of April, 2017 ORDERED as follows:

The Order of August 17, 2016 be and hereby is amended to reflect that Plaintiff must apply for Final Judgment within 120 days of the date of this Order;

In all other respects, the Order of shall remain in full force and effect;

Service of the within Order shall be made by Plaintiff's counsel upon defendant(s), by regular mail within 7 days after counsel's receipt of an executed copy of this Order.



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

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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.