

FILED

MAY 12 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

JPMORGAN CHASE & CO.,

Plaintiff,

v.

JPMORGAN CHASE BANK
NATIONAL ASSOCIATION, SPECIAL
PURPOSE ENTITY LLC and
JPMORGAN CHASE BK, NATIONAL
ASSOCIATION CO.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-182-16

CIVIL

ORDER

THIS MATTER having come before the Court by way of a motion filed by Asha Abraham, Esq., appearing as counsel for JPMorgan Chase & Co. ("Plaintiff"), seeking to obtain an Order to enter default judgment against JPMorgan Chase Bank National Association, Special Purpose Entity LLC and JPMorgan Chase BK, National Association Co. ("Defendants"), and no opposition having been filed, and the Court having considered the papers submitted, and for the reasons stated on the record on May 12, 2017, and for good cause shown:

IT IS on this 12th day of May, 2017:

ORDERED that Plaintiff's motion to enter default judgment is DENIED WITHOUT PREJUDICE; and

IT IS FURTHER ORDERED that Plaintiff has properly effectuated service upon Defendants in accordance with the New Jersey Court Rules;

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.

#387
05/12/17

FILED

MAY 12 2017

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

Camille Joanne Rosca, Esquire
Orrick, Herrington & Sutcliffe, LLP
51 West 52nd Street
New York, NY 10019
(212) 506-5394
Attorneys for Defendant

KVK TECH, INC.,
110 Terry Drive; Suite 200
Newton, PA 18940,

-and-

AMURTHAM, INC.,
1330 Maple Road
Kintersville, PA 18930,

Plaintiffs,

v.

MUTHUSAMY SHANMUGAM,
9 Rivere Road
Monmouth Junction, NJ 08852,

Defendant.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION PART
MIDDLESEX COUNTY

CIVIL ACTION

DOCKET NO: MID-L-1040-17

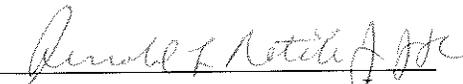
**ORDER GRANTING PRO HAC VICE
ADMISSION OF JAMES H. MCQUADE
AND MARK R. THOMPSON**

THIS MATTER having been opened to the Court by Camille Joanne Rosca, Esquire, counsel for Defendant Muthusamy Shanmugam (“Defendant”) by motion pursuant to New Jersey Court Rule 1:21-2 seeking the admission *pro hac vice* of James H. McQuade and Mark R. Thompson, to participate with her in all phases of this litigation for Defendant; and it appearing that James H. McQuade and Mark R. Thompson are licensed attorneys in good standing in the State of New York; and it appearing that Defendant has asked James H. McQuade and Mark R. Thompson to represent him in this matter and that James H. McQuade and his firm represented Defendant in the litigation referred to in Plaintiffs’ Complaint and thus, is intimately familiar with the facts of this case and has had an attorney-client relationship with Defendant for an extensive period of time; and good cause having been shown;

IT IS on this 12th day of May, 2017,

ORDERED that James H. McQuade and Mark R. Thompson are hereby admitted *pro hac vice* and are authorized to appear and participate with other counsel for Defendant in all phases of this litigation, subject to the following conditions:

1. James H. McQuade and Mark R. Thompson shall abide by the New Jersey Rules of Court, including all disciplinary rules, Rule 1:20-1 and Rule 1:28-2.
2. James H. McQuade and Mark R. Thompson shall, and hereby do, consent to the appointment of the Clerk of the Supreme Court as their agent upon whom service of process may be made for all actions that may arise against them or their firm out of their participation in this matter.
3. James H. McQuade and Mark R. Thompson shall immediately notify the court of any matter affecting their standing at the Bar of any other jurisdiction.
4. James H. McQuade and Mark R. Thompson shall have all pleadings, briefs and other papers filed with the court signed by an attorney of record authorized to practice in New Jersey, who shall be held responsible for them, the conduct of the litigation and the attorneys admitted herein.
5. James H. McQuade and Mark R. Thompson must pay the fees required by R. 1:20-1(b) and R. 1:28-2 and submit an affidavit of compliance.
6. *Pro hac vice* admission will automatically terminate for failure to make the initial and any annual payment required by R. 1:20-1(b) and R. 1:28-2.
7. Non-compliance with any of the terms of this order shall constitute grounds for removal.
8. A copy of this order shall be served on all parties within seven (7) days of *its online posting.*


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 12 2017
ARNOLD L. NATALI JR., P.J.Ch.

LAKE ESTATES CONDOMINIUM,
ASSOCIATION, INC.,

Plaintiff,

v.

THE FALCON GROUP, FALCON
ENGINEERING, LLC, FALCON
ARCHITECTURAL SERVICES, LLC,
WB CONTRACTING, JOHN and JANE
DOES 1-100 and ABC and XYZ
CORPORATIONS 1-100,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-6171-15

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Bernadette H. Condon, Esq., appearing as counsel for Lake Estates Condominium Association, Inc. (“Plaintiff”), and Michael Strauss, Esq., appearing as counsel for WB Contracting, and Andrew Carlowicz, Esq., appearing on behalf of Falcon Engineering, L.L.C. and Falcon Architectural Services, L.L.C., and the Court having considered the papers submitted, and for the reasons stated on the record on May 12, 2017, and for good cause shown:

IT IS on this 12th day of May, 2017:

ORDERED that Plaintiff’s motion to suppress WB Contracting’s Answer with prejudice pursuant to R. 4:23-5(a)(2) is ADJOURNED. The parties may appear telephonically on June 9, 2017 at 1:30 p.m. for oral argument.¹

IT IS FURTHER ORDERED that WB Contracting shall provide copies of any and all Commercial General Liability (“CGL”) insurance policies, special insurance policies, and any

¹ The dial-in information is as follows:
Dial (732) 519-3405.
Enter 4165 (at first prompt).
Enter 367200 (at second prompt).

documents that may provide a defense and/or indemnity to WB Contracting for the claim at issue in its Answer; and

IT IS FURTHER ORDERED that Plaintiff's counsel shall serve a copy of this Order upon all parties and counsel of record within five (5) days of its online posting.



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

FOR THE REASONS SET FORTH
ON THE RECORD ON 5-17-17

NATIONSTAR HECM ACQUISITION TRUST
2016-2, WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT INDIVIDUALLY, BUT
SOLEY AS TRUSTEE,
Plaintiff/Mortgagee

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

vs.

DOCKET NO. F-019684-16

MARIA SOTO, F/K/A MARIA SOTO VASQUEZ,
HER HEIRS, DEVISEES AND PERSONAL
REPRESENTATIVES AND HERS, THEIR OR
ANY OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST; EDUARDO SOTO;
BELVELYN CLARK; DAVID SOTO; NEW
CENTURY FINANCIAL SERVICES INC.;
PINNACLE FEDERAL CREDIT UNION; WELLS
FARGO FINANCIAL ACCEPTANCE,
SUCCESSOR IN INTEREST TO FLAGSHIP
CREDIT CORP., ASSIGNEE; FORD MOTOR
CREDIT COMPANY LLC , A DELAWARE
LIMITED LIABILITY COMPANY; STATE OF
NEW JERSEY; UNITED STATES OF AMERICA,
Defendant(s)/Mortgagor(s)

MORTGAGE FORECLOSURE JUDGMENT &
VACANT ABANDONED RESIDENTIAL
PROPERTY

FILED

MAY 17 2017

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

This matter having been opened to the Court by RAS CITRON, LLC, Attorneys for the Plaintiff; and the Court having determined that this matter may prosecuted as a summary proceeding pursuant to N.J.S.A. 2A:50-73, and it appearing that on February 09, 2017 an Order to Proceed Summarily seeking, among other relief, the summary disposition of the within foreclosure action, was entered by the court, and Naser Selmanovic, Esq., attorney for the plaintiff, appearing, and the mortgagor-defendant MARIA SOTO, F/K/A MARIA SOTO VASQUEZ, HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND HERS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST and the remaining defendants EDUARDO SOTO; BELVELYN CLARK; DAVID SOTO; NEW CENTURY FINANCIAL SERVICES INC.; PINNACLE FEDERAL CREDIT UNION; WELLS FARGO FINANCIAL ACCEPTANCE, SUCCESSOR IN INTEREST TO FLAGSHIP CREDIT CORP.,



ASSIGNEE; FORD MOTOR CREDIT COMPANY LLC , A DELAWARE LIMITED LIABILITY COMPANY; STATE OF NEW JERSEY; UNITED STATES OF AMERICA, having not appeared or answered at the time and place designated in the Order Allowing Action to Proceed Summarily and proof of service of the Order Allowing the Action to Proceed Summarily and the Notice of the Summary Proceeding for Entry of a Residential Foreclosure Judgment required by N.J.S.A. 2A:50-73 having been timely filed herein and it appearing that the mortgagor-defendant MARIA SOTO, F/K/A MARIA SOTO VASQUEZ, HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND HERS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST and remaining defendants EDUARDO SOTO; BELVELYN CLARK; DAVID SOTO; NEW CENTURY FINANCIAL SERVICES INC.; PINNACLE FEDERAL CREDIT UNION; WELLS FARGO FINANCIAL ACCEPTANCE, SUCCESSOR IN INTEREST TO FLAGSHIP CREDIT CORP., ASSIGNEE; FORD MOTOR CREDIT COMPANY LLC , A DELAWARE LIMITED LIABILITY COMPANY; STATE OF NEW JERSEY; UNITED STATES OF AMERICA have been served in accordance with the Rules of Court; and the plaintiff having submitted a true copy of the note, mortgage and assignment or assignments of mortgage, if any, and having filed a certification of amount due including a schedule setting forth the computation of the amount due on the plaintiff's note; and the Court having reviewed the papers submitted in support of the relief sought and the Court having received a recommendation from the Office of Foreclosure and having placed its opinion on the record in open Court and good cause appearing. 

It is on this May 11th, 2017 day of _____, 20____ ORDERED AND

ADJUDGED that:

1. The residential property is vacant and abandoned and no answer, appearance, or written objection that precludes the entry of a final residential mortgage foreclosure judgment has been filed.
2. The amount due the plaintiff is \$242,554.74 together with interest at the contract rate of 5.060% on \$227,885.62 being the principal sum in default with advances, from July 31, 2016 to the date of this judgment and lawful interest thereafter together with costs of this suit to be taxed, which includes, as a part thereof, a counsel fee of \$2,675.00, computed as allowed by R. 4:42-9(a)(4) and which is hereby approved and allowed.
3. The question of priority as between the Plaintiff and the United States of America with regard to counsel fees and advancements made by the Plaintiff shall await surplus money proceedings, if any and except as provided by 28 U.S.C. § 2410.
4. The mortgaged real property, known as 385 THOMAS STREET, PERTH AMBOY, NJ 88612; being Block 451 Lot(s) 26 on the CITY of PERTH AMBOY municipal tax records, being further described by the legal description/ metes and bounds description in the mortgage, shall be sold to raise and satisfy the amount due, in the first place to the plaintiff, together with the plaintiff's costs and lawful interest thereon to be computed as aforesaid, and that an execution for that purpose be duly issued out of this Court directed to the Sheriff of Middlesex County, commending said Sheriff to make a public sale, according to law, of the real property, free of all claims, rights and interest of the defendants, or any person or entity claiming under or through the defendants, except as herein provided.
5. The defendants in this cause, and each of them, stand absolutely debarred and foreclosed of and from all equity of redemption of, in, and to said real property described in the complaint and when sold as aforesaid by virtue of this judgment.

6. The plaintiff or its assignee or the successful purchaser at the Sheriff's sale shall duly recover against the defendants, and all parties holding under said defendants, possession of the real property with the appurtenances thereto.
7. Out of the monies arising from said sale the Sheriff shall pay to the plaintiff, in the first place, the amount due the plaintiff, with interest thereon as aforesaid and the plaintiff's taxed costs with interest thereon, as aforesaid.
8. The Sheriff aforesaid shall make a report of the sale, without delay, as required by the Rules Governing the Courts of the State of New Jersey.
9. In case more money shall be realized by the sale than is required to satisfy such amount due the plaintiff, then such surplus be brought into this Court to abide the further Order of this Court.
10. Notwithstanding anything herein to the contrary, this judgment shall not affect the rights of any person protected by the New Jersey Tenant Anti-Eviction Act, N.J.S.A. 2A:18-61.1, et seq., the right of redemption given the United States under 28 U.S.C. '2410, the limited priority rights for the aggregate customary condominium assessment for the six-month period prior to the recording of any association lien as allowed by N.J.S.A. 46:8B-21 or the Soldiers' and Sailors' Civil Relief Act of 1940, 50 U.S.C. App. 501 et seq.



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

FILED

MAY 17 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

ONEWEST BANK, FSB,

Plaintiff,

v.

ROYAL BUILDERS, INC.,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. C-218-16

CIVIL ACTION

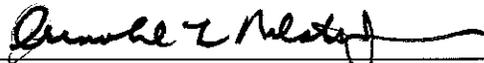
ORDER

THIS MATTER having come before the Court by way of a motion filed by Rob Saltzman, Esq., appearing as counsel for Onewest Bank, FSB (“Plaintiff”), for final judgment by default, and Plaintiff’s counsel having filed a proof of service of the entry of default upon Royal Builders. Inc. (“Defendant”) dated May 16, 2017, and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 17th day of May, 2017:

ORDERED that Plaintiff’s motion for final judgment by default pursuant to R. 4:43-2(b) is ADJOURNED to May 26, 2017. Counsel for Plaintiff shall provide a certification confirming service of the entry of default upon Defendant; and

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



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

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24

Lauren A. Miceli, Esq., (ID# 073002013)
SHANE AND WHITE, LLC
1676 Route 27
Edison, NJ 08817
P: (732) 819-9100
F: (732) 572-9641
Attorneys for Plaintiff, Raritan Tenants Corp.

FILED

MAY 17 2017

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

RARITAN TENANTS CORP.,

Plaintiff,

v.

MICHAEL GUARDABASCIO; SELENE
FINANCE L.P.,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO: C-168-16

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on a motion filed by Lauren A. Miceli, Esq., attorney for Plaintiff, Raritan Tenants Corp., and the Court having considered the papers filed and arguments made by counsel, and good cause being shown,

IT IS on this 17th day of May, 2017

*by Plaintiff
Defendant Michael
Guardabascio
having failed to
oppose the
motion,*

ORDERED and ADJUDGED that final Judgment by Default is entered against the Defendant,

Michael Guardabascio, for his failure to comply with the rules and regulations of the Riverview at Edison, specifically his failure to pay monthly rent when due and owing; and it is

FURTHER ORDERED and ADJUDGED that:

- a. The Defendant's Proprietary Lease is hereby terminated;
- b. The Defendant's shares of stock that had been issued to Defendant relevant to the subject premises are hereby cancelled;

- c. The Plaintiff is awarded possession of the subject premises, 31 York Drive, Apartment 4B, Edison, New Jersey;
- d. The Defendant and any other occupants of the subject premises are hereby ejected from the subject premises and is hereby directed to immediately quit and surrender possession of the subject premises to Plaintiff;
- e. The Plaintiff shall be permitted to remove all personal property of Defendant from the subject premise;
- f. The Defendant's share, if any, in and to (i) the Common Elements; (ii) the Premises; (iii) the Proprietary Lease and (iv) Stock is hereby terminated;
- g. The Defendant, Michael Guardabascio, is hereby barred and foreclosed from any equity of redemption in and to (i) the Common Elements; (ii) the Premises; (iii) the Proprietary Lease and (iv) the Stock, although the court finds that no equity of redemption exists under the circumstances of this case;
- h. The Plaintiff is authorized to issue a new Proprietary Lease for the Premises and a new stock certificate for the Stock; and
- i. From the sale of the shares of stock the Plaintiff shall be entitled to satisfy the Judgment and be reimbursed all the out of pocket expenses relating to the sale including but not limited to costs of painting, repairing, marketing, costs for certificate of occupancy, smoke detector and carbon monoxide certificates, appraisal, attorney's fees and real estate commissions, realty transfer taxes from the proceeds of the sale with any funds remaining to be distributed to the former owner(s) of the said shares or posted with the Superior Court of New Jersey until such time that the former owner(s) can be located; and it is

FURTHER ORDERED and ADJUDGED that Plaintiff is granted a monetary Judgment against Defendant, Michael Guardabascio, in a sum equal to all "Rent" (i.e. maintenance fees) due and owing, that sum being \$ 18,704.74, inclusive of May 2017 "Rent" (i.e. maintenance fees) and any additional maintenance fees which become due prior to the sale of the said shares; and it is

FURTHER ORDERED and ADJUDGED that Defendant, Michael Guardabascio, shall pay the sum of \$ 5,629.62 to counsel for the Plaintiff for counsel fees and costs associated with the within motion, which sum shall be satisfied from the net proceeds of the sale of the subject shares of stock before any sums are forwarded to Defendant or on Defendant's behalf. ^(*)

Dated: 5.17.17

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

^(*) Counsel for Plaintiff shall serve a copy of this order upon all parties and counsel of record within seven (7) days of its online posting.

FOR THE REASONS SET FORTH
ON THE RECORD ON 5.17.17

682067
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

MAY 15 2017

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

U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR ABFC 2006-HE1
TRUST, ASSET BACKED FUNDING
CORPORATION ASSET BACKED
CERTIFICATES, SERIES 2006-HE1
PLAINTIFF

VS.

ADA GOMEZ, ET AL.
DEFENDANT (S)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-031674-15

CIVIL ACTION

**ORDER REFORMING THE LOAN
MODIFICATION AGREEMENT AND
SUBORDINATING AND DIVESTING
CARLOS I. PEREZ-FIALLOS OF ANY
TITLE AND INTEREST HE MAY HAVE
IN THE REAL ESTATE WITH
RESPECT TO COMPLETING AN IN
REM FORECLOSURE**

THIS MATTER having been brought before the Court on motion of Phelan Hallinan Diamond & Jones, PC, William Adam Aitken, Esquire, appearing on behalf of Plaintiff, U.S. Bank National Association, As Trustee For ABFC 2006-HE1 Trust, Asset Backed Funding Corporation Asset Backed Certificates, Series 2006-HE1, for an Order Reforming the Loan Modification and Divesting Carlos I. Perez-Fiallos of Any Title and Interest he May Have in the Real Estate; and there appearing to be no good cause to the contrary:

IT IS on this *15th* day of *May* 2017, **ORDERED:**

1. **THAT** the Loan Modification Agreement with a first payment date of May 1, 2009 between Ada Gomez and Chase Home Finance LLC (hereinafter "Loan Modification Agreement") is attached as "**Exhibit A**" and shall become a part of this Order; and,

2. **THAT** the Loan Modification Agreement is deemed superior to the interest of Carlos I. Perez-Fiallos in the land records of Middlesex County; and,

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

4. **THAT** the interest of Carlos I. Perez-Fiallos is deemed subordinate to that of Plaintiff for purposes of barring and foreclosing his ownership interest and equity of redemption under the terms of the Loan Modification Agreement and mortgage recorded on September 6, 2006 in *Mortgage Book 11806, Page 251*; 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.

7. *A copy of this Order shall be served on all parties by regular and certified mail by counsel for plaintiff within five (5) days of receipt of this Order.*

____ Opposed

Unopposed

Arnold L. Natali Jr., J.C.
[Redacted Signature]

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

**FOR THE REASONS SET FORTH
ON THE RECORD ON 5/5/17**

FILED

MAY 12 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

**U.S. Bank National Association, as
Trustee, successor in interest to Wachovia
Bank, National Association as Trustee
for Merrill Lynch Mortgage Investors
Trust, Mortgage Loan Asset-Backed
Certificates, Series 2005-A6,**

Plaintiff,

v.

Steven Schrager, et. al.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-F-10067-15

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Steve Schrager (“Defendant”), appearing pro se, to vacate the entry of default, and opposition having been filed by Michael J. Reilly, Esq., appearing as counsel for U.S. Bank, N.A. (“Plaintiff”), and the Court having ordered on April 18, 2017 that the motion would be considered “as a motion to vacate the entry of final judgment against Defendant,” and the Court having considered the papers submitted, and for the reasons stated on the record on May 12, 2017, and for good cause shown:

IT IS on this 12th day of May, 2017:

ORDERED that the final judgment entered against Defendant on March 17, 2017 is VACATED pursuant to R. 4:50-1(f); and

IT IS FURTHER ORDERED that the Court shall first address Defendant’s motion to vacate the entry of default. Defendant’s motion to vacate the entry of default is ADJOURNED to May 26, 2017 at 9:30 a.m.; and

IT IS FURTHER ORDERED that Plaintiff's counsel shall serve a copy of this Order upon all parties and counsel of record within five (5) days of its online posting.



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