

Hon. Arnold L. Natali Jr.'s Motion List for June 23, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
ANDRE JOHN VS SILVA JOAO	C	55	16		MOTION TO COMPEL	PARTIAL	ORDER TO BE SENT BY COUNSEL
BLAZAS DAWN VS STATE OF NEW JERSEY	C	34	17		MOTION TO DISMISS	ADJOURNED	ADJ TO 7/21/2017
COUNTY OF MIDDLESEX VS DATA RX	L	5015	14		ENFORCE SETTLEMENT	WITHDRAWN	
DIETCH FINANCIAL LLC VS NEW CENTURY	C	70	16	17	ENTER DEFAULT JUDGMENT	DENIED	
IN THE MATTER OF TWNSHP OF OLD BRIDGE	L	3997	15	805	ENFORCE LITS RIGHTS	WITHDRAWN	
JURKIEWICZ KATHERINE VS QUEST DIAGNOS	L	1432	15		MOTION TO DISMISS	ADJOURNED	ADJ TO 7/7/2017
LATTANZIO MICHELE VS NAYYAR SANJEEV	L	1430	15		MOTION TO COMPEL	PARTIAL	
					MOTION TO BAR TESTIMONY	DENIED	
					PROTECTIVE ORDER	PARTIAL	
					BAR TESTIMONY	DENIED	
					MOTION TO COMPEL	ADJOURNED	ADJ TO 7/7/2017
					MOTION TO COMPEL	ADJOURNED	ADJ TO 7/7/2017
LEILI STEPHEN VS STATE DIVISION OF MOTOR	C	58	17	18	REINSTATE LICENSE	ADJOURNED	ADJ TO 7/7/2017
				22	MOTION TO DISMISS	ADJOURNED	ADJ TO 7/7/2017
MARZETTA DEAN VS TASSEV STANOY	C	104	16	12	MOTION TO COMPEL	ADJOURNED	ADJ TO 7/7/2017
				21	MOTION TO STRIKE ANSWER	ADJOURNED	ADJ TO 7/7/2017
MUNN JAMES VS MUNN JAMES	C	122	16	18	MISCELLANEOUS	ADJOURNED	ADJ TO 7/7/2017
PLAZA GRANDE VS RIFKIN FRANCINE	DJ	203784	16		SALE OF REAL PROPERTY	ADJOURNED	ADJ TO 7/7/2017
SAMUEL BINOSH VS MEHTA MANTHAN	C	2	17	2	COMPEL DISCOVERY	WITHDRAWN	
SB BUILDING ASSOC. VS MILLTOWN	L	9439	6		SCOPE OF PLEN. HEARING	DENIED	ORDER TO BE SENT BY COUNSEL
ST CYRILLUS VS POLISH NATIONAL CATHOLIC	C	37	17	6	MOTION TO DISMISS	ADJOURNED	ADJ TO 7/7/2017
				7	SUMMARY JUDGMENT	ADJOURNED	ADJ TO 7/7/2017
THE BANK OF NEW YORK VS ABONGWA	F	2463	17		V/A	GRANTED	
TOOMER BRUCE VS RODGERS AYESHA	L	2123	15		MOTION TO COMPEL	GRANTED	
U.S. BANK VS DEBLASIO RICHARD	F	1776	16		PERMIT EQUITABLE ASSIGN.	GRANTED	
U.S. BANK VS DALTON PETER	F	24324	14		RECORD COPY	DENIED	
U.S. BANK NA VS HENN MICHAEL	F	20073	16		MOTION TO COMPEL	ADJOURNED	ADJ TO 7/7/2017
U.S. BANK VS KUBU	F	47571	14		MOTION TO VACATE	ADJOURNED	ADJ TO 7/7/2017
U.S. BANK VS LOPEZ	F	12883	10			GRANTED	
U.S. BANK VS PIERSON MICHELE	F	13589	12		REINSTATE COMPLAINT	GRANTED	
U.S. BANK VS RISOLI	F	2231	15		MOTION TO VACATE	GRANTED	
WEISMANN CAROL VS PATEL RUBEN	C	148	16	3	MOTION TO REINSTATE	GRANTED	
8K MILES MEDIA VS EBC MUSIC	C	42	17	11	MOTION TO DISMISS	ADJOURNED	ADJ TO 7/7/2017

McCABE, WEISBERG & CONWAY, P.C.
Carol Rogers Cobb, Esquire - 028761994
216 HADDON AVENUE, SUITE 201
WESTMONT, NEW JERSEY 08108
(856) 858-7080
ATTORNEYS FOR PLAINTIFF
Matter No 427-0504 - 19975

FILED

JUN 23 2017

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

<p>Ditech Financial LLC,</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>New Century Financial Services,</p> <p style="text-align: center;">Defendant.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No. C-70-16</p> <p style="text-align: center;">Civil Action</p> <p style="text-align: center;">ORDER</p>
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THIS MATTER being brought before the Court on application by McCabe, Weisberg & Conway, PC, attorneys for Plaintiff, Ditech Financial LLC, and it appearing that summons and complaint has been duly issued and return served upon the Defendant, and default having been entered;

And it appearing from the Affidavit filed herewith that Plaintiff is entitled to Default Judgment for the relief demanded in the Complaint, removing the outstanding judgment, further described below, from the real property vested in Young Gik Kim and Kyung Mi Kim consists of all that certain land and premises situated at 30 Hansen Drive, Edison, New Jersey 08820, Block 4900, Lot 17 and the Court having considered the moving papers and the opposition papers, if any; and for good cause shown:

1. IT IS ON THIS *23rd* DAY OF *June*, 2017, ORDERED:
2. ~~Default Judgment for the relief demanded in the Complaint, removing the outstanding judgment, further described below, from the real property vested in Young Gik Kim and Kyung Mi Kim consists of all that certain land and premises situated at 30 Hansen Drive, Edison, New Jersey 08820, Block 4900, Lot 17, is hereby granted in favor of Plaintiff;~~
3. The Middlesex County Clerk is hereby ordered to record the within order;

4. Defendant, ~~New Century Financial Services~~, has no right, title or interest on the property located at 30 Hansen Drive, Edison, New Jersey 08820, Block 4900, Lot 17, notwithstanding notwithstanding the judgment in the Superior Court of the State of New Jersey docketed as J-020633-2002 in the amount of \$18,157.40.

Denied Without prejudice. (X)

5. Plaintiff shall, within seven (7) days after receipt of this Order, by its counsel serve by ordinary mail a copy of this Order upon all parties.

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

Opposed _____

Unopposed

X

(X) The motion is denied without prejudice and shall be refused with a certification detailing how Presler & Presler is an appropriate entity to serve this motion. In the event Presler & Presler accepts service, counsel for movant shall advise the Court or otherwise appropriate service upon New Century of this motion is accordance with the New Jersey Court Rules. The renewed application shall be filed by way of formal motion.

FILED

JUN 23 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

**GWEN E. BARSEL, as Executrix of the
Estate of Michelle Lattanzio,**

Plaintiff,

v.

**SANJEEV NAYYAR, MD; GARDEN
STATE GASTROENTEROLOGY, A
CORPORATION ORGANIZED UNDER
THE LAWS OF NEW JERSEY;
JANE DOE 1-10; JOHN DOE 1-10;
AND ABC CORP. 1-10,**

Defendants.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-1430-15

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of two motions filed by Derek M. Cassidy, Esq., appearing as counsel for Gwen E. Barsel, as Executrix of the Estate of Michelle Lattanzio (“Plaintiff”), to bar expert testimony, and the Court having received opposition filed by Noah L. Dennison, Esq., appearing as counsel for Sanjeev Nayyar, M.D. and Garden State Gastroenterology (“Defendants”), and a motion to compel having been filed by Defendants’ counsel, and a cross-motion having been filed by Plaintiff’s counsel seeking a protective order, and the Court having considered the papers submitted, and for the reasons stated on the record on June 23, 2017, and for good cause shown:

IT IS on this 23rd day of June, 2017:

ORDERED AS FOLLOWS:

1. Plaintiff’s motions to bar the expert testimony of Steven J. McClane, M.D., FASCRS and Michael Scoppetuolo, M.D. are DENIED. Defendants shall confer with both Dr. McClane and Dr. Scoppetuolo to obtain convenient dates within thirty (30) days of the date of this Order on which each doctor is available to be deposed. Defendants’ counsel shall confer with Plaintiff’s counsel prior to

confirming the deposition with Drs. McClane and Scoppetuolo to confirm that the given date is mutually convenient to counsel.

2. The depositions referenced in paragraph 1 of this Order shall commence at 9:00 a.m. or 10:00 a.m. and shall be completed within one (1) day.
3. Defendants' motion to compel documents is GRANTED IN PART AND DENIED IN PART. Plaintiff's cross-motion for a protective order is GRANTED IN PART AND DENIED IN PART.
4. Plaintiff's counsel shall provide Defendants' counsel with a complete list of the facts and data relied upon by Dr. Kamm in support of any proffered opinion.
5. To the extent that Dr. Kamm relied upon any medical article, studies or treatise in support of any of his proffered opinions, including the opinion stated on page 94-95 of the March 23, 2017 deposition, counsel for Plaintiff shall identify said articles, studies or treatises within fourteen (14) days of the date of this Order.
6. Upon consent of the parties, Plaintiff's counsel shall provide Defendants' counsel with all invoices memorializing the amount paid for Dr. Kamm's services. Plaintiff's counsel may redact any collaborative communications and attach a letter describing what is being redacted in accordance with New Jersey Court Rule 4:10-2(e)(1) within fourteen (14) days of the date of this Order.
7. Plaintiff's counsel shall discuss alternative mutually agreeable date(s) for trial and shall submit the new proposed trial date(s) to the Court by way of a consent order. In the event that the parties cannot agree on a new trial date, Plaintiff shall file a formal application with the Court seeking reconsideration of the Court's May 30, 2017 Order scheduling the trial for October 16, 2017.
8. The parties shall meet and confer to attempt to resolve the issue related to identifying the prior case for which Dr. Kamm provided expert testimony. In the event the parties cannot reach agreement regarding production of the caption of the case and counsel for the plaintiff in that matter, see Deposition Transcript at 37:4-14, the parties shall advise the Court and the Court shall address the issue in a supplemental order.
9. Defendants' and Plaintiff's request for attorneys' fees are DENIED WITHOUT PREJUDICE.

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


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

JUN 23 2017

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

STEPHEN LEILI,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiff(s),	:	CHANCERY DIVISION
	:	
vs.	:	DOCKET NO. MID-C-58-17
	:	
STATE DIVISION OF MOTOR	:	
VEHICLES,	:	CIVIL ACTION
	:	
Defendant(s).	:	ORDER

THIS MATTER having come before the Court by way of a motion filed by Antonio J. Toto, Esq., appearing as counsel for Stephen Leili (“Plaintiff”), to reinstate Plaintiff’s driver’s license, and a cross-motion having been filed by Ryne Spengler, D.A.G., appearing as counsel for the State of New Jersey Motor Vehicle Commission (improperly pled as “State Division of Motor Vehicles”) (“Defendant”), to dismiss Plaintiff’s Complaint with prejudice, and the Court having considered the papers submitted, and for the reasons stated on the record on June 23, 2017, and for good cause shown:

IT IS on this 22nd day of June, 2017:

ORDERED AS FOLLOWS:

1. Plaintiff’s motion to reinstate his drivers’ license is ADJOURNED to July 7, 2017.
2. Plaintiff and Defendant shall meet and confer to determine whether the matter can be amicably resolved. If the parties are unsuccessful, Plaintiff shall file any opposition to Defendant’s motion to dismiss on or before June 29, 2017.

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.

FILED

JUN 23 2017

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

16-233808 - SaP
RAS CITRON, LLC
Naser Selmanovic, Esq. ID No. 041712009
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

THE BANK OF NEW YORK MELLON TRUST COMPANY N.A. AS SUCCESSOR-IN-INTEREST TO ALL PERMITTED SUCCESSORS AND ASSIGNS OF JPMORGAN CHASE BANK NATIONAL ASSOCIATION AS TRUSTEE FOR SPECIALTY UNDERWRITING AND RESIDENTIAL FINANCE TRUST MORTGAGE LOAN ASSET-BACKED ,
PLAINTIFF,

Vs.

EMMANUEL N. ABONGWA, et al.,
DEFENDANT(S).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO: F-002463-17

CIVIL ACTION

ORDER TO PROCEED SUMMARILY VACANT & ABANDONED RESIDENTIAL MORTGAGE FORECLOSURE

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 23rd day of June, 2017,

ORDERED that this matter shall proceed with a short trial date of the 22nd day of August, 2017 before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse at 56 Paterson Street, Chambers 306 PO Box 964, New Brunswick, NJ 08903-0964 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 of service on the mortgagor(s) and or occupants(s) of the real property, 72 hours apart and at different times of the 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 7 days of the receipt of this order.

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: EMANUEL N. ABONGWA; TENANT/OCCUPANT 
Address: 2 HIGHVIEW DRIVE, WOODBRIDGE NJ 07095

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.

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6.23.17**

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

 *The notice shall be effectuated of this order by regular and certified mail as per will.*

Rita F. Barone, Esq.
Attorney ID No. 038211995
PURCELL, MULCAHY, HAWKINS & FLANAGAN LLC
One Pluckemin Way
P.O. Box 754
Bedminster, NJ 07921
T: (908) 658-3800
Attorneys for Defendant, Ayesha Rodgers
Our File No: (637) 23807-RFB

FILED
JUN 23 2017
ARNOLD L. NATALI JR., P.J.Ch.

BRUCE TOOMER,

Plaintiff,

v.

AYESHA RODGERS, RENE E. RUIZ,
EDEL RUIZ; John Doe I-X (said names
being fictitious, true names presently
unknown),

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO: MID-L-2123-15

CIVIL ACTION

ORDER

THIS MATTER'S having been brought before the court by notice of motion by Purcell, Mulcahy, Hawkins & Flanagan LLC, attorneys for Defendant, Ayesha Rodgers, for an order, pursuant to R. 4:23-1(a), compelling plaintiff to produce specific discovery by a date certain, and bar certain discovery from production at trial; and the court's having considered the moving papers of the parties, and for good cause shown;

IT IS on this 23rd day of June, 2017;

ORDERED that on or before ~~June 19~~ July 10, 2017, plaintiff shall produce to defendant, all documentation to support the claim that plaintiff did not live with Ruby Toomer on the date of the accident, including, but not limited to, plaintiff's lease, and cancelled checks of payment for rent for the period of time spanning the October 5, 2013 automobile accident, or in the alternative, plaintiff shall indicate in writing that plaintiff was living with Ruby Toomer, utilized

a policy of insurance with NJM, and is subject to the limitation on lawsuit, and it is further

ORDERED that on or before ^{July 10,} ~~June 19,~~ 2017, plaintiff shall notify defendant in writing if plaintiff was ever known by another name, whether plaintiff's counsel has a copy of plaintiff's employment records, and if so, provide a copy of same to the defendant, and indicate in writing if there are any other employers that plaintiff was employed by; and it is further

ORDERED that on or before ^{July 10,} ~~June 19,~~ 2017, plaintiff shall provide to defendant in writing, which hospital plaintiff presented to the day following the accident, an executed authorization for same, and if plaintiff has a copy of these records, provide a copy of these records to defendant; and it is further

ORDERED that should plaintiff not comply with his discovery obligations by the date set forth in this order, defendant may move to dismiss plaintiff's complaint, without prejudice, for failure to comply with discovery obligations; and it is further

ORDERED that on or before ^{July 10,} ~~June 19,~~ 2017, plaintiff shall advise defendant in writing, if the plaintiff is claiming outstanding bills or a lien as trial, and if so, plaintiff shall provide a copy of the bills being claimed, proof that the bill was submitted to either auto or medical insurance, a copy of the payment or rejection documents, the total amount outstanding by each provider, and a Form 5500 to determine if a valid ERISA lien exists, or plaintiff ^{may seek relief from the trial judge to} ~~will be barred~~ ^{to} ~~from producing any and all evidence of outstanding medical bills and/or liens at the time of trial;~~ and it is further

ORDERED that a copy of the within order be served upon all counsel within *seven (7) days of its online posting.*

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

() opposed
(X) 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.

#2015-3551
POWERS KIRN, LLC
728 Marne Highway, Suite 200
Moorestown, NJ 08057
(856) 802-1000
Attorneys for Plaintiff
Jeanette J. O'Donnell, Esquire - 013962008

FILED

JUN 23 2017

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

U.S. Bank National Association, as Trustee
for SASCO Mortgage Loan Trust
2007-WF2

Plaintiff

v.

Richard R. De Blasio aka Richard
DeBlasio, et al.

Defendant(s)

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

: Docket No. F 001776 16

: CIVIL ACTION

: **ORDER GRANTING EQUITABLE
ASSIGNMENT OF MORTGAGE**

IT IS on the 23rd day of June, 2017, ORDERED:

1. Plaintiff, U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2, is hereby found to be the holder of the note and mortgage executed by and between the defendant(s) Richard R. De Blasio and Crystal Mortgage Corporation, dated April 12, 2007 in the sum of \$172,500.00, pursuant to N.J.S.A. 12A:3-309 and N.J.S.A. 12A:3-301.
2. Plaintiff is hereby granted an equitable assignment of the mortgage and is found to be the established holder of the mortgage.
3. That the Order entered herein be and hereby is substituted for the assignment of mortgage from Crystal Mortgage Corporation to U.S. Bank National Association, as Trustee for SASCO Mortgage Loan Trust 2007-WF2 with respect to the mortgage recorded in the Middlesex County Clerk's Office on May 3, 2007 in Mortgage Book 12335 at Page 0159.
4. That the Clerk of Middlesex County is hereby directed to record this Order in the appropriate recording book for Assignments of Mortgage.
5. That a copy of this Order shall be served on other parties by regular mail, postage prepaid, within 5 days hereof.

Motion was X unopposed.
 opposed.

Arnold L. Natali Jr. J.C.

**FOR THE REASONS SET FORTH
ON THE RECORD ON 6.23.17**

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

STEVEN K. EISENBERG, ESQUIRE (009221995)
 JACQUELINE F. McNALLY, ESQUIRE (020402005)
 DAVID M. LAMBROPOULOS, ESQUIRE (040322006)
 SALVATORE CAROLLO, ESQUIRE (007012001)
 MICHAEL J. REILLY, ESQUIRE (042522012)
 LUCAS M. ANDERSON, ESQUIRE (014342011)
 JUSTIN M. STRAUSSER, ESQUIRE (090692014)
 CHRISTOPHER M. CAMPOREALE, ESQUIRE (072082013)
 STEFANIE MALONE-ZEITZ, ESQUIRE (107872014)
 STEVEN P. KELLY, ESQUIRE (010032010)
 JESSICA N. MANIS, ESQUIRE (114562014)
 FRANK J. KEENAN, ESQUIRE (022041994)
 CHRISTOPHER A. SALIBA, ESQUIRE (161512016)
 BRANDON P. ACCARDI, ESQUIRE (138802014)
 ANTHONY P. SCALI, ESQUIRE (034182007)
 CHRISTOPHER M. MCMONAGLE, ESQUIRE (124402015)
 STERN & EISENBERG, PC
 1040 N. KINGS HIGHWAY, SUITE 407
 CHERRY HILL, NJ 08034
 TELEPHONE: (609) 397-9200
 FACSIMILE: (856) 667-1456
 (COUNSEL FOR PLAINTIFF)

FILED
JUN 23 2017
 ARNOLD L. NATALI JR., P.J.Ch.

<p>U.S. Bank National Association, as Trustee, for Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-7, Securitization Servicing Agreement Dated as of July 1, 2004</p> <p style="text-align: center;">PLAINTIFF</p> <p>v.</p> <p>Peter Dalton, Et. al.</p> <p style="text-align: center;">DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY MIDDLESEX COUNTY CHANCERY DIVISION</p> <p>DOCKET NO.: F-024324-14</p> <p style="text-align: center;">CIVIL ACTION</p> <p style="text-align: center;">ORDER DIRECTING MIDDLESEX COUNTY CLERK TO RECORD COPY OF ASSIGNMENT IN LIEU OF ORIGINAL</p>
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THIS MATTER being an action seeking foreclosure of an interest in real property and this matter having being opened to the court by Lucas M. Anderson, Esquire, on behalf of U.S. Bank National Association, as Trustee, for Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-7, Securitization Servicing Agreement Dated as of July 1, 2004, (hereinafter “plaintiff”) and the court having reviewed the certification filed by plaintiff

and it appearing that plaintiff has made a good faith attempt to obtain the original assignment and good cause appearing *and for the reasons stated in the record.*

IT IS on this 23rd day of June, 2017, ORDERED and ADJUDGED:

~~1. Middlesex County Recorder's Office is directed to record a copy of the Assignment of Mortgage from Bank of America as Successor by Merger to LaSalle Bank National Association as Trustee to U.S. Bank National Association, as Trustee, for Structured Asset Securities Corporation Structured Asset Investment Loan Trust Mortgage Pass-Through Certificates, Series 2004-7, Securitization Servicing Agreement Dated as of July 1, 2004; and,~~

2. Middlesex County Recorder's Office is directed to record a certified copy of this Order to be marginally indexed on the mortgage recorded with the Middlesex County Clerk of Records on ~~03/15/2004 in Book 9440, Page 425; and,~~ ★

3. Plaintiff shall, within 5 () days after receipt of this Order by its counsel, serve a copy of this Order upon all *parties* counsel of record by *certified mail* ordinary mail.

parties
certified mail

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

Opposed
 Unopposed

★ *The application, although appearing to be with merit, is denied without prejudice to permit and require plaintiff to comply with R 1:5-2. Specifically, plaintiff shall submit an affidavit of diligent inquiry as to the defendant's whereabouts. The affidavit of diligent inquiry must evidence diligent inquiry within the past six months.*

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
JUN 23 2017
ARNOLD L. NATALI JR., P.J.Ch.

U.S. BANK NATIONAL ASSOCIATION,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
	:	CHANCERY DIVISION
	:	
Plaintiff(s),	:	
	:	DOCKET NO. F-047571-14
vs.	:	
	:	
JERRY KUBU,	:	
	:	ORDER
Defendant(s).	:	

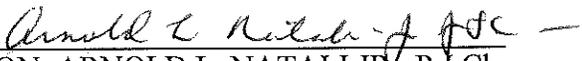
THIS MATTER having come before the Court by way of a motion filed by Jerry Kubu (“Defendant”), to vacate final judgment, and the Court having received opposition filed by Christopher M. Camporeale, Esq., appearing as counsel for U.S. Bank National Association (“Plaintiff”), and the Court having advised the parties that oral argument was scheduled for June 22, 2017 at 3:30 p.m., and Defendant having failed to appear on the aforementioned date for oral argument, and Defendant having not appeared before the Court on the initial return date of the motion, June 23, 2017, and the Court having received no communication from Defendant with respect to oral argument on Defendant’s motion, and for the reasons stated on the record on June 22, 2017, and for good cause shown:

IT IS It is on this 23rd day of June, 2017:

ORDERED that Defendant’s motion to vacate final judgment is ADJOURNED to July 7, 2017 to provide Defendant with an adequate opportunity to appear before the Court and be heard with respect to Defendant’s motion; and

IT IS FURTHER ORDERED that to the extent any party wishes to appear for oral argument on July 7, 2017, the Court shall be advised on such intention in writing on or before July 5, 2017. If written request for oral argument is not received on or before July 5, 2017, the Court shall resolve Defendant’s motion on the papers. The Court notes that no party requested oral argument within the filed Notice of Motion and opposition papers; and

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


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

WNI 15-007665
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
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Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
Ujala Aftab - 034722011
Renée Pearl Cohen - 019362009
Katherine Knowlton Lopez - 013502011
Kathleen M. Magoon - 040682010
Donna L. Skilton - 013072007
Charles G. Wohlrab - 016592012
Rebecca Cirrinicione - 031212012
Courtney A. Martin - 098782016

FILED

JUN 23 2017

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

US Bank National Association, as Trustee for
GSMPS 2006-RP1

PLAINTIFF,

vs.

Carlos Lopez; Angela Magana; Helen X.
Sanchez; Pat-Mat Group LLC dba
Commission Express of a Central New
Jersey; American Honda Finance Corp.;
County of Middlesex; State of New Jersey;
Manuel Mercado; United States of America

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-012883-10

CIVIL ACTION

ORDER ADJUDGING ESTABLISHMENT
OF AN EQUITABLE LOAN
MODIFICATION

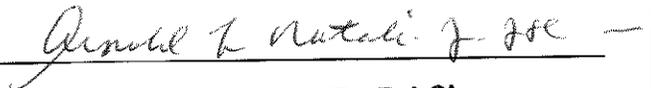
THIS MATTER being opened to the court by Chandra M. Arkema, Esquire, of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, on a Motion to Establish Equitable Loan Modification as against Defendant, Helen X. Sanchez, and the Court having read and considered the papers in support thereof, and for good cause:

IT IS ON THIS 23rd day of June 2017,

1. Plaintiff's Motion is GRANTED;
2. The Loan Modification executed by Carlos Lopez and Angela Magana, dated January 11, 2008, pertaining to property commonly known as 191 S Plainfield Ave,

South Plainfield, NJ 07080, is hereby found to be equitably enforced against Helen X. Sanchez ^{and} ~~and/or~~ reformed as if Helen X. Sanchez had executed the document, and subjecting her interest therein to the rights of the Plaintiff;

3. A copy of this Order shall be served upon Parties to this Motion within seven (7) business days of Plaintiff's receipt.



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

FOR THE REASONS SET FORTH
ON THE RECORD ON 6-23-17

Nicholas P. Edwards (SBN 120262014)
Catherine C. Griffith (SBN 209592016)
SHELTON HARRISON AND PINSON LLC
701 Highlander Blvd., Suite 270
Arlington, TX 76015
t: 817.522.7550
ATTORNEYS FOR PLAINTIFF

FILED
JUN 23 2017
ARNOLD L. NATALI JR., P.J.Ch.

<p>U.S. BANK NATIONAL ASSOCIATION</p> <p>Plaintiff,</p> <p>vs.</p> <p>MICHELE J. PIERSON, et al</p> <p>Defendants,</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-013589-12 Civil Action</p> <p>ORDER REINSTATING MATTER PURSUANT TO R. 4:64-8</p>
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This matter being opened to the Court by Shelton, Harrison & Pinson, PLLC, attorneys for the Plaintiff, and the Court having considered the pleadings, certifications, and other moving papers, *and finding good cause pursuant to R. 4:64-8 based on the unopposed certification submitted*

IT IS On this 23rd day of June, 2017, ORDERED that the within matter is hereby reinstated and any Order Dismissing the matter is hereby vacated. (*)

IT IS FURTHER ORDERED that a copy of this Order shall be served on other parties by regular mail, postage prepaid, within 5 days hereof.

Arnold L. Natali Jr. for

Motion was X Unopposed
 Opposed

Any application for final judgment shall be filed within 10 days of the date of the unopposed certification in the moving papers.

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

RAS CITRON, LLC
Donald V. Valenzano Jr, Esq. ID No. 011282010
130 Clinton Road, Suite 202
Fairfield, NJ 07004
973-575-0707
Attorney for Plaintiff

FILED
JUN 23 2017
ARNOLD L. NATALI JR., P.J.Ch.

U.S. BANK NATIONAL ASSOCIATION
AS TRUSTEE FOR MERRILL LYNCH
FIRST FRANKLIN MORTGAGE LOAN
TRUST, MORTGAGE LOAN ASSET-
BACKED CERTIFICATES SERIES 2007-4,
PLAINTIFF,

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

MIDDLESEX COUNTY

DOCKET NO. F-002231-15

CIVIL ACTION

vs.

ORDER VACATING FINAL JUDGMENT
AND WRIT OF EXECUTION AND
REINSTATE MORTGAGE

DOMENICO RISOLI A/K/A DOMENIC
RISOLI, et al.
DEFENDANT(S)

This matter being opened to the Court by Donald V. Valenzano Jr, Esquire, attorney for the Plaintiff on Notice of Motion to Vacate Final Judgment and Writ of Execution and Reinstating Mortgage, and for good cause shown:

IT IS on this 23rd day of June, 2017 ORDERED that

1. The Final Judgment and Writ of Execution entered in the above-entitled action on April 12, 2016 are hereby vacated and set aside; and the Mortgage recorded May 23, 2007 in Book 12373, Page 0582 be reinstated as of record.

2. Plaintiff's counsel shall serve this Order on all parties within 5 days of the execution of this Order.

Arnold L. Natali Jr.

Respectfully Recommended

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

FOR THE REASONS SET FORTH
ON THE RECORD ON 6.23.17



Fred R. Gruen, Esq.
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FGruen@gruengoldstein.com
Attorneys for the Plaintiff
Carol Weismann

FILED

JUN 23 2017

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

CAROL WEISMANN,

Plaintiff,

-vs-

RUBEN K. PATEL AND HINA K. PATEL,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION,
MIDDLESEX COUNTY
DOCKET NO. MID-L-148-16

Civil Action

ORDER TO REINSTATE

THIS MATTER having been brought before the Court by Fred R. Gruen, Esq., Gruen & Goldstein, attorneys for the Plaintiff Carol Weismann, seeking an Order to Reinstate the above captioned matter based upon the facts set forth in the supporting Certification of Fred R. Gruen, Esq. filed herewith;

IT IS on this 23rd day of June, 2017 **ORDERED** that the above captioned matter shall be reinstated; and

IT IS FURTHER ORDERED that opposing counsel shall be served a copy of this Order within 7 days of its online posting.

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.


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