

Hon. Arnold L. Natali Jr.'s Motion List for August 4, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
BLAZAS DAWN VS NJ DIV OF PENSION	C	34	17		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/1/2017
BRM TURNPIKE PLAZA VS TWNP OF WOODBRIDGE	C	4	17	8	FINAL JUDGMENT	ADJOURNED	ADJ TO 8/18/2017
BROWN GARY VS MAX L BROWN INDUS.	C	86	17	3	MOTION TO DISMISS	TRANSFERRED	
COUNTY OF MIDDLESEX VS DATA RX	L	5015	14		ENFORCE SETTLEMENT	WITHDRAWN	
CREST HOME DESIGNS VS CHURCH & DWIGHT	L	6634	15		MOTION TO COMPEL	ADJOURNED	ADJ TO 8/14/2017
					MOTION TO COMPEL	ADJOURNED	ADJ TO 8/14/2017
DIRECT COAST TO COAST VS MALLOY RALPH	C	77	15	4	AMEND COMPLAINT	ADJOURNED	ADJ TO 8/18/2017
ELECTRUM RECOVERY WORKS VS ATCACHUNAS	C	54	17	6	MOTION TO DISMISS	ADJOURNED	ADJ TO 8/18/2017
FONTEINA ANGELINA VS NEW YORK LIFE	L	32	17		MOTION TO DISMISS	DENIED	
GREENROSE ENTERPRISES VS CERTAIN UNDERWRI	L	4742	14		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/18/2017
					SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/18/2017
					AMEND COMPLAINT	ADJOURNED	ADJ TO 8/18/2017
IN THE MATTER OF ADA ACOSTA	L	2168	17	11	EXTEND TIME TO REGISTER	GRANTED	
IN THE MATTER OF BUCHI DAMMY ONWUKA	L	2132	17	10	EXTEND TIME TO REGISTER	GRANTED	
JACQUES RUSSELL VS JACQUES RICHARD	L	3399	17	811	MOTION TO CONSOLIDATE	ADJOURNED	ADJ TO 8/25/2017
JURKIEWICZ KATHERINE VS QUEST DIAGNOS	L	1432	15		MOTION TO DISMISS	ADJOURNED	ADJ TO 8/18/2017
LATTANZIO MICHELLE VS NAYYAR	L	1430	15		PT. SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/18/2017
LEILI STEPHEN VS STATE DIVISION OF MOTOR	C	58	17	18	REINSTATE LICENSE	WITHDRAWN	PER 7/21/17 SETTLEMENT
				22	MOTION TO DISMISS	WITHDRAWN	PER 7/21/17 SETTLEMENT
MONMOUTH MOBILE HOME VS BAKER RICHARD	C	222	16		PT. SUMMARY JUDGMENT	WITHDRAWN	
MONROE VS LOVES TREE REMOVAL	C	46	17		ENFORCE LITS. RIGHTS	ADJOURNED	ADJ TO 8/21/2017
					ENFORCE LITS. RIGHTS	ADJOURNED	ADJ TO 8/21/2017
MUNN JAMES VS MUNN JAMES	C	122	16		MISC. MOTION	DENIED	
NATIONSTAR MORTGAGE VS ADDEDO LORI	F	1402	14		MOTION TO VACATE	WITHDRAWN	
SUTTON JAMES VS US BANK TRUST	C	52	17		MOTION TO DISMISS	DENIED	
U.S. BANK VS BETANCES ZORAIDA	F	26071	16		SUMMARY JUDGMENT	GRANTED	
U.S. BANK VS BRACY KATHRYN	F	41116	9		STAY SHERIFF SALE	WITHDRAWN	
U.S. BANK VS GABRIEL JOSE	F	19179	16		MOTION TO VACATE	GRANTED	
U.S. BANK VS HAMMOND	F	27603	15		MOTION TO VACATE	GRANTED	
U.S. BANK VS LOUIS GERTRUDE	F	22172	16		MOTION TO REFORM MORT.	WITHDRAWN	
U.S. BANK VS NAPOLITANO KERRY	F	28667	15		MISC. MOTION	GRANTED	
WELLS FARGO BANK VS DUFFY RACHEL	F	27680	15		MOTION TO DISMISS	WITHDRAWN	
WELLS FARGO BANK VS JAMISON RICKY	F	22443	16		MOTION TO VACATE	GRANTED	
WELLS FARGO BANK VS MAKO LISA	F	12345	15		MOTION TO REINSTATE	GRANTED	
WELLS FARGO BANK VS SERRANO MABEL	F	41145	15		MISC. MOTION	DENIED	
WELLS FARGO BANK VS PAULINO	F	8318	16			WITHDRAWN	
8K MILES MEDIA GROUP, INC. VS EBCMUSIC	C	42	17		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/1/2017

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

AUG 08 2017

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

**BRM TURNPIKE PLAZA, LLC, A
New Jersey Limited Liability Company,**

Plaintiff,

v.

**TOWNSHIP OF WOODBRIDGE,
COUNTY OF MIDDLESEX, NEW
JERSEY TURNPIKE AUTHORITY,
AND STATE OF NEW JERSEY, the
State of New Jersey, its instrumentalities,
agencies or subdivisions,**

Defendants,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-4-17

CIVIL ACTION

ORDER

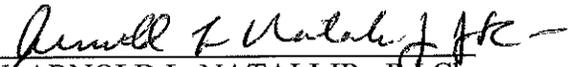
THIS MATTER having come before the Court by way of a motion filed by Allen Weiss, Esq., appearing as counsel for BRM Parkway Center, LLC (“Plaintiff”), requesting an Order for Final Judgment against the Township of Woodbridge (“Defendant”), and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 8th day of August, 2017:

ORDERED that Plaintiff’s motion for final judgment against Defendant is ADJOURNED to August 18, 2017; and

IT IS FURTHER ORDERED that Plaintiff’s counsel shall submit a supplemental certification confirming that Defendant was served with a copy of the filed entry of default, see R. 4:43-1, and that Defendant was served with a copy of Plaintiff’s Notice of Motion for Final Judgment, including the new return date of August 18, 2017 for Plaintiff’s motion, see R. 4:43-2(b); and

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



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

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

AUG 04 2017

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-C-77-15

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of correspondence dated August 3, 2017 sent by Gerard F. Smith, Esq., appearing as co-counsel for Farren International, LLC and Northern Trucking & Logistics, LLC (“Defendants”), requesting an adjournment of a motion filed by Ronald Horowitz, Esq., appearing as counsel for Direct Coast to Coast, LLC (“Plaintiff”), to amend the Complaint and compel discovery, and the Court having scheduled a teleconference for August 3, 2017, and Ronald Horowitz, Esq. having appeared as counsel for Plaintiff, and Gerard F. Smith, Esq. and Raymond A. Selvaggio, Esq. having appeared as co-counsel for Defendants, and for the reasons stated on the record on August 3, 2017, and for good cause shown:

IT IS on this 4th day of August, 2017:

ORDERED that Plaintiff’s motion to amend the Complaint and compel discovery is **ADJOURNED** to August 18, 2017; and

IT IS FURTHER ORDERED that the current trial date of August 14, 2017 is **ADJOURNED** pending further Court Order; 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 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

AUG 04 2017

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

ANGELINA FONTAINA,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiff,	:	LAW DIVISION
	:	
v.	:	
	:	DOCKET NO. MID-L-32-17
NEW YORK LIFE INSURANCE AND	:	
ANNUITY CORPORATION, ANGEL	:	
FONTAINA, "John Doe" 1 through 7	:	CIVIL ACTION
(a fictitious name, true name being	:	
unknown) and "ABC Corp." 1 through 7	:	
(a fictitious name, true name being	:	
unknown),	:	
	:	ORDER
Defendants.	:	

THIS MATTER having come before the Court by way of a motion filed by Andrew I. Hamelsky, Esq., appearing as counsel for New York Life Insurance and Annuity Corporation ("Defendant"), to dismiss the Amended Complaint, and opposition having been filed by Louis A. Mangione, Jr., Esq., appearing as counsel for Angelina Fontaina ("Plaintiff"), and the Court having considered the papers submitted, and for the reasons stated on the record on August 4, 2017, and for good cause shown:

IT IS on this 4th day of August, 2017:

ORDERED that Defendant's motion to dismiss the Amended Complaint with prejudice pursuant to R. 4:6-2(e) is **DENIED**; and

IT IS FURTHER ORDERED that the parties shall conduct discovery with respect to the applicability of the statute of limitations/discovery rule as to Plaintiff's negligence claim (Count II of the Amended Complaint) for a period of ninety (90) days, expiring on October 2, 2017. Nothing in this Order shall prevent any party from conducting discovery on any other issue during this time period; 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 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

AUG 07 2017

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

**RICHARD JACQUES, individually and
in his capacity as a member of Taylor
Nicole, LLC and Xstream Clean, LLC,**

Plaintiff,

v.

**RUSSELL JACQUES, individually and
in his capacity as a member of Taylor
Nicole, LLC and Xstream Clean, LLC,**

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
LAW DIVISION

DOCKET NO. MID-L-3399-17

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Mario A. Ferraro, Esq., appearing on behalf of Richard Jacques (“Plaintiff”), to consolidate Docket No. MID-L-3399-17 with Docket No. MID-C-144-07, and the Court having received opposition filed by John Sullivan, Jr., Esq., appearing as counsel for Russell Jacques (“Defendant”), and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 7th day of August, 2017:

ORDERED that Plaintiff’s motion to consolidate Docket No. MID-L-3399-17 with Docket No. MID-C-144-07 is ADJOURNED to August 25, 2017; and

IT IS FURTHER ORDERED that all parties and counsel shall appear before the Honorable Arthur Bergman, J.S.C., Courtroom 404, on August 25, 2017 at 2:00 p.m. for a settlement conference; and

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

* The Court shall discuss rescheduling the proof hearing with counsel, if necessary, on August 25, 2017.

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

ALN

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

AUG 07 2017

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

<hr/>	:	
JAMES MUNN, SR. and MARY MUNN,	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiffs,	:	CHANCERY DIVISION
	:	
v.	:	DOCKET NO. MID-C-122-16
	:	
JAMES MUNN, JR.,	:	CIVIL ACTION
	:	
Defendant.	:	ORDER
<hr/>	:	

THIS MATTER having come before the Court by way of a motion filed by James Munn, Sr. and Mary Munn (“Plaintiffs”), requesting an Order transferring the deed for real property and the lien back into Plaintiffs’ name and to compel James Munn, Jr. (“Defendant”) to return the money owed on the property in addition to the funds that were being held in Plaintiffs’ saving account, and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 7th day of August, 2017:

ORDERED AS FOLLOWS:

1. Plaintiffs’ request for an Order transferring the deed and the lien back into their names and return all monies owed to Plaintiffs is **DENIED WITHOUT PREJUDICE**.
2. Any future application for the requested relief shall be filed with proof of service in accordance with the New Jersey Court Rules. R. 1:5-2 (requiring that service of a notice of motion upon a party “... be made as provided in R. 4:4-4 or by registered or certified mail, return receipt requested, and simultaneously by ordinary mail to the party’s last known address.”); R. 1:5-3 (detailing the specific information that must be included within the certification of service appended to the notice of motion, with respect to both service made upon the party and service made upon counsel for the party to be noticed); Reynolds v. Messano,

343 N.J. Super. 532, 534 (App. Div. 2001) (stating that “[t]he affidavit of service should ... recite the details pertaining to all mail modes employed.” (citation and quotations omitted)).

3. In the event that Plaintiffs intended to file the Amended Complaint attached to the filed motion papers, any proposed amended pleading, in addition to the requisite payment, shall be filed separately with the Middlesex County Motions Clerk. Plaintiffs shall effectuate service of any amended pleading upon all parties in accordance with the requirements referenced in paragraph 3 of this Order.

IT IS FURTHER ORDERED that Plaintiffs shall serve a copy of this Order upon all parties and 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

AUG 09 2017

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

JAMES SUTTON AND SHELIA SUTTON,

Plaintiffs,

v.

U.S. BANK TRUST, N.A.,

Defendant.

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-52-17

CIVIL ACTION

ORDER

THIS MATTER having come before the Court by way of a motion filed by Paul R. Marino, Esq., appearing as counsel for U.S. Bank Trust, N.A. (“Defendant”), to dismiss the Amended Complaint filed by James Sutton and Shelia Sutton (“Plaintiffs”) with prejudice, and the Court having entered an Order on July 13, 2017, ordering that Plaintiffs’ Amended Complaint filed on June 20, 2017 under Docket No. MID-C-52-17 shall be treated as an Amended Answer and Counterclaim under Docket No. F-009512-17, and the Court having received correspondence dated July 17, 2017 from Defendant’s counsel, advising the Court that Plaintiffs’ Amended Complaint filed under Docket No. MID-C-52-17 had been returned as unfiled and that Plaintiffs had filed a new Complaint under Docket No. MID-C-110-17, and the Court having considered the papers submitted, and for good cause shown:

IT IS on this 9th day of August, 2017:

ORDERED AS FOLLOWS:

1. Defendant’s motion to dismiss Plaintiffs’ Amended Complaint with prejudice is DENIED AS MOOT as the Court has been advised that the Plaintiffs’ Amended Complaint filed under Docket No. MID-C-52-17 has been returned as unfiled.

2. The matter of Sutton v. U.S. Bank Trust, N.A., Docket No. MID-C-52-17 shall be consolidated with U.S. Bank Trust, N.A., as Trustee for LSFP Master Participation Trust v. Sutton, Docket No. F-009512-17.
3. Upon the Court's own motion, the matter of Sutton v. U.S. Bank Trust, N.A., Docket No. MID-C-110-17, shall likewise be consolidated under U.S. Bank Trust, N.A., as Trustee for LSFP Master Participation Trust v. Sutton, Docket No. F-009512-17.
4. The portion of the Court's July 13, 2017 Order permitting Plaintiffs' Amended Complaint filed on June 20, 2017 under Docket No. MID-C-52-17 to be treated as an Amended Answer and Counterclaim under Docket No. F-009512-17 is VACATED. Unless otherwise modified or amended, all other terms of the Court's July 13, 2017 Order remain in full force and effect. Once the matters have been consolidated, Plaintiffs may file an Answer and Counterclaim, if any, under Docket No. F-009512-17 in accordance with the New Jersey Court Rules.

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



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

WNI16-016025
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
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
Attorneys for Plaintiff

FILED
AUG 04 2017
ARNOLD L. NATALI JR., P.J.Ch.

U.S. Bank National Association, as Trustee
for Citigroup Mortgage Loan Trust Inc.,
Mortgage Pass-Through Certificates, Series
2006-AR9

PLAINTIFF,

vs.

Jose Gabriel and Mrs. Jose Gabriel, his wife;
Pacita Lazarraga; Diosdado Sandil; Fely G.
Sandil; Gualterio Manongdo; Rosalina
Manongdo; State of New Jersey

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-019179-16
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON MAY 10, 2017 AND
RESCHEDULE SHERIFF'S SALE

THIS MATTER having been brought before the Court by Shapiro & DeNardo, LLC,
attorneys for the Plaintiff, and the Court having read the papers in support thereof, and for good
cause shown;

It is on this 4th day of August, 2017,

ORDERED THAT the Sheriff's Sale which took place on May 10, 2017, shall be and is
hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office is to reschedule the sale without requiring an Alias Writ of Execution and with only one week's advertisement; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office costs of re-advertising, and sheriff's commission, are to be satisfied from the Bidder's deposit, plus any additional costs associated with re-scheduling the sale; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office hold the deposit monies paid by the third party bidder to be applied to any losses suffered by the Plaintiff as a result of the resale. *Any distribution of such funds shall be in notice to all interested parties and in accordance with the NJ Court Rules.*

IT IS FURTHER ORDERED THAT a copy of the within Order be served on parties noticed to this motion within seven (7) days of Plaintiff's receipt thereof.


Honorable

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

Ⓢ Distribution shall not occur without further Ⓢ Court Order

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. *Ⓢ See Certification + attachments*

STEVEN K. EISENBERG, ESQUIRE (009221995)
JACQUELINE F. MCNALLY, ESQUIRE (020402005)
DAVID M. LAMBROPOULOS, ESQUIRE (040322006)
SALVATORE CAROLLO, ESQUIRE (007012001)
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
ATTORNEYS FOR PLAINTIFF
OUR FILE NUMBER: 733.000460

FILED

AUG 04 2017

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

U.S. Bank Trust, N.A., as Trustee for LSF9
Master Participatpion Trust
Plaintiff

v.

Rillette Hammond, Executrix and Known Heir of
the Estate of Robert Hammond; et al.
Defendant(s)

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

Docket No.: F-27603-15

ORDER TO VACATE SHERIFF'S
SALE AND ~~RESCHEDULE~~ SHERIFF'S
SALE *RESCHEDULE*

Ar

THIS MATTER having been brought before the Court by Stern & Eisenberg, P.C.,
attorneys for Plaintiff, and the Court having read the papers in support thereof; and for good
cause shown:

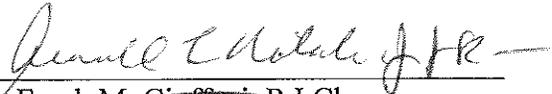
IT is on this 4th day of August, 2017.

1. ORDERED that the Sheriff's sale, which took place on April 12, 2017, of the
property known as 97 Curtis Avenue, Piscataway, NJ 08854 shall be and is hereby deemed
vacated and set aside; and

2. IT IS FURTHER ORDERED that the Sheriff's Office is to reschedule the sale without requiring an Alias Writ of Execution; and

3. IT IS FURTHER ORDERED that a copy of the within Order be served on Defendants and the Middlesex County Sheriff's Office within 10 days of the date hereof.

4. IT IS FURTHER ORDERED that the Sheriff of Middlesex County is to withhold the deposit monies paid by the third-party bidder to be applied to any losses sustained by Plaintiff from the resale.


~~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:

Memorandum of Law + Certification

McCABE, WEISBERG & CONWAY, P.C.
 John M. Kolesnik, Esquire - 012412010
 216 HADDON AVENUE, SUITE 201
 WESTMONT, NEW JERSEY 08108
 (856) 858-7080
 ATTORNEYS FOR PLAINTIFF
 Matter No 15-204279 - 15-204279

FILED
AUG 04 2017
 ARNOLD L. NATALI JR., P.J.Ch.

<p>U.S. Bank Trust, N.A., as Trustee for LSF9 Master Participation Trust</p> <p style="text-align: center;">Plaintiff</p> <p style="text-align: center;">v.</p> <p>Kerry Napolitano, et al.</p> <p style="text-align: center;">Defendant</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No. F-028667-15</p> <p style="text-align: center;">Civil Action</p> <p style="text-align: center;">ORDER</p>
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THIS MATTER being opened to the Court by McCabe, Weisberg & Conway, P.C., attorneys for Plaintiff, in the above entitled foreclosure action, requesting an Order granting leave to file an Amended Writ of Execution;

IT IS ON THIS 4th DAY OF August, 2017; ORDERED

1. Plaintiff is hereby given leave to file an Amended Writ of Execution in conformity with the proposed Amended Writ of Execution served with its moving papers.
2. Plaintiff shall serve a copy of this Order upon Defendant within 7 days of receipt by Plaintiff's Counsel of the said Order.



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

_____ Opposed X Unopposed

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

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

WNI16-016470
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, NJ 08054
(856)793-3080
Chandra M. Arkema - 029552006
Krystin M. Alex - 171402015
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
Attorneys for Plaintiff

FILED
AUG 04 2017
ARNOLD L. NATALI JR., P.J.Ch.

Wells Fargo Bank, NA

PLAINTIFF,

vs.

Ricky D. Jamison and Jennifer N. Jamison
a/k/a J. Jamison, husband and wife; State of
New Jersey

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-022443-16
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON MAY 10, 2017 AND
RESCHEDULE SHERIFF'S SALE

THIS MATTER having been brought before the Court by Shapiro & DeNardo, LLC,
attorneys for the Plaintiff, and the Court having read the papers in support thereof, and for good
cause shown;

It is on this 4th day of August, 2017,

ORDERED THAT the Sheriff's Sale which took place on May 10, 2017, shall be and is
hereby deemed vacated and set aside; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office is to reschedule the sale without requiring an Alias Writ of Execution and with only one week's advertisement; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office costs of re-advertising, and sheriff's commission, are to be satisfied from the Bidder's deposit, plus any additional costs associated with re-scheduling the sale; and

IT IS FURTHER ORDERED THAT the Middlesex County Sheriff's Office hold the deposit monies paid by the third party bidder to be applied to any losses suffered by the Plaintiff as a result of the resale.

Any distribution of such funds shall be in nature to all interested parties and in accordance with the NJ Court Rules.

IT IS FURTHER ORDERED THAT a copy of the within Order be served on parties noticed to this motion within seven (7) days of Plaintiff's receipt thereof.

Arnold L. Natali Jr.

Honorable

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

Ⓢ Further, distribution shall not occur without the Court order. Ⓢ

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.

See certification and attachments.

Sean D. Adams, Esq.- 004932013
HILL WALLACK LLP
21 Roszel Road
PO Box 5226
Princeton, New Jersey 08543
(609) 924-0808
Attorneys for Wilmington Savings Fund Society, FSB,
as Trustee for Stanwich Mortgage Loan Trust A
Our File No.: 17511-170 /ms

FILED

AUG 04 2017

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

Wells Fargo Bank, N.A.,

Plaintiff,

vs.

Lisa Mako, *et al.*,

Defendant(s),

Wilmington Savings Fund Society, FSB, as Trustee
for Stanwich Mortgage Loan Trust A,

Applicant for Substitution
of Plaintiff

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Civil Action

Docket No. F-012345-15

**ORDER TO REINSTATE THE
COMPLAINT AND RETURN IT TO
THE FORECLOSURE UNIT AS AN
UNCONTESTED MATTER AND
SUBSTITUTE PLAINTIFF**

This matter having been brought before the Court on **July 21, 2017** at 9:00 a.m., by Hill Wallack LLP, attorneys for Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, assignee of Plaintiff by Motion for an Order to Reinstate the Complaint and Return it to the Foreclosure Unit as an Uncontested Matter and Substitute Plaintiff, and the Court having reviewed and considered the supporting papers, ~~and any opposition thereto;~~ *and no opposition having been received and for the reasons stated on the record.*

IT IS on this 4th day of August, 2017 ORDERED as follows:

1. The within case is hereby reinstated to the active calendar.
2. The within matter shall be returned to the Foreclosure Unit to proceed as an uncontested matter.

3. Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A, be and hereby is substituted in the place and stead of Wells Fargo Bank, N.A. as the party plaintiff and all subsequent pleadings filed with the Court shall use the name of Wilmington Savings Fund Society, FSB, as Trustee for Stanwich Mortgage Loan Trust A as the Plaintiff in the caption.

4. The Superior Court Clerk is directed to change, as herein modified, the name of the party plaintiff on the automated case management system docket.

5. A copy of this Order shall be served upon counsel for Defendants by ordinary and certified mail within seven (7) days Plaintiff's counsel's receipt of the entered order.


P. J. Ch.

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