

Hon. Arnold L. Natali Jr.'s Motion List for August 18, 2017							
CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
BRM TURNPIKE PLAZA VS TOWNSHIP OF WOODBR	C	4	17		FINAL JUDGMENT	GRANTED	
CYKTOR SHARON VS WICK PROPERTIES LLC	C	114	17	8	MOTION TO INTERVENE	ADJOURNED	ADJ TO 8/29/2017
DESAI MUKESH VS ANNAMANENI RAVINDER	L	6942	16		MOTION TO DISMISS	PARTIAL	
DICKENS TRACEY VS SEDGWICK CLAIMS	L	5305	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/1/17
DIRECT COAST TO COAST VS MALLOY RALPH	C	77	15	4	AMEND COMPLAINT	GRANTED	WILL FAX ORDER TO COUNSEL
					MOTION TO COMPEL	GRANTED	WILL FAX ORDER TO COUNSEL
DIRECT COAST TO COAST VS SPIRIT LINEN INC	DJ	52532	17	719	ENFORCE LITIGANTS' RIGHTS	DENIED	
				976	ENFORCE LITIGANTS' RIGHTS	PARTIAL	
ELECTRUM RECOVERY WORKS VS ATCACHUNAS	C	54	17	6	MOTION TO DISMISS	DENIED	
GREENROSE ENTERPRISES VS CERTAIN UNDERWRT	L	4742	14		SUMMARY JUDGMENT	RESERVED	
					SUMMARY JUDGMENT	PARTIAL	
					AMEND COMPLAINT	RESERVED	
HRUSHKOWSKI DZMITRY VS CAVALRY SPV I LLC	L	5866	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 8/31/2017
IN THE MATTER OF RAYMOND SMITH	L	2655	17		EXTEND TIME TO PUBLISH	GRANTED	
JAJE KRZYSTOF VS UNITED AIR SPECIALISTS	L	5595	14		MOTION FOR PROTECTIVE ORDER	ADJOURNED	ADJ TO 9/1/2017
JURKIEWICZ KATHERINE VS QUEST DIAGNOSTICS	L	1432	15		MOTION TO DISMISS	GRANTED	
LATTANZIO MICHELLE VS NAYYAR	L	1430	15		PT. SUMMARY JUDGMENT	ADJOURNED	ADJ TO 9/1/2017
MCDALD ROBERT VS DELILAH ROAD ASSOCS.	C	18	17	1	DEFAULT JUDGMENT	ADJOURNED	ADJ TO 9/15/2017
				17	VACATE DEFAULT	ADJOURNED	ADJ TO 9/15/2017
NATIONSTAR MORTGAGE VS MONTESDEOCA	F	10910	17		CORRECT DEFENDANT'S NAME	GRANTED	
NATIONSTAR MORTGAGE VS MUKHERJEE	F	7894	17		MISCELLANEOUS MOTION	GRANTED	
NATIONSTAR MORTGAGE VS SERVIS	F	3623	17		MISCELLANEOUS MOTION	WITHDRAWN	
NATIONSTAR MORTGAGE VS THOMAS	F	54108	14		MOTION TO RECONSIDER	DENIED	
TOOMER BRUCE VS RODGERS AYESHA	L	2123	15		DISMISS W/O PREJUDICE	WITHDRAWN	
					MOTION TO DISMISS	WITHDRAWN	
TOWNSHIP OF MONROE VS LOVES TREE REMOVAL	C	46	17	9	MOTION FOR RECONSIDERATION	PARTIAL	
				11	MOTION TO FOR FINAL DEFAULT	DENIED	
					ENFORCE LITS. RIGHTS	DENIED	
					ENFORCE LITS. RIGHTS	DENIED	
U.S. BANK VS BRACEY	F	41116	9		VACATE SALE	ADJOURNED	ADJ TO 9/15/2017
U.S. BANK VS CARRERA	F	15337	13		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/25/2017
					SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/25/2017
U.S. BANK VS INTEGRATED FIN. GRP.	C	188	16	6	ENTRY OF FINAL JUDGMENT	GRANTED	
U.S. BANK VS KUDROWITZ AARON	F	982	17		SUMMARY JUDGMENT	GRANTED	
U.S. BANK VS ROSEWOOD TRUST	F	6781	17		SUMMARY JUDGMENT	GRANTED	
U.S. BANK VS SCHRAGER STEVEN	F	10067	15		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/24/2017
WELLS FARGO BANK VS BENNETT	F	21225	14		MISCELLANEOUS MOTION	ADJOURNED	ADJ TO 9/1/2017
WELLS FARGO BANK VS JACOBS ADEBIMPE	F	3213	17		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 9/1/2017
WELLS FARGO BANK VS MOUZON MICHAEL	F	28485	12		MOTION TO VACATE	GRANTED	
WELLS FARGO BANK VS PATHAK NAYAN	F	9628	17		MISCELLANEOUS MOTION	GRANTED	
WELLS FARGO VS TAVERAS ANDRES	F	27423	16		MOTION TO VACATE	GRANTED	
WELLS FARGO BANK VS VAZQUEZ NANETTE	F	22614	15		MOTION TO VACATE SALE	GRANTED	

ALLEN WEISS
2105 W. County Line Road
Jackson, New Jersey 08527
(732) 364-3006
allenweissesq@verizon.net
Superior Court ID #5061982
Attorney for Plaintiff BRM Parkway Center, Inc.

FILED
AUG 21 2017
ARNOLD L. NATALI JR., P.J.Ch.

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

Plaintiff,

vs.

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

Defendants.

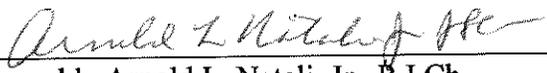
: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
:
: CIVIL ACTION
:
: DOCKET NO. MID-C-4-17
:
:
: **ORDER FOR FINAL JUDGMENT**
: **BY DEFAULT AGAINST THE**
: **TOWNSHIP OF WOODBRIDGE** (sn)
:
:

Default having been entered against Defendant, Township of Woodbridge^(“Defendant”) on March 27, 2017; and Plaintiff having applied for entry of final judgment by default against said Defendant pursuant to R. 4:43-2, by way of motion on notice to all Defendants; and Plaintiff having submitted a Certification, and for good cause shown *and for the reasons stated on the record on August 21, 2017;*

IT IS on this 21st day of August, 2017, ORDERED as follows:

1. Final Judgment by Default pursuant to R.4:43-2 is hereby entered in favor of Plaintiff and against Defendant, Township of Woodbridge, hereby releasing all right, title and interest in and to the realty identified as Parcels X1036C-1B and X1036C-2 located in the Township of Woodbridge, and more particularly described in the map attached hereto as **Exhibit “A”**, and conveyed to the Plaintiff free and clear of any claim or interest of the named Defendants^{only} in this matter. (sn)

2. This Order shall be recorded in the Offices of the Middlesex County Clerk in the land records of such County at the sole cost and expense of the Plaintiff.
3. A copy of the within Final Judgment by Default, shall be served upon all parties within seven (7) days hereof.



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

FILED

AUG 18 2017

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

William D. Grand (ID No. 280151972)
Steven B. Gladis (ID No. 016192008)
GREENBAUM, ROWE, SMITH & DAVIS LLP
99 Wood Avenue South
Iselin, New Jersey 08830-2712
(732) 549-5600

Attorneys for Defendants Greenbaum, Rowe, Smith & Davis LLP,
Stacy M. Manobianca, Esq., and John D. North, Esq.

MUKESH DESAI,

Plaintiff,

v.

RAVINDER R. ANAMANENI,
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
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-6942-16

CIVIL ACTION

**ORDER GRANTING DEFENDANTS
GREENBAUM, ROWE, SMITH & DAVIS
LLP, STACY M. MANOBIANCA, ESQ.,
AND JOHN D. NORTH'S MOTION TO
DISMISS SECOND AMENDED
COMPLAINT**

THIS MATTER having been opened to the Court by Greenbaum,
Rowe, Smith & Davis LLP, attorneys for defendants Greenbaum,
Rowe, Smith & Davis LLP, Stacy M. Manobianca, Esq., and John D.

North, Esq. (collectively, the "Greenbaum Defendants"), on notice to pro se Plaintiff Mukesh Desai, for an Order dismissing the Second Amended Complaint as pursuant to R. 4:6-2(e), as to the Greenbaum Defendants; and the Court having considered the submissions and arguments of counsel, and good cause having been shown; *and for the reasons stated on the record on August 18, 2017*

IT IS on this 18th day of August, 2017, ORDERED as follows:

1. The Greenbaum Defendants' motion to dismiss pursuant to R. 4:6-2(e) be and the same hereby is granted;

2. The Second Amended Complaint be and the same hereby is dismissed as to the Greenbaum Defendants, with prejudice and without costs; and

3. Plaintiff may appeal Court 12 within thirty days. Court 12 is dismissed without prejudice.

4. Copies of the within Order shall be served upon all counsel of record within seven (7) days of its receipt by counsel for the Greenbaum Defendants


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

This Motion was:

X Opposed

Unopposed

010251983
RONALD HOROWITZ
Attorney at Law
PO Box 353707
Palm Coast, FL 32137
Tel: (386) 283-4886
Attorney for Plaintiff
Our File No. 2819

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

DIRECT COAST TO COAST, LLC

Plaintiffs(s),

vs.

SPIRIT LINEN, INC.; HAJJAR, INC. t/a 99
CENT STORES OF DETROIT,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

DOCKET NO. MID-DC-13295-16 # 719
DJ-52532-17

Civil Action

ORDER

THIS MATTER having been opened to the Court by Ronald Horowitz, Esq., attorney for Plaintiffs/Judgment Creditors, Direct Coast to Coast, LLC, upon an application for an Order to enforce litigant's rights, *and the matter having been transferred to the undersigned on 8.9.17 for resolution* the Court having considered the moving papers and opposition papers, if any, and for other good cause shown, *and for the reasons stated in the record on August 23, 2017*

IT IS ON THIS 23rd day of August, 2017:

ORDERED that non-party, Bank of America, N.A., shall immediately comply with the Subpoena Duces Tecum and Information Subpoena and produce all documents requested therein without any redaction thereof;

IT IS FURTHER ORDERED that non-party, Bank of America, N.A., shall pay plaintiff's attorney's fees and costs in connection with this motion in the amount of \$400.00;

AND IT IS FURTHER ORDERED that a copy of this Order be served upon the said non-party and the defendant within seven (7) days of the date hereof. (X)

Arnold L. Natali Jr.

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

(V) The Court issued a concordant order this day with respect to motion no. 976. The Subpoena Duces Tecum and Information Subpoena may be re-served in accordance with the NJ Court Rules. All parties are served with respect to any properly served pleadings. (Am)

ZEICHNER ELLMAN & KRAUSE LLP
103 Eisenhower Parkway
Roseland, New Jersey 07068
(973) 618-9100
PHILIP S. ROSEN (ID # 02236)
KERRY A. DUFFY (ID # 02218)
Attorneys for Non-Party Bank of America, N.A.

FILED

AUG 23 2017

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

DIRECT COAST TO COAST LLC,

Plaintiff,

v.

SPIRIT LINEN, INC., HAJJAR, INC. t/a 99
CENT STORES OF DETROIT,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

Docket No. MID-DC-13295-16
DJ - 52532-17

*motion no.
976*

CIVIL ACTION

**ORDER GRANTING BANK OF
AMERICA, N.A.'S MOTION:**

- 1) pursuant to Rules 1:9-2 and 4:10-3, et seq., Quashing the Subpoena Duces Tecum and Information Subpoena issued by Plaintiff to Non-Party Bank of America, N.A; and/or
- 2) pursuant to Rule 4:50 et seq., ~~Vacating any Order entered against Bank of America, N.A. on Plaintiff's motion to enforce litigant's rights due to Plaintiff's failure to comply with the Court Rules~~

THIS MATTER having been opened to the Court by Zeichner Ellman & Krause LLP, attorneys for non-party Bank of America, N.A. ("BANA") on notice to counsel for plaintiff Direct Coast to Coast, LLC ("Plaintiff") and all counsel of record, for an Order: (1) pursuant to Rules 1:9-2 and 4:10-3, et seq., Quashing the Subpoena Duces Tecum and Information Subpoena issued to BANA; and/or (2) pursuant to Rule 4:50 et seq., vacating any Order entered against BANA on Plaintiff's motion to enforce litigant's rights due to Plaintiff's failure to comply with the Court Rules, and the Court having considered the submissions of the parties, and for good cause shown;

*The matter having been transferred to the undersigned for resolution on 8.9.17 and
and for the reasons stated in the record on 8.27.17*

IT IS ON THIS 23rd day of August 2017,

ORDERED:

1. That BANA's motion be and is hereby granted; and it is further ORDERED

2. That the Information Subpoena dated April 19, 2017 issued by Plaintiff to BANA be and is hereby quashed; and it is further ORDERED

3. That the Subpoena Duces Tecum dated April 14, 2017 issued by Plaintiff to BANA be and is hereby quashed; and it is further ORDERED

4. That pursuant to Rule 4:50 et seq., any Order issued against BANA on the motion to enforce litigant's rights be and is hereby VACATED as a result of Plaintiff's failure to comply with the Court Rules, and it is further ORDERED

*Denial on
no sub
duces has been
served.*

5. That BANA serve a copy of this Order on all counsel of record within seven (7) days after BANA's counsel's receipt of a conformed copy of this Order. (X)

ENTER:

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

(*) The Court issued a coincident order this day with respect to motion No. 719 (Plaintiff's motion in aid of litigant's rights). (Am)

84
6

Jonathan S. Krause, Esquire (I.D. No. 029262004)
KLEHR HARRISON HARVEY BRANZBURG LLP
(A Pennsylvania Limited Liability Partnership)
10000 Lincoln Drive East, Suite 201
Marlton, New Jersey 08053
(t) (856) 486-7900
jkrause@klehr.com

FILED

AUG 18 2017

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

Attorney for Defendant,
Abington Relden Metals, LLC

ELECTRUM RECOVERY WORKS, INC.	:	SUPERIOR COURT OF NEW JERSEY
	:	MIDDLESEX COUNTY
Plaintiff,	:	CHANCERY DIVISION
	:	Civil Action No. MID-C-54-17
v.	:	
	:	
JOHN ATCACHUNAS, AND	:	
ABINGTON RELDAN METALS, LLC	:	
	:	
Defendants.	:	

**ORDER GRANTING DEFENDANT ABINGTON RELDAN METALS, LLC'S
MOTION TO DISMISS THE COMPLAINT**

THIS MATTER, having been brought before the Court on the motion of Defendant Abington Reldan Metals, LLC ("Abington"), by and through its counsel, Klehr Harrison Harvey Branzburg LLP, for an order dismissing the Complaint of Plaintiff Electrum Recovery Works, Inc. ("Plaintiff"), pursuant to Rule 4:6-2(e) and the Court having considered the pleadings submitted in support of the motion and in opposition thereto, if any; and for good cause appearing;

IT IS on this 18th day of August, 2017, ORDERED that Abington's Motion to Dismiss the Plaintiff's Complaint is ~~GRANTED.~~

IT IS FURTHER ORDERED that:

denial as most as the parties have executed a stipulation of dismissal with prejudice between Plaintiff and Abington. (AW)

1. ~~Plaintiff's Complaint against defendant Abington is hereby dismissed, with prejudice; and~~

It is further ORDERED that Abington is awarded its fees and costs incurred in connection with the filing and prosecution of the subject motion. Abington's counsel shall submit a certification of attorneys' fees and costs incurred in the filing and prosecution of the subject motion within ten (10) days after service of this order.

It is further ORDERED that pursuant to R. 4:23-5(a)(1), counsel for Abington shall serve within ten (10) days of the date hereof, a copy of this order by regular and certified mail, return receipt requested, accompanied by a notice for which R. 4:23-5(a)(1) provides.



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

_____ Opposed

_____ Unopposed

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

FILED

AUG 23 2017

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

In the Matter of

RAYMOND SMITH,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-L-2655-17

CIVIL ACTION

ORDER

THIS MATTER having been opened by a motion filed by Raymond Smith (the “Applicant”), appearing pro se, to extend the time to publish an Order fixing the date of hearing and file an affidavit of publication with the Court, and the Court having considered the papers submitted, and for good cause shown:

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

ORDERED that the Applicant’s motion to extend the time to publish an Order fixing the date of hearing is GRANTED. The Applicant shall publish a copy of the Order fixing the date of hearing, dated August 23, 2017, in the Home News Tribune on or before October 18, 2017; and

IT IS FURTHER ORDERED that the affidavit of publication must be filed with the Court at least one week prior to the hearing date; and

IT IS FURTHER ORDERED that the Court shall serve a copy of this Order upon all interested parties within seven (7) days of the date of this Order.


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

Joseph D. Guarino (16491996)
DLA PIPER LLP (US)
51 John F. Kennedy Parkway, Suite 120
Short Hills, New Jersey 07078-2704
(973) 520-2569 (Phone)
(973) 520-2577 (Fax)
Attorneys for Defendants
Quest Diagnostics Incorporated and
Lorraine Dietrich

FILED
AUG 21 2017
ARNOLD L. NATALI JR., P.J.Ch.

KATHERINE M. JURKIEWICZ,
Plaintiff,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY- LAW DIVISION
DOCKET NO.: L-1432-15

v.

Civil Action

QUEST DIAGNOSTICS INCORPORATED,
LORRAINE DIETRICH, JON DOES, 1-10
(fictitious names presently unknown), ABC-
XYZ CORPS. (fictitious names presently
known),

ORDER

Defendants.

THIS MATTER having been opened to the Court by DLA Piper LLP (US), attorneys for Defendants Quest Diagnostics Incorporated (“Quest”) and Lorraine Dietrich (collectively, “Defendants”), by a Motion to Dismiss With Prejudice Pursuant to R. 4:23-5(a)(2) (the “Motion”); and the Court, having reviewed and considered the Motion and any opposition filed in response thereto; and good cause appearing.

and for the reasons stated on the record on July 28, 2017 and August 21, 2017

IT IS on this 21st day of ~~May~~ ^{August}, 2017;

ORDERED that:

1. Plaintiff Katherine Jurkiewicz’s (“Plaintiff”) Complaint is dismissed with prejudice, pursuant to R. 4:23-5(a)(2); and

2. Defendants shall serve a true copy of this Order on all counsel of record within seven (7) days *of its online posting*

Counsel for Plaintiff shall serve plaintiff with a copy of the Order within five

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

Opposed _____

Unopposed X

(5) days of receipt

⊛ The Court shall also fax a copy of this Order to all counsel of record. AW

Colleen M. Hirst, Esq. (039742003)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)

Attorney for Plaintiff

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Denise Carlon, Esq. (001392008)

FILED
AUG 18 2017
ARNOLD L. NATALI JR., P.J.Ch.

Nationstar Mortgage LLC
Plaintiff

vs.

Raul Montesdeoca A/K/A Raul Montes De Oca
his/her heirs, devisees, and personal
representatives, and his, her, their or any of their
successors in right, title and interest, et al
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
Middlesex COUNTY
CHANCERY DIVISION
GENERAL EQUITY
DOCKET NO. F-010910-17
CIVIL ACTION

**ORDER CORRECTING NAME OF
DEFENDANT Mr. or Mrs. Montes De
Oca, spouse or civil partner of Raul
Montesdeoca A/K/A Raul Montes De Oca
TO BE Esther Montesdeoca**

THIS MATTER having been opened to the Court by KML Law Group, P.C., attorneys for Plaintiff in the above entitled foreclosure action, and it appearing that the name of the defendant Esther Montesdeoca was incorrectly or incompletely set forth as Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca in the complaint, and application having been made herein to change the name of the defendant so it is correctly and completely set forth in this action, and for good cause shown.

IT IS on this 18th day of August, 2017,

ORDERED:

1. The name of defendant previously designated as Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca shall be changed to

Esther Montesdeoca and this latter name shall be used going forward.

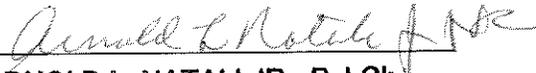
2. The caption of the Complaint in Foreclosure and all subsequent pleadings in this action shall be corrected to read Esther Montesdeoca, instead of Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca.

3. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all parties to the motion.

The Motion was

opposed

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 B. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

CXE15-012108
 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 21 2017

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

<p>NATIONSTAR MORTGAGE LLC</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>MILANI MUKHERJEE ; THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-007894-17</p> <p>CIVIL ACTION</p> <p>ORDER</p>
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THIS MATTER being opened to the court by Rebecca Cirrinicione, a member of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, appearing on a Motion to Establish Plaintiff's Right to Enforce a Lost Promissory Note, and the Court having reviewed the record, supporting certifications, brief, and for good cause shown *and for the reasons stated on the record on August 21, 2017*

IT IS HEREBY ORDERED ON THIS 21st day of August 2017, THAT:

1. Plaintiff's Motion is granted;
2. Plaintiff is entitled to enforce the lost promissory note, which is secured by the Mortgage that is the subject of the instant action.
3. The Superior Court Clerk, Office of Foreclosure, and any interested party is ordered to rely upon the certified true copy of the Lost Note Affidavit, which contains a certified true copy

of the Note, the original of which has been lost, which recites the terms of the Note, such as the interest rate of 6% and original principal amount \$322,000.00.

4. A copy of this order is to be served on all parties noticed to this motion within seven (7) business days of Plaintiff's receipt thereof. *of its posting on e-courts. The order shall be posted on e-courts by this Court.*

Arnold L. Natali Jr.

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

Papers considered: Mem, Brief, Cert; all exhibits
Motion opposed _____
Motion unopposed X _____

SANDELANDS EYET LLP
Kathleen Cavanaugh, Esq.
Bar No. 030901985
1545 US Highway 206, Suite 304
Bedminster, NJ 07921
(908) 470-1200
Attorneys for plaintiff
Nationstar Mortgage LLC

FILED

AUG 18 2017

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

PRIYA THOMAS, ET AL,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
MIDDLESEX COUNTY

Docket No. F-054108-14

CIVIL ACTION

ORDER DENYING DEFENDANTS' MOTION
AND GRANTING PLAINTIFF'S CROSS-
MOTION

THIS MATTER having been brought before the Court upon the motion of Joshua L. Thomas, Esq., as counsel for defendants Priya Thomas and Thomas Varkey ("Defendants"), on notice to counsel for plaintiff Nationstar Mortgage LLC ("Plaintiff"), for an Order granting reconsideration of the Court's July 7, 2017 Order, and upon the cross-motion of Plaintiff to be relieved of any further obligation under the Court's April 28, 2017 Order, and the Court having considered the submissions of the parties, and the oral argument, if any, and for good cause shown, *and for the reasons stated in the record on August 18, 2017.*

IT IS on this 18th day of August, 2017;

~~ORDERED~~ that the motion by Defendants be and hereby is denied in its entirety; and it is further,

~~ORDERED~~ that the cross-motion by Plaintiff be and hereby is granted; and it is further

ORDERED that, because Defendants have failed to meet the conditions of the April 28, 2017 Order, Plaintiff and its successors be and hereby are relieved of any further obligations under the April 28, 2017 Order; and it is further,

ORDERED that this matter is remanded to the Office of Foreclosure.

Arnold L. Natali Jr.

Opposed _____
Unopposed

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

1. ~~The~~ To the extent not paid, Defendant shall pay to Plaintiff \$13,599.64 within five (5) days of the date of this order, said amount represents amounts due through June 1, 2017 and in compliance with the Court's April 28, 2017 order.
2. To the extent not paid, Defendant shall pay to Plaintiff the sum of \$128,29.00, representing the August 2017 payment.
3. Any request to ~~of~~ modify further the July 2016 loan modification shall be made by way of formal motion in accordance with the Court Rule.
4. All other relief requested is denied without prejudice.

Hon. Arnold L. Natali Jr.'s Motion List for August 18, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME	NOTES
BRM TURNPIKE PLAZA VS TOWNSHIP OF WOODBR	C	4	17		FINAL JUDGMENT	GRANTED	
CYKTOR SHARON VS WICK PROPERTIES LLC	C	114	17	8	MOTION TO INTERVENE	ADJOURNED	ADJ TO 8/29/2017
DESAI MUKESH VS ANNAMANENI RAVINDER	L	6942	16		MOTION TO DISMISS	PARTIAL	
DICKENS TRACEY VS SEDGWICK CLAIMS	L	5305	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 9/1/17
DIRECT COAST TO COAST VS MALLOY RALPH	C	77	15	4	AMEND COMPLAINT	GRANTED	WILL FAX ORDER TO COUNSEL
					MOTION TO COMPEL	GRANTED	WILL FAX ORDER TO COUNSEL
DIRECT COAST TO COAST VS SPIRIT LINEN INC	DJ	52532	17	719	ENFORCE LITIGANTS' RIGHTS	DENIED	
				976	ENFORCE LITIGANTS' RIGHTS	PARTIAL	
ELECTRUM RECOVERY WORKS VS ATCACHUNAS	C	54	17	6	MOTION TO DISMISS	DENIED	
GREENROSE ENTERPRISES VS CERTAIN UNDERWRIT	L	4742	14		SUMMARY JUDGMENT	RESERVED	
					SUMMARY JUDGMENT	PARTIAL	
					AMEND COMPLAINT	RESERVED	
HRUSHKOWSKI DZMITRY VS CAVALRY SPV I LLC	L	5866	16		MOTION TO DISMISS	ADJOURNED	ADJ TO 8/31/2017
IN THE MATTER OF RAYMOND SMITH	L	2655	17		EXTEND TIME TO PUBLISH	GRANTED	
JAJE KRZYSTOF VS UNITED AIR SPECIALISTS	L	5595	14		MOTION FOR PROTECTIVE ORDER	ADJOURNED	ADJ TO 9/1/2017
JURKIEWICZ KATHERINE VS QUEST DIAGNOSTICS	L	1432	15		MOTION TO DISMISS	GRANTED	
LATTANZIO MICHELLE VS NAYYAR	L	1430	15		PT. SUMMARY JUDGMENT	ADJOURNED	ADJ TO 9/1/2017
MCDAID ROBERT VS DELIAH ROAD ASSOCS.	C	18	17	1	DEFAULT JUDGMENT	ADJOURNED	ADJ TO 9/15/2017
				17	VACATE DEFAULT	ADJOURNED	ADJ TO 9/15/2017
NATIONSTAR MORTGAGE VS MONTESEDEOCA	F	10910	17		CORRECT DEFENDANT'S NAME	GRANTED	
NATIONSTAR MORTGAGE VS MUKHERJEE	F	7894	17		MISCELLANEOUS MOTION	GRANTED	
NATIONSTAR MORTGAGE VS SERVIS	F	3623	17		MISCELLANEOUS MOTION	WITHDRAWN	
NATIONSTAR MORTGAGE VS THOMAS	F	54108	14		MOTION TO RECONSIDER	DENIED	
TOOMER BRUCE VS RODGERS AYESHA	L	2123	15		DISMISS W/O PREJUDICE	WITHDRAWN	
					MOTION TO DISMISS	WITHDRAWN	
TOWNSHIP OF MONROE VS LOVES TREE REMOVAL	C	46	17	9	MOTION FOR RECONSIDERATION	PARTIAL	
				11	MOTION TO FOR FINAL DEFAULT	DENIED	
					ENFORCE LITS. RIGHTS	DENIED	
					ENFORCE LITS. RIGHTS	DENIED	
U.S. BANK VS BRACEY	F	41116	9		VACATE SALE	ADJOURNED	ADJ TO 9/15/2017
U.S. BANK VS CARRERA	F	15337	13		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/25/2017
					SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/25/2017
U.S. BANK VS INTEGRATED FIN. GRP.	C	188	16	6	ENTRY OF FINAL JUDGMENT	GRANTED	
U.S. BANK VS KUDROWITZ AARON	F	982	17		SUMMARY JUDGMENT	GRANTED	
U.S. BANK VS ROSEWOOD TRUST	F	6781	17		SUMMARY JUDGMENT	GRANTED	
U.S. BANK VS SCHRAGER STEVEN	F	10067	15		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 8/24/2017
WELLS FARGO BANK VS BENNETT	F	21225	14		MISCELLANEOUS MOTION	ADJOURNED	ADJ TO 9/1/2017
WELLS FARGO BANK VS JACOBS ADEBIMPE	F	3213	17		SUMMARY JUDGMENT	ADJOURNED	ADJ TO 9/1/2017
WELLS FARGO BANK VS MOUZON MICHAEL	F	28485	12		MOTION TO VACATE	GRANTED	
WELLS FARGO BANK VS PATHAK NAYAN	F	9628	17		MISCELLANEOUS MOTION	GRANTED	
WELLS FARGO VS TAVERAS ANDRES	F	27423	16		MOTION TO VACATE	GRANTED	
WELLS FARGO BANK VS VAZQUEZ NANETTE	F	22614	15		MOTION TO VACATE SALE	GRANTED	

ALLEN WEISS
2105 W. County Line Road
Jackson, New Jersey 08527
(732) 364-3006
allenweissesq@verizon.net
Superior Court ID #5061982
Attorney for Plaintiff BRM Parkway Center, Inc.

FILED
AUG 21 2017
ARNOLD L. NATALI JR., P.J.Ch.

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

Plaintiff,

vs.

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

Defendants.

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

: CIVIL ACTION

: DOCKET NO. MID-C-4-17

: **ORDER FOR FINAL JUDGMENT**
: **BY DEFAULT AGAINST THE**
: **TOWNSHIP OF WOODBRIDGE**

(AW)

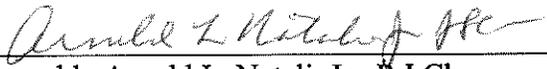
Default having been entered against Defendant, Township of Woodbridge ^(“Defendant”) on March 27, 2017; and Plaintiff having applied for entry of final judgment by default against said Defendant pursuant to R. 4:43-2, by way of motion on notice to all Defendants; and Plaintiff having submitted a Certification, and for good cause shown *and for the reasons stated on the record on August 21, 2017;*

IT IS on this 21st day of August, 2017, ORDERED as follows:

1. Final Judgment by Default pursuant to R.4:43-2 is hereby entered in favor of Plaintiff and against Defendant, Township of Woodbridge, hereby releasing all right, title and interest in and to the realty identified as Parcels X1036C-1B and X1036C-2 located in the Township of Woodbridge, and more particularly described in the map attached hereto as **Exhibit “A”**, and conveyed to the Plaintiff free and clear of any claim or interest of the named Defendants ^{only,} in this matter.

(AW)

2. This Order shall be recorded in the Offices of the Middlesex County Clerk in the land records of such County at the sole cost and expense of the Plaintiff.
3. A copy of the within Final Judgment by Default, shall be served upon all parties within seven (7) days hereof.



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

FILED

AUG 18 2017

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

William D. Grand (ID No. 280151972)
Steven B. Gladis (ID No. 016192008)
GREENBAUM, ROWE, SMITH & DAVIS LLP
99 Wood Avenue South
Iselin, New Jersey 08830-2712
(732) 549-5600

Attorneys for Defendants Greenbaum, Rowe, Smith & Davis LLP,
Stacy M. Manobianca, Esq., and John D. North, Esq.

MUKESH DESAI,

Plaintiff,

v.

RAVINDER R. ANAMANENI,
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
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO. MID-L-6942-16

CIVIL ACTION

ORDER GRANTING DEFENDANTS
GREENBAUM, ROWE, SMITH & DAVIS
LLP, STACY M. MANOBIANCA, ESQ.,
AND JOHN D. NORTH'S MOTION TO
DISMISS SECOND AMENDED
COMPLAINT

THIS MATTER having been opened to the Court by Greenbaum,
Rowe, Smith & Davis LLP, attorneys for defendants Greenbaum,
Rowe, Smith & Davis LLP, Stacy M. Manobianca, Esq., and John D.

North, Esq. (collectively, the "Greenbaum Defendants"), on notice to pro se Plaintiff Mukesh Desai, for an Order dismissing the Second Amended Complaint as pursuant to R. 4:6-2(e), as to the Greenbaum Defendants; and the Court having considered the submissions and arguments of counsel, and good cause having been shown; *and for the reasons stated on the record on August 15, 2017*

IT IS on this 18th day of August, 2017, ORDERED as follows:

1. The Greenbaum Defendants' motion to dismiss pursuant to R. 4:6-2(e) be and the same hereby is granted;

2. The Second Amended Complaint be and the same hereby is dismissed as to the Greenbaum Defendants, with prejudice and without costs; and

3. Plaintiff may appeal Count 12 within thirty days. Count 12 is dismissed ~~with~~ prejudice. as to Count 11 without
3. Copies of the within Order shall be served upon all counsel of record within seven (7) days of its receipt by counsel for the Greenbaum Defendants


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

This Motion was:

X Opposed

_____ Unopposed

010251983
RONALD HOROWITZ
Attorney at Law
PO Box 353707
Palm Coast, FL 32137
Tel: (386) 283-4886
Attorney for Plaintiff
Our File No. 2819

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

DIRECT COAST TO COAST, LLC

Plaintiffs(s),

vs.

SPIRIT LINEN, INC.; HAJJAR, INC. t/a 99
CENT STORES OF DETROIT,

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

DOCKET NO. MID-DC-13295-16 # 719
DJ-52532-17

Civil Action

ORDER

THIS MATTER having been opened to the Court by Ronald Horowitz, Esq., attorney for Plaintiffs/Judgment Creditors, Direct Coast to Coast, LLC, upon an application for an Order to enforce litigant's rights, *and the matter having been transferred to the undersigned on 8.9.17 for resolution*, the Court having considered the moving papers and opposition papers, if any, and for other good cause shown, *and for the reasons stated in the record on August 23, 2017*

IT IS ON THIS 23rd day of August, 2017:

ORDERED that non-party, Bank of America, N.A., shall immediately comply with the Subpoena Duces Tecum and Information Subpoena and produce all documents requested therein without any redaction thereof;

IT IS FURTHER ORDERED that non-party, Bank of America, N.A., shall pay plaintiff's attorney's fees and costs in connection with this motion in the amount of \$400.00;

AND IT IS FURTHER ORDERED that a copy of this Order be served upon the said non-party and the defendant within seven (7) days of the date hereof. (X)

Arnold L. Natali Jr.

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

(P) The Court issued a concordant order this day with respect to motion no. 976. The Subpoena Duces Tecum and Information Subpoena may be re-served in accordance with the NJ Court Rules. All parties' rights are preserved with respect to any properly served pleadings. (and)

ZEICHNER ELLMAN & KRAUSE LLP
103 Eisenhower Parkway
Roseland, New Jersey 07068
(973) 618-9100
PHILIP S. ROSEN (ID # 02236)
KERRY A. DUFFY (ID # 02218)
Attorneys for Non-Party Bank of America, N.A.

FILED

AUG 23 2017

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

DIRECT COAST TO COAST LLC,

Plaintiff,

v.

SPIRIT LINEN, INC., HAJJAR, INC. t/a 99
CENT STORES OF DETROIT,

Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

Docket No. MID-DC-13295-16
DJ - 52532-17

*motion no.
976*

CIVIL ACTION

**ORDER GRANTING BANK OF
AMERICA, N.A.'S MOTION:**

- 1) pursuant to Rules 1:9-2 and 4:10-3, et seq., Quashing the Subpoena Duces Tecum and Information Subpoena issued by Plaintiff to Non-Party Bank of America, N.A; and/or
- 2) pursuant to Rule 4:50 et seq., Vacating any Order entered against Bank of America, N.A. on Plaintiff's motion to enforce litigant's rights due to Plaintiff's failure to comply with the Court Rules

THIS MATTER having been opened to the Court by Zeichner Ellman & Krause LLP, attorneys for non-party Bank of America, N.A. ("BANA") on notice to counsel for plaintiff Direct Coast to Coast, LLC ("Plaintiff") and all counsel of record, for an Order: (1) pursuant to Rules 1:9-2 and 4:10-3, et seq., Quashing the Subpoena Duces Tecum and Information Subpoena issued to BANA; and/or (2) pursuant to Rule 4:50 et seq., vacating any Order entered against BANA on Plaintiff's motion to enforce litigant's rights due to Plaintiff's failure to comply with the Court Rules, and the Court having considered the submissions of the parties, and for good cause shown,

to the undersigned for resolution on 8.9.17 and the matter having been completed and for the reasons stated in the record on 8.27.17

IT IS ON THIS 23rd day of August 2017,

ORDERED:

1. That BANA's motion be and is hereby granted; and it is further ORDERED

2. That the Information Subpoena dated April 19, 2017 issued by Plaintiff to BANA be and is hereby quashed; and it is further ORDERED

3. That the Subpoena Duces Tecum dated April 14, 2017 issued by Plaintiff to BANA be and is hereby quashed; and it is further ORDERED

4. That pursuant to Rule 4:50 et seq., any Order issued against BANA on the motion to enforce litigant's rights be and is hereby VACATED as a result of Plaintiff's failure to comply with the Court Rules, and it is further ORDERED

*Denied on
no just
order has been
served.*

5. That BANA serve a copy of this Order on all counsel of record within seven (7) days after BANA's counsel's receipt of a conformed copy of this Order. (X)

ENTER:

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

(*) The Court issued a coincident order this day with respect to motion no. 719 (Plaintiff's motions in and of litigant's rights). (AW)

84
6

Jonathan S. Krause, Esquire (I.D. No. 029262004)
KLEHR HARRISON HARVEY BRANZBURG LLP
(A Pennsylvania Limited Liability Partnership)
10000 Lincoln Drive East, Suite 201
Marlton, New Jersey 08053
(t) (856) 486-7900
jkrause@klehr.com

FILED

AUG 18 2017

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

Attorney for Defendant,
Abington Reldan Metals, LLC

ELECTRUM RECOVERY WORKS, INC. :
:
Plaintiff, :
:
v. :
:
JOHN ATCACHUNAS, AND :
ABINGTON RELDAN METALS, LLC :
:
Defendants. :

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION
Civil Action No. MID-C-54-17

**ORDER GRANTING DEFENDANT ABINGTON RELDAN METALS, LLC'S
MOTION TO DISMISS THE COMPLAINT**

THIS MATTER, having been brought before the Court on the motion of Defendant Abington Reldan Metals, LLC ("Abington"), by and through its counsel, Klehr Harrison Harvey Branzburg LLP, for an order dismissing the Complaint of Plaintiff Electrum Recovery Works, Inc. ("Plaintiff"), pursuant to Rule 4:6-2(e) and the Court having considered the pleadings submitted in support of the motion and in opposition thereto, if any; and for good cause appearing;

IT IS on this 18th day of August, 2017, ORDERED that Abington's Motion to Dismiss the Plaintiff's Complaint is ~~GRANTED.~~

IT IS FURTHER ORDERED that:

denied as most as the parties have executed a stipulation of dismissal with prejudice between Plaintiff and Abington. (AW)

1. ~~Plaintiff's Complaint against defendant Abington is hereby dismissed, with prejudice; and~~

It is further ORDERED that Abington is awarded its fees and costs incurred in connection with the filing and prosecution of the subject motion. Abington's counsel shall submit a certification of attorneys' fees and costs incurred in the filing and prosecution of the subject motion within ten (10) days after service of this order.

It is further ORDERED that pursuant to R. 4:23-5(a)(1), counsel for Abington shall serve within ten (10) days of the date hereof, a copy of this order by regular and certified mail, return receipt requested, accompanied by a notice for which R. 4:23-5(a)(1) provides.



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

_____ Opposed

_____ Unopposed

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

FILED

AUG 23 2017

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

In the Matter of

RAYMOND SMITH,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-L-2655-17

CIVIL ACTION

ORDER

THIS MATTER having been opened by a motion filed by Raymond Smith (the “Applicant”), appearing pro se, to extend the time to publish an Order fixing the date of hearing and file an affidavit of publication with the Court, and the Court having considered the papers submitted, and for good cause shown:

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

ORDERED that the Applicant’s motion to extend the time to publish an Order fixing the date of hearing is GRANTED. The Applicant shall publish a copy of the Order fixing the date of hearing, dated August 23, 2017, in the Home News Tribune on or before October 18, 2017; and

IT IS FURTHER ORDERED that the affidavit of publication must be filed with the Court at least one week prior to the hearing date; and

IT IS FURTHER ORDERED that the Court shall serve a copy of this Order upon all interested parties within seven (7) days of the date of this Order.



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

Joseph D. Guarino (16491996)
DLA PIPER LLP (US)
51 John F. Kennedy Parkway, Suite 120
Short Hills, New Jersey 07078-2704
(973) 520-2569 (Phone)
(973) 520-2577 (Fax)
Attorneys for Defendants
Quest Diagnostics Incorporated and
Lorraine Dietrich

FILED
AUG 21 2017
ARNOLD L. NATALI JR., P.J.Ch.

KATHERINE M. JURKIEWICZ,
Plaintiff,

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY - LAW DIVISION
DOCKET NO.: L-1432-15

v.

Civil Action

QUEST DIAGNOSTICS INCORPORATED,
LORRAINE DIETRICH, JON DOES, 1-10
(fictitious names presently unknown), ABC-
XYZ CORPS. (fictitious names presently
known),

ORDER

Defendants.

THIS MATTER having been opened to the Court by DLA Piper LLP (US), attorneys for Defendants Quest Diagnostics Incorporated ("Quest") and Lorraine Dietrich (collectively, "Defendants"), by a Motion to Dismiss With Prejudice Pursuant to R. 4:23-5(a)(2) (the "Motion"); and the Court, having reviewed and considered the Motion and any opposition filed in response thereto; and good cause appearing:

*and for the reasons stated with
record on July 28, 2017 and
August 21, 2017*

IT IS on this 21st day of August, 2017;

ORDERED that:

1. Plaintiff Katherine Jurkiewicz's ("Plaintiff") Complaint is dismissed with prejudice, pursuant to R. 4:23-5(a)(2); and

2. Defendants shall serve a true copy of this Order on all counsel of record within seven (7) days of its online posting.

Counsel for Plaintiff shall serve plaintiff with a copy of the Order within 5 days of receipt
Arnold L. Natali Jr.
ARNOLD L. NATALI JR., P.J.Ch.

Opposed _____
Unopposed X

** The Court shall also fax a copy of this Order to all counsel of record. AW*

Colleen M. Hirst, Esq. (039742003)
Paul W. Luongo, Esq. (000172009)
Caitlin M. Donnelly, Esq. (034832011)
Nicholas J. Zabala, Esq. (156532015)

Brian C. Nicholas, Esq. (036432003)
Jaime R. Ackerman, Esq. (025782003)
Denise Carlon, Esq. (001392008)

KML Law Group, P.C.

Kristina G. Murtha, Esq., Managing Attorney (034041990)
A Professional Corporation incorporated in Pennsylvania
216 Haddon Avenue, Ste. 406
Westmont, NJ 08108
609-250-0700 (NJ)
215-627-1322 (PA)

Attorney for Plaintiff

FILED
AUG 18 2017
ARNOLD L. NATALI JR., P.J.Ch.

Nationstar Mortgage LLC
Plaintiff

vs.

Raul Montesdeoca A/K/A Raul Montes De Oca
his/her heirs, devisees, and personal
representatives, and his, her, their or any of their
successors in right, title and interest, et al
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
Middlesex COUNTY
CHANCERY DIVISION
GENERAL EQUITY
DOCKET NO. F-010910-17
CIVIL ACTION

**ORDER CORRECTING NAME OF
DEFENDANT Mr. or Mrs. Montes De
Oca, spouse or civil partner of Raul
Montesdeoca A/K/A Raul Montes De Oca
TO BE Esther Montesdeoca**

THIS MATTER having been opened to the Court by KML Law Group, P.C., attorneys for Plaintiff in the above entitled foreclosure action, and it appearing that the name of the defendant Esther Montesdeoca was incorrectly or incompletely set forth as Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca in the complaint, and application having been made herein to change the name of the defendant so it is correctly and completely set forth in this action, and for good cause shown.

IT IS on this 18th day of August, 2017,

ORDERED:

1. The name of defendant previously designated as Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca shall be changed to

Esther Montesdeoca and this latter name shall be used going forward.

2. The caption of the Complaint in Foreclosure and all subsequent pleadings in this action shall be corrected to read Esther Montésdeoca, instead of Mr. or Mrs. Montes De Oca, spouse or civil partner of Raul Montesdeoca A/K/A Raul Montes De Oca.

3. A copy of this Order shall be served by ordinary mail within seven (7) days after receipt by Plaintiff's counsel upon all parties to the motion.

The Motion was
 opposed
 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 B. 1:6-2, it therefore will be granted essentially for the reasons set forth in the moving papers.

CXE15-012108
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 21 2017

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

NATIONSTAR MORTGAGE LLC PLAINTIFF, vs. MILANI MUKHERJEE ; THIRD FEDERAL SAVINGS AND LOAN ASSOCIATION OF CLEVELAND DEFENDANTS	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY Docket No: F-007894-17 CIVIL ACTION ORDER
--	--

THIS MATTER being opened to the court by Rebecca Cirrinicione, a member of the firm of Shapiro & DeNardo, LLC, attorneys for Plaintiff, appearing on a Motion to Establish Plaintiff's Right to Enforce a Lost Promissory Note, and the Court having reviewed the record, supporting certifications, brief, and for good cause shown *and for the names stated in the record on August 21, 2017*

IT IS HEREBY ORDERED ON THIS 21st day of August 2017, THAT:

1. Plaintiff's Motion is granted;
2. Plaintiff is entitled to enforce the lost promissory note, which is secured by the Mortgage that is the subject of the instant action.
3. The Superior Court Clerk, Office of Foreclosure, and any interested party is ordered to rely upon the certified true copy of the Lost Note Affidavit, which contains a certified true copy

of the Note, the original of which has been lost, which recites the terms of the Note, such as the interest rate of 6% and original principal amount \$322,000.00.

4. A copy of this order is to be served on all parties noticed to this motion within seven (7) ^{of its posting on e-courts.} ~~business days~~ of Plaintiff's receipt thereof. *The order shall be posted on e-courts by the Court.*

Arnold L. Natali Jr.

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

Papers considered: *mem, Brief, Cert.; all exhibits*
Motion opposed _____
Motion unopposed *X* _____

SANDELANDS EYET LLP
Kathleen Cavanaugh, Esq.
Bar No. 030901985
1545 US Highway 206, Suite 304
Bedminster, NJ 07921
(908) 470-1200
Attorneys for plaintiff
Nationstar Mortgage LLC

FILED

AUG 18 2017

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

NATIONSTAR MORTGAGE LLC,

Plaintiff,

v.

PRIYA THOMAS, ET AL,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION:
MIDDLESEX COUNTY

Docket No. F-054108-14

CIVIL ACTION

ORDER DENYING DEFENDANTS' MOTION
AND GRANTING PLAINTIFF'S CROSS-
MOTION

THIS MATTER having been brought before the Court upon the motion of Joshua L. Thomas, Esq., as counsel for defendants Priya Thomas and Thomas Varkey ("Defendants"), on notice to counsel for plaintiff Nationstar Mortgage LLC ("Plaintiff"), for an Order granting reconsideration of the Court's July 7, 2017 Order, and upon the cross-motion of Plaintiff to be relieved of any further obligation under the Court's April 28, 2017 Order, and the Court having considered the submissions of the parties, and the oral argument, if any, and for good cause shown, *and for the reasons stated in the record on August 18, 2017.*

IT IS on this 18th day of August, 2017;

~~ORDERED~~ that the motion by Defendants be and hereby is denied in its entirety; and it is further,

~~ORDERED~~ that the cross-motion by Plaintiff be and hereby is granted; and it is further

ORDERED that, because Defendants have failed to meet the conditions of the April 28, 2017 Order, Plaintiff and its successors be and hereby are relieved of any further obligations under the April 28, 2017 Order; and it is further,

ORDERED that this matter is remanded to the Office of Foreclosure.

Arnold L. Natali Jr. P.J.C.

Opposed
Unopposed

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

1. ~~To~~ To the extent not paid, Defendant shall pay to Plaintiff \$13,599.64 within five (5) days of the date of this order, said amount represents amounts due through June 1, 2017 and in compliance with the Court's April 28, 2017 order.
2. To the extent not paid Defendant shall pay to Plaintiff the sum of \$128,29.00, representing the August 2017 payment.
3. Any request to modify further the July 2016 loan modification shall be made by way of formal motion in accordance with the Court Rules.
4. All other relief requested is denied without prejudice.

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 21 2017

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

_____ :	SUPERIOR COURT OF NEW JERSEY
TOWNSHIP OF MONROE, :	MIDDLESEX COUNTY
:	CHANCERY DIVISION
Plaintiff, :	:
:	DOCKET NO. MID-C-46-17
v. :	:
:	CIVIL ACTION
LOVE'S TREE REMOVAL, INC., :	:
ROBERT LOVE, BETTY JEAN LOVE, :	ORDER
BROTHERS INVESTMENTS, LLC, A 2 :	:
Z UNIVERSAL, LLC, LARK :	:
ENTERPRISES, LTD, EURO, LLC c/o :	:
LARK NURSERY & FARM, SLAMMIN :	:
CANZ, INC., RICHARD :	:
SMENTKOWSKI, JAMES :	:
SMENTKOWSKI, TWIN PONDS :	:
NURSERY, INC., JOHN GALICZYNSKI, :	:
LANDSCAPE MAINTENANCE :	:
SERVICES, INC., JOHN GASKO, JR., :	:
PETER GASKO, JOHN DOES 1-10, :	:
fictitiously named, ABC :	:
CORPORATIONS 1-10, fictitiously :	:
named, and JOHN DOES 11-20, :	:
fictitiously named, and ABC :	:
CORPORATIONS 11-20, fictitiously :	:
named, :	:
Defendants. :	:
_____ :	:

THIS MATTER having come before the Court by way of a motion filed by Gregory B. Pasquale, Esq., appearing as counsel for the Township of Monroe ("Plaintiff"), to enforce litigant's rights, and the Court having received opposition filed by Lawrence B. Sachs, Esq., appearing as counsel for Love's Tree Removal, Inc., Robert Love and Betty Jean Love ("Defendants"), and the Court having considered the papers and arguments of the parties, and for the reasons stated on the record on August 21, 2017, and for good cause shown:

IT IS on this 21st day of August, 2017:

ORDERED that Plaintiff's motion to enforce litigant's rights is DENIED; and
IT IS FURTHER ORDERED that all parties shall appear before the Court on September 18, 2017 at 9:30 a.m. for a preliminary injunction hearing; and
IT IS FURTHER ORDERED that upon consent of the parties, all outstanding discovery responses shall be provided on or before September 1, 2017; and
IT IS FURTHER ORDERED that upon the consent of the parties, counsel for Defendants Love's Tree Removal, Inc., Robert Love and Betty Jean Love shall re-file its use variance application in accordance with N.J.S.A. 40:55D-70(d)(2) on or before September 18, 2017; and
IT IS FURTHER ORDERED that counsel for Plaintiff 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.

FILED

AUG 21 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

TOWNSHIP OF MONROE, :

Plaintiff, :

v. :

LOVE’S TREE REMOVAL, INC., :
ROBERT LOVE, BETTY JEAN LOVE, :
BROTHERS INVESTMENTS, LLC, A 2 :
Z UNIVERSAL, LLC, LARK :
ENTERPRISES, LTD, EURO, LLC c/o :
LARK NURSERY & FARM, SLAMMIN :
CANZ, INC., RICHARD :
SMENTKOWSKI, JAMES :
SMENTKOWSKI, TWIN PONDS :
NURSERY, INC., JOHN GALICZYNSKI, :
LANDSCAPE MAINTENANCE :
SERVICES, INC., JOHN GASKO, JR., :
PETER GASKO, JOHN DOES 1-10, :
fictitiously named, ABC :
CORPORATIONS 1-10, fictitiously :
named, and JOHN DOES 11-20, :
fictitiously named, and ABC :
CORPORATIONS 11-20, fictitiously :
named, :

Defendants. :

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY
CHANCERY DIVISION

DOCKET NO. MID-C-46-17

CIVIL ACTION

ORDER

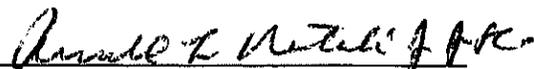
THIS MATTER having come before the Court by way of a motion filed by Otto J. Kostbar, Esq., appearing as counsel for Defendants Brothers Investments, LLC (“Brothers Investments”), for reconsideration of the Court’s July 18, 2017 Order, and the Court having received opposition filed by Gregory B. Pasquale, Esq., appearing as counsel for the Township of Monroe (“Plaintiff”), and the Court having considered the papers submitted and the oral arguments of the parties, and for the reasons stated on the record on August 21, 2017, and for good cause shown:

IS on this 21st day of August, 2017:

ORDERED AS FOLLOWS:

1. Brother's Investments motion for reconsideration is GRANTED IN PART AND DENIED IN PART.
2. The claims filed by Plaintiff in the Verified Complaint against Brothers Investments, LLC, Lark Enterprises, LTD, Euro, LLC c/o Lark Nursery and Farm, Slammin Canz, Inc., Richard Smentkowski, James Smentkowski, John Galiczynski, Landscape Maintenance Services, Inc., John Gasko, Jr. and Peter Gasko (collectively the "Defendants") shall be transferred to the Middlesex County Agricultural Development Board ("MCADB"). The matter is stayed with respect to the claims against the Defendants pending the outcome of the administrative process.
3. The MCADB shall have primary jurisdiction to address the following issues:
 - a) If the Defendants are operating a "commercial farm" as contemplated by the Right to Farm Act (the "Act"), N.J.S.A. 4:1C-1, et seq. and as defined in N.J.S.A. 4:1C-3 at their respective properties.
 - b) Whether the activities allegedly conducted by the Defendants at their respective properties as detailed in Plaintiff's Verified Complaint are permissible activities pursuant to N.J.S.A. 4:1C-9.
4. Any party may petition this Court or any other Court of appropriate jurisdiction upon the conclusion of the administrative process, including appeals, for relief of the stay detailed in paragraph 2 of this Order.
5. Brothers Investments and Plaintiff agree that because the claims raised in Municipal Summons Nos. 1213-SCM-004181, 1213-SCM-004182 and 1213-SCM-4118 may relate to the issues detailed in paragraph 3(a)-(b) of this Order, the MCADB shall also address, consistent with this Order, Plaintiff's claims in those matters as well.
6. Nothing in this Order shall preclude the MCADB from requiring the parties to produce evidence as it directs and believes necessary and conduct the proceedings as it deems appropriate and consistent with the Act.

IT IS FURTHER ORDERED that counsel for Plaintiff 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.

FILED

AUG 21 2017

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

SHAIN SCHAFFER PC
150 MORRISTOWN ROAD - SUITE 105
BERNARDSVILLE, NEW JERSEY 07924
Telephone: (908) 953-9300
Facsimile: (908) 953-2969
Gregory B. Pasquale, Esq. (006161996)
Attorneys for Plaintiff, Township of Monroe

<p>TOWNSHIP OF MONROE,</p> <p style="text-align: center;">Plaintiff,</p> <p>v.</p> <p>LOVE'S TREE REMOVAL, INC., ROBERT LOVE, BETTY JEAN LOVE, BROTHERS INVESTMENTS, LLC, A 2 Z UNIVERSAL, LLC, LARK ENTERPRISES, LTD, EURO, LLC c/o LARK NURSERY & FARM, SLAMMIN CANZ, INC., RICHARD SMENTKOWSKI, JAMES SMENTKOWSKI, TWIN PONDS NURSERY, INC., JOHN GALICZYNSKI, LANDSCAPE MAINTENANCE SERVICES, INC., JOHN GASKO, EVELYN GASKO, WILLIAM GASKO JR., PETER GASKO, JOHN DOES 1-10, fictitiously named, ABC CORPORATIONS 1-10, fictitiously named, JOHN DOES 11-20, fictitiously named, and ABC CORPORATIONS 11- 20, fictitiously named,</p> <p style="text-align: center;">Defendants.</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO.: MID-C-46-17</p> <p style="text-align: center;"><u>Civil Action</u></p> <p style="text-align: center;">FINAL JUDGMENT BY DEFAULT AS TO A 2 Z UNIVERSAL, LLC</p>
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THIS MATTER, being opened to the Court by Shain Schaffer PC, attorneys for Plaintiff, Township of Monroe, and it appearing that the Verified Complaint was duly issued and served on Defendant, A 2 Z Universal, LLC, and default having been entered against such Defendant on May 19, 2017;

IT IS ON THIS 21st DAY OF August, 2017

ORDERED, that judgment be and is hereby entered in favor of Plaintiff, Township of Monroe, and against Defendant, A 2 Z Universal, LLC; and

IT IS FURTHER ORDERED that Defendant, A 2 Z Universal, LLC, is hereby permanently enjoined and restrained from conducting any grinding or otherwise processing into mulch any tree branches, tree limbs, tree trunks, brush or wood chips at 33 England Road, Monroe Township, New Jersey until such time as necessary for all governmental approvals for the processing of mulch have been obtained by A 2 Z Universal, LLC; and

IT IS FURTHER ORDERED that a copy of this Order is served on all counsel of record within 5 days of the date of this Order.


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

1. The relief requested is denied without prejudice.
2. Within sixty days, Defendant A2Z Universal shall file an appearance by counsel for the corporate entity and shall move or otherwise plead with respect to the Verifil Complaint.
3. On consent, Defendant A2Z shall not mulch or engage in any mulching activities on the 33 England Road property in Monroe Twp. NJ. for the next sixty days.
4. Counsel for A2Z may move to ~~vary~~ vary or modify this order consistent with the NJ Court Rules.

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)
 STERN & EISENBERG, PC
 1040 N. KINGS HIGHWAY, SUITE 407,
 CHERRY HILL, NEW JERSEY 08034
 TELEPHONE: (609) 397-9200
 FACSIMILE: (856) 667-1456
 (COUNSEL FOR PLAINTIFF)
 OUR FILE NUMBER: NJ-11800401-16

FILED

AUG 21 2017

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

U.S. Bank National Association, as Trustee for
 Residential Asset Securities Corporation, Home
 Equity Mortgage Asset-Backed Pass-Through
 Certificates, Series 2007-KS2
 Plaintiff

vs.

Integrated Financial Group, Inc.;
 New Century Mortgage Corporation
 Defendant

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

Docket No.: C-188-16

CIVIL ACTION

**FINAL JUDGMENT BY DEFAULT
 DEEMING THAT CERTAIN
 MORTGAGE RECORDED WITH
 THE MIDDLESEX COUNTY
 CLERK ON NOVEMBER 02, 2006
 IN BOOK 11941 AT PAGE 42
 SATISFIED IN FULL AND
 DISCHARGED FROM THE
 COUNTY LAND USE RECORDS**

THIS MATTER having been opened to the Court by Stern & Eisenberg, PC, attorneys for the Plaintiff, and it appearing that the Summons and Complaint with any amendments thereto were duly issued and served upon the Defendant(s) herein, Integrated Financial Group, Inc. and

New Century Mortgage Corporation, and each of them if necessary, and that the default of said Defendant has been duly entered by the Clerk of the Court, and that said Defendant is not an infant or an incompetent person;

one for the reasons stated in the record on August 26, 2007

IT IS, on this 21st day of August, 2017, ORDERED and ADJUDGED that:

- 1. That certain mortgage recorded with the Middlesex County Clerk on November 02, 2006 at Book 11941, Page 42 securing the original principal amount of \$299,000.00 is hereby deemed satisfied in full;
- 2. That certain mortgage recorded with the Middlesex County clerk on November 02, 2006 at Book 11941, Page 42 securing the original principal amount of \$299,000.00 is hereby discharged from the land use records of Middlesex County;
- 3. The Middlesex County Clerk shall record a copy of this Order in the County land use records and marginally index as discharged and satisfied that certain mortgage recorded with the Middlesex County Clerk on November 02, 2006 at Book 11941, Page 42 securing the original principal amount of \$299,000.00.

4. A copy of this Order shall be served upon all parties to this action within (5) days of its posting on e-courts. Plaintiff's receipt of same. *The Order shall be posted on e-courts by the court. (u)*

Arnold L. Natali Jr.

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

FILED

AUG 22 2017

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

16-207908 - LIM
RAS CITRON, LLC
By: Jason B. Rojas- ID# 113152014
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
973-575-0707
Attorneys for Plaintiff

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2,
Plaintiff/Mortgagee

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO. F-000982-17

CIVIL ACTION

ORDER FOR SUMMARY JUDGMENT AND ENTRY OF DEFAULT

vs.

AARON I. KUDROWITZ et al,
Defendant(s)/Mortgagor(s)

THIS MATTER having been brought before the Court on motion of RAS Citron, LLC, appearing on behalf of the Plaintiff, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-KS2 for an Order permitting entry of Summary Judgment and the Court having considered the matter and for good cause appearing *and for the reasons stated on the record on August 22, 2017*

IT IS on this *22nd* day of *August* 2017 ORDERED: *33, 2017*

1. That Summary Judgment be entered against the defendants, AARON I. KUDROWITZ and MRS. KUDROWITZ, SPOUSE OF AARON I. KUDROWITZ and default be entered against them and their answer, affirmative defenses and counterclaims, if any be stricken.

IT IS FURTHER ORDERED that the within matter shall be returned to the Office of Foreclosure for further proceedings as an uncontested matter.

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

Opposed
 Unopposed



16-207908 - LIM



FILED

AUG 23 2017

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

DAY PITNEY LLP

JOY HARMON SPERLING, Attorney I.D. 014021986
RACHEL G. PACKER, Attorney I.D. 015752009
ONE JEFFERSON ROAD
PARSIPPANY, NJ 07054-2891
(973) 966-6300

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

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: MIDDLESEX
COUNTY
DOCKET NO. F-006781-17

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

Plaintiff,

v.

Rosewood Trust, A Land Trust; Ronald
Betz, Individually and as Trustee of the
Rosewood Trust, A Land Trust; Mrs. Betz,
unknowns spouse of Ronald Betz,
Individually and as Trustee of the
Rosewood Trust, A Land Trust; Jessica
Mahon, As Trustee of the Rosewood Trust
Dated 04/13/2006; Children's Charity Trust,
D. Krause as Trustee; Wells Fargo Bank,
NA, successor by merger to Wachovia Bank
NA,

Defendants.

**ORDER GRANTING PLAINTIFF'S
MOTION FOR SUMMARY
JUDGMENT, STRIKING THE
ANSWER AND AFFIRMATIVE
DEFENSES OF DEFENDANTS
ROSEWOOD TRUST, A LAND
TRUST, RONALD BETZ,
INDIVIDUALLY AND AS TRUSTEE
OF THE ROSEWOOD TRUST, A
LAND TRUST, AND JESSICA
MAHON AS TRUSTEE OF THE
ROSEWOOD TRUST DATED
04/13/2006, DISMISSING THE
COUNTERCLAIMS, DEEMING THIS
MATTER UNCONTESTED
PURSUANT TO R. 4:64-1(c),
ENTERING DEFAULT, AND
TRANSFERRING THIS MATTER TO
THE OFFICE OF FORECLOSURE**

THIS MATTER having been opened to the Court by Day Pitney LLP, attorneys for
Plaintiff U.S. Bank Trust N.A., as Trustee for LSF9 Master Participation Trust ("Plaintiff"), upon

notice to Jean Baptiste & Associates, LLC, attorneys for Defendants Rosewood Trust, A Land Trust, Ronald Betz, Individually and as Trustee of the Rosewood Trust, A Land Trust, and Jessica Mahon As Trustee of the Rosewood Trust Dated 04/13/2006 ("Defendants"), for an Order: (a) granting summary judgment for the relief demanded in the Complaint in Mortgage Foreclosure (the "Complaint"); (b) striking the Answer with Affirmative Defenses and Counterclaim (the "Answer") of Defendants; (c) dismissing Defendants' Counterclaims; (d) deeming this matter uncontested pursuant to R. 4:64-1(c); (e) entering default against Defendants; and (f) transferring this matter to the Office of Foreclosure; and the Court having considered the moving papers and the papers filed in opposition, if any, and heard the argument of counsel, if any; and for good cause shown; *and for the reasons stated on the record on August 23, 2017*

IT IS on this 23 day of August, 2017, **ORDERED** as follows:

1. Summary judgment for the relief demanded in the Complaint is granted in favor Plaintiff and against Defendants.
2. Defendants' Answer and Affirmative Defenses are hereby stricken.
3. The Counterclaims of Defendants are hereby dismissed with prejudice.
4. This matter is deemed uncontested pursuant to R. 4:64-1(c).
5. Default is hereby entered against Defendants.
6. This matter shall be transferred to the Office of Foreclosure to proceed as an uncontested manner.

7. A true copy of this Order shall be served upon all counsel of record *and all parties* via regular mail *and certified mail* within seven (7) days of receipt of same. *a copy of this order shall be published in the Home News Tribune in accordance with the no court rules*

Arnold L. Natali, Jr.

 Hon. Arnold L. Natali, Jr. J.S.C.

Unopposed
 Opposed

WNI15-005128
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 18 2017

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

Wells Fargo Bank, N.A.

PLAINTIFF,

vs.

Michael Mouzon, his heirs, devisees, and
personal representatives, and his, her, their or
any of their successors in right, title and
interest; Dawne Mouzon; Affinity Federal
Credit Union; State of New Jersey;

DEFENDANTS

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

Docket No: F-028485-12
CIVIL ACTION

ORDER TO VACATE SHERIFF'S SALE
HELD ON MAY 17, 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 18th day of August, 2017,

ORDERED THAT the Sheriff's Sale which took place on May 17, 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, *upon separate application to be filed with the Court.*

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., 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.

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

Plaintiff,

vs.

Nayan Pathak and Premaben Pathak, h/w, Traditions Homeowners Association, Inc.

Defendant(s).

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GENERAL EQUITY
MIDDLESEX COUNTY

DOCKET NO.: F-009628-17

Civil Action

ORDER

FILED

AUG 18 2017

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

THIS MATTER having been opened to the Court by John A. Calzaretto, Esq., attorney for the Defendant(s) Nayan Pathak and Premaben Pathak, h/w, and the Court having considered the papers submitted and for good cause shown:

IT IS on this 18th day of August, 2017, ORDERED that:

1. ~~Default and any Judgment by Default~~ entered against Defendants, Nayan Pathak and Premaben Pathak, h/w, is hereby vacated and Defendants' Answer is hereby filed on the date of this Order. *Service shall be effectuated upon return of counsel for Plaintiff within 51 days.*

IT IS FURTHER ORDERED that a copy of this Order be served upon counsel of record within 5 days.

Arnold L. Natali Jr.

J.S.C.

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

Wells Fargo Bank, N.A.,

Plaintiff,

-against-

Andres Taveras; Martina
Taveras, et. al.,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-027423-16

Civil Action

ORDER

FILED
AUG 18 2017
ARNOLD L. NATALI JR., P.J.Ch.

This application having been opened to the Court by E. Waters & Associates, P.C., A New York Professional Corporation, attorneys for the Defendant Andres Taveras for an Order vacating default pursuant to *Rule* 4:43-3 and the Court having considered the papers submitted by the parties and for good cause shown, *and having received no opposition.*

It is **ORDERED** on this 18th day of August, that default is hereby **VACATED**.

It is **FURTHER ORDERED** that the attached Answer shall be deemed filed by the Court, or alternatively, shall extend the thirty-five (35) days to extend time to file an Answer.

It is **FURTHER ORDERED** that a copy of this Order shall be served upon Plaintiff within (10) days of this order.

Arnold L. Natali Jr.
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 Court considered the unopposed Certification attesting that service of the Summons & Complaint. See e.g. Peralta v. Heights Medical Center, Inc., 485 U.S. 20 (1988)

WNI15-010634
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 18 2017
ARNOLD L. NATALI JR., P.J.Ch.

<p>Wells Fargo Bank, NA</p> <p>PLAINTIFF,</p> <p>vs.</p> <p>Nanette F. Vazquez and Radames Vazquez, his wife; Central Jersey Lung Center; Discover Bank; Carmen Vazquez; United States of America;</p> <p>DEFENDANTS</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>Docket No: F-022614-15 CIVIL ACTION</p> <p>ORDER TO VACATE SHERIFF'S SALE HELD ON MAY 3, 2017 AND RESCHEDULE SHERIFF'S SALE</p>
--	---

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 18th day of August, 2017,

ORDERED THAT the Sheriff's Sale which took place on May 3, 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, *upon separate application to the Court.*

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., 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.