

Hon. Arnold L. Natali Jr.'s Motion List for September 15, 2017

CAPTION	DK	DK #	YR	MTN #	MOTION TYPE	OUTCOME
ANDRE JOHN VS SILVA JOAO	C	55	16	3	ENFORCE ORDER	GRANTED IN PART; DENIED IN PART
DESAI V ANNAMENANI	L	6942	16		MOTION TO DISMISS	ADJOURNED 9/29
DICKENS TRACEY VS CAVALRY SPV	L	5305	16		MOTION TO DISMISS	ADJOURNED 9/22
DIRECT COAST TO COAST VS IMAGINE CORP	L	1929	15		MOTION TO COMPEL DEP	GRANTED
GREGG LUTHER VS DELUXE AUTO SALES	L	6190	16		REINSTATE COMPLAINT	GRANTED
					MOTION TO DISMISS	GRANTED IN PART
IN THE MATTER OF SAYREVILLE	L	4010	15		MOTION TO INTERVENE	ADJOURNED 9/29
					MOTION TO INTERVENE	ADJOURNED 9/29
JAJE KRZSTOF VS UNITED AIR SPECIALISTS	L	5595	14		MOTION FOR PROTECTIVE ORDER	ADJOURNED 9/22
					MOTION TO COMPEL	ADJOURNED 9/22
KVK TECH INC VS AMURTHAM INC	L	1040	17	108	MOTION TO DISMISS	ADJOURNED 10/27
LATTANZIO MICHELLE VS NAYYAR SANJEEV	L	1430	15		EXTEND DISCOVERY	ADJOURNED 9/29
MCDAID ROBERT VS DELILAH ROAD ASSOCS.	C	18	17	2	DEFAULT JUDGMENT	ADJOURNED 9/29
				4	SUMMARY JUDGMENT	ADJOURNED 9/29
					VACATE DEFAULT	GRANTED 9/1; 9/5
				7	VACATE DEFAULT	GRANTED 9/1; 9/5
				8	VACATE DEFAULT	GRANTED 9/1; 9/5
				9	VACATE DEFAULT	GRANTED 9/1; 9/5
				10	VACATE DEFAULT	GRANTED 9/1; 9/5
				11	VACATE DEFAULT	GRANTED 9/1; 9/5
MIDDLESEX COUNTY VS DATA RX	L	5015	14		ENTER JUDGMENT	GRANTED
					AMEND JUDGMENT	GRANTED
NATIONSTAR MORTGAGE VS GONZALEZ RODRIGUEZ JORGE	F	44723	9		REINSTATE CASE	GRANTED
OCWEN LOAN SERVICING VS SECURITY MORTGAGE	C	6	17	7	FINAL JUDGMENT	GRANTED
RAHEB GINA VS QBE SPECIALTY INSURANCE	C	198	14	6	AMEND COMPLAINT	GRANTED
SIERRA ERIK VS H&S CONSTRUCTION	L	6636	16		AMEND COMPLAINT	GRANTED
					MOTION TO DISMISS	GRANTED
US BANK VS BRACY KATHRYN	F	41116	9		SET ASIDE SHERIFF'S SALE	GRANTED
US BANK VS KENNEDY PETER	F	29846	15		AMEND JUDGMENT	GRANTED IN PART; DENIED IN PART
US BANK VS PLATE ALBINA	F	3990	17		SUMMARY JUDGMENT	ADJOURNED 10/27
US BANK VS SHEIKH	F	38041	9		MOTION FOR FINAL JUDGMENT	ADJOURNED 9/29
US BANK VS TAPIA	F	29281	15		MOTION TO PROCEED SUMMARILY	ADJOURNED 9/29
US BANK VS SOUTH RIVER	F	30702	16		SUMMARY JUDGMENT	ADJOURNED 9/29
WELLS FARGO VS EDLGHEMARI KADRY	F	10871	16		VACATE SHERIFF'S SALE	WITHDRAWN
WELLS FARGO VS GREGO JEAN	F	11758	16		VACATE SHERIFF'S SALE	WITHDRAWN
WELLS FARGO VS JACOBS ADEBIMPE	F	3213	17		SUMMARY JUDGMENT	RESERVED
WELLS FARGO VS SORIANO NILO	F	18398	16		MOTION TO VACATE DEFAULT	ADJOURNED 9/29
WELLS FARGO VS TARIQ SOHAIL	F	13812	16		AMEND COMPLAINT	GRANTED
WOLYNEC PARTICIA VS WOLYNEC GAIL	L	1992	17		TRANSFER DIVISION	GRANTED

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)
 DREW KARLBERG, ESQUIRE (181422016)
 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 # NJ-118435020-16

<p>Wells Fargo Bank, N.A., as Trustee for the Pooling and Servicing Agreement dated as of September 1, 2005 ABFC Asset-Backed Certificates, Series 2005-WMC1 Plaintiff vs. Sohail Tariq, et al. Defendant(s)</p>	<p>SUPERIOR COURT OF NEW JERSEY MIDDLESEX COUNTY CHANCERY DIVISION DOCKET NO.: F-013812-16 CIVIL ACTION ORDER</p>
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THIS MATTER having been opened to the Court by Stern & Eisenberg, PC, attorneys for Plaintiff in the above-entitled foreclosure action; for leave to amend its complaint; and for good cause having been shown;

IT IS on this 15th day of September, ORDERED AND ADJUDGED,

1. The motion for leave to amend complaint is GRANTED.
2. The plaintiff may file an amended complaint.

3. The Office of Foreclosure is hereby directed to update the Automated Case Management System to reflect the newly joined defendants.
4. A copy of this Order shall be served on appearing defendants by plaintiff's counsel.



Frank M. Ciuffani, J.S.Ch.

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

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EVELYN A. DONEGAN, ESQ. (04081983)
RUBIN, KAPLAN & ASSOCIATES
A Professional Corporation
200 Centennial Avenue, Suite 110
Piscataway, New Jersey 08854
(732) 463-7511

Attorneys for Plaintiffs, John Andre and Dina Andre
and Third-Party Defendants, Andre Concrete, Inc.,
10 Willett LLC, 153 Whitehead LLC, Holmes Ave LLC,
10 Reid LLC, 36 Water LLC, Stephen Street LLC,
120 George St. LLC, Main St. 121 LLC and Bayshore Estate LLC

FILED

SEP 15 2017

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

JOHN ANDRE and DINA ANDRE,

Plaintiffs,

v.

JOAO SILVA, MR. CONCRETE
CORPORATION and JOHN/JANE
DOES 1-10

Defendants,

and

JOAO SILVA and MR. CONCRETE
CORPORATION, a New Jersey
corporation,
Counterclaimant,

v.

JOHN ANDRE and DINA ANDRE,

Counter-defendants,

and

JOAO SILVA and MR. CONCRETE
CORPORATION, a New Jersey
corporation,

Third-Party Plaintiffs,

v.

: SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION
: MIDDLESEX COUNTY
:
: DOCKET NO.: MID-C-55-16
:
: CIVIL ACTION
:
: **ORDER ENFORCING**
: **COURT ORDER OF JULY 17, 2017**

ANDRE CONCRETE, INC.; 10 :
 WILLET LLC; 153 WHITEHEAD :
 LLC; HOLMES AVE LLC; 10 REID :
 LLC; 36 WATER LLC; STEPHEN :
 STREET LLC; 120 GEORGE ST. :
 LLC; AND MAIN ST. 121 LLC; :
 BAYSHORE ESTATE LLC; JOHN :
 AND JANE DOES 1-10, fictitious :
 defendants; AND XYZ :
 CORPORATIONS 1-10, fictitious :
 defendants, :
 :
 :
 Third-Party Defendants. :
 _____ :

This matter having come before the Court upon application by Rubin Kaplan & Associates, Evelyn A. Donegan, Esq. appearing, attorney for Plaintiffs, John Andre and Dina Andre; and on notice to Hutt & Shimanowitz, Bryan D. Plocker, Esq. appearing, attorney for Defendants, Joao Silva and Mr. Concrete; and the Court having reviewed the moving papers and any opposition thereto, and good and sufficient cause appearing for the entry of this Order, *and for the reasons stated on the record*

IT IS on this 15th day of September 2017:

ORDERED that Defendants, Joao Silva and Mr. Concrete shall immediately pay to Plaintiff, John Andre, his remaining half of the profit sharing of \$73,747.80 in accordance with the Court Order of July 17, 2017; and it is

by issuing a new check dated 9.19.17, with sufficient funds for said check.

FURTHER ORDERED that defendant Joao Silva shall pay counsel fees in the amount of \$ _____ as and for the bringing of this motion to enforce the Order of July 17, 2017. *denied*

FURTHER ORDERED that a copy of this Order shall be served upon the parties within 5 days from date of receipt of the propounding party.

Genell R. Hentz J.S.C.

J.S.C.

- Moving Papers
- Opposition
- Reply

FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
80 Main Street, Suite 460
West Orange, NJ 07052
(973) 325-8800
Attorneys for Plaintiff
Attorney Court ID: 073292013
Attorney: Samuel Bergsohn, Esq.
Our File #: 03-014395-F00

U.S. Bank NA, successor trustee to Bank
of America, NA, successor in interest to
LaSalle Bank NA, as trustee, on behalf of
the holders of the Washington Mutual
Mortgage Pass-Through Certificates,
WMALT Series 2006-7,

Plaintiff,

vs.

Albert G. Tapia, et al.;

Defendants.

Superior Court of New Jersey
Chancery Division
Middlesex County

Civil Action

Docket No.: F-029281-15

**2nd AMENDED ORDER TO PROCEED
SUMMARILY RE VACANT &
ABANDONED RESIDENTIAL MORTGAGE
FORECLOSURE**

This matter having been opened to the Court by FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP, attorneys for Plaintiff on a Motion to Proceed Summarily pursuant to Rule 4:67-2(b), and it appearing from the supporting Certifications and Exhibits that the property is vacant and abandoned, and the Court having determined that this matter may be completely disposed of on the record and with minimal testimony in court and may proceed in a summary manner, and for good cause shown;

IT IS ON THIS 15th DAY OF September, 2017

~~ORDERED~~ that this matter shall proceed with a short trial date on the ___ day of _____, 201__ before the Superior Court, Chancery Division, General Equity Part at the Middlesex County Courthouse, _____, New Jersey at ___ o'clock in the ___ noon, or as soon thereafter as counsel can be heard.

ON THE DATE fixed to proceed summarily, the court may:

- A. Determine ~~that the real property~~ that is the subject of the foreclosure action is vacant and abandoned as defined by N.J.S.A. 2A:50-73;
- B. Fix the amount due to the Plaintiff on the Note and Mortgage;
- C. Direct that Plaintiff be paid the amount due on the Note and Mortgage, together with interest, advances, legal fees, and costs;
- D. Bar and foreclose the defendants, and each of them, of all equity of redemption in and to the property being foreclosed upon;
- E. Adjudge that the property be sold according to law to satisfy the amount due to the Plaintiff;
- F. Grant possession of the property in favor of the Plaintiff or the Plaintiff's assignee or any purchaser at sheriff's sale;
- G. Grant to the Plaintiff damages for mesne profits;
- H. Grant to the Plaintiff damages for costs of the action;
- I. Grant any other such relief as the court deems just and equitable.

AND IT IS FURTHER ORDERED that the Plaintiff serve a copy of this Order and Notice required by N.J.S.A. 2A:50-73 upon all parties of record within seven (7) days of the date of this Order; and it is further

ORDERED that if the Plaintiff pursues a summary action foreclosure judgment on the return date of this Order, a renewed attempt of personal service on the Defendants-Mortgagors or any other occupants of the property must be at least seventy-two (72) hours apart, and during different times of the day, either before noon, between noon and 6 P.M., or between 6 P.M. and 10 P.M., for which the process server's return must explicitly document the dates and times of

attempted service on the ~~Defendants-Mortgagors or any other occupants of the property~~; and it is further

ORDERED that the Notice required by N.J.S.A. 2A:50-73 shall be in a minimum of 14-Point font and shall state:

"To: Albert G. Tapia

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

ORDERED that the Plaintiff must file with the Court, through the Clerk of the Superior Court at the Hughes Justice Complex, PO Box 971, 25 Market Street, Trenton, NJ 08625, its proofs of service of this Order and the Notice required by N.J.S.A. 2A:50-73 and its judgment proofs no later than fifteen (15) days prior to the return date set in this Order; and it is further

ORDERED that the Court will entertain oral argument, but not testimony, on the return date set in this Order, unless the court and parties are advised to the contrary no later than ___ days before the return date.

Arnold L. Natali, Jr.

J.S.C.

Papers Considered:
Motion Opposed _____
Motion Unopposed ✓

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

** The motion shall be carried until 9.29.17 to permit counsel to provide information referred in counsel's Certification but not attached to plaintiff's submission. Specifically, plaintiff shall serve upon the Court and all parties as required by R. 1:5, the referenced but unattached "certification by the inspector" and shall clarify paragraph 3 of counsel's certification as to whether Defendant resides in the mortgaged premises.*

File No. 14942-16-24228-T
Law Offices
PARKER McCAY P.A.
By: Gene R. Mariano, Esquire
ID #: 0211091996
9000 Midlantic Drive, Suite 300
P. O. Box 5054
Mount Laurel, New Jersey 08054
(856) 810-5815
Attorneys for Plaintiff

Nationstar Mortgage LLC

Plaintiff

v.

Jorge Gonzalez-Rodriguez, et al.

Defendants

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: F-44723-09

**AMENDED ORDER REINSTATING
CASE PURSUANT TOR. 4:64-8**

This matter having come before the Court on the application of Plaintiff, by and through its counsel, Parker McCay P.A., Gene R. Mariano, Esquire appearing, on timely notice to Defendant(s), for an Amended Order reinstating the matter pursuant to R. 4:64-8, and the Court having considered the moving papers and opposition, if any, and oral argument, if any, and good cause having been shown,

and for the reasons stated in the record on 9.15.17

IT IS, on this 15th day of September, 2017,

ORDERED that the Plaintiffs Motion be and is hereby GRANTED; and

by court for plaintiff

IT IS FURTHER ORDERED that a copy of this Order shall be served on all parties
within 5 days from the ^{*The entire portion of this order*} date of this Order.

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

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

 Opposed

X Unopposed



The within matter shall be reinstated upon the filing of a Motion for Final Judgment with the Office of Foreclosure provided the motion is filed not later than December 15, 2017. Should the Plaintiff fail to file the Motion for Final Judgment within the specified time, then the within matter will remain dismissed and the Plaintiff shall be required to file and serve a new complaint in order to foreclose on the subject premises.

LAW OFFICE OF AVRAM D. WHITE
66 Hampton Terrace
Orange, New Jersey 07050
973-669-0857
888-481-1709 telefax
Email to: avram.randr@gmail.com
Avram White, Esq. (ID no 020562007)
Attorney for Defendant(s)

US BANK TRUST, N.A.,

Plaintiff

v.

KATHRYN BRACY,
Defendants.

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

: DOCKET NO: F-41116-09
: CIVIL ACTION

: ORDER VACATING SALE

and for the reasons stated on the record on 07.15.17

THIS MATTER having been brought before the Court by way of defendant's motion to vacate sale; and the Court having considered the submissions of the parties and the oral argument of counsel if any, and for other good cause shown; IT IS on this 15th day of ~~August~~ *September* 2017

ORDERED as follows:

Defendant's Motion to Vacate the Sheriff Sale is hereby granted.

and it is

FURTHER ORDERED that the Sheriff Sale that occurred on July 12, 2017, which exposed for sale, 708 Maple Hill Drive, Woodbridge, New Jersey is hereby vacated. *and the property shall be re-listed for sale within thirty (30) days.*

Notice of the rescheduled date shall be provided to counsel for D, in consent.

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

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

JOHN RATKOWITZ, ESQ- 052591995
GINARTE, GALLARDO, GONZALEZ & WINOGRAD, L.L.P.
400 MARKET STREET, NEWARK, NEW JERSEY 07105
(973)854-8400

Our File No.: 246225

Attorneys for plaintiffs, Erik San Elias Sierra and Jessica Sierra

Erik San Elias Sierra and Jessica Sierra,	:	SUPERIOR COURT OF NEW JERSEY
	:	LAW DIVISION: MIDDLESEX COUNTY
Plaintiffs,	:	
	:	
vs.	:	DOCKET NO.: MID-L-6636-16
	:	
H&S Construction & Mechanical, JHDS	:	CIVIL ACTION
LLC. a/k/a JHDS Structural Steel	:	
Fabricators, et al.	:	ORDER
	:	
Defendants.	:	

This matter having been opened to the Court upon the application of Ginarte, Gallardo, Gonzalez and Winograd, LLP, attorneys for plaintiff for an order granting leave to file a first amended complaint, returnable on September 1, 2017, and the Court having read the moving papers, and any papers filed in opposition thereto, and for good cause shown;

IT IS on this *15th* day of *September*, 2017 ;

1. ORDERED that pursuant to R. 4:9-1, plaintiff is hereby granted leave to file a first amended complaint to add DSM Steel Erectors, Inc. as a defendant; and it is further

2. ORDERED that a copy of this Order be served upon all parties within 5 days from the date hereof. *of its online posting.* *(see)*

 OPPOSED UNOPPOSED

Arnold L. Natali, Jr.

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

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

LAW OFFICE OF JUENGLING & URCIUOLI
Andre F. Hewitt, Esq. ID No. 007102005
90 Woodbridge Center Drive, Suite 330
Woodbridge, New Jersey 07095
Telephone No: (732) 582-3288
File No.: 16-030614
Attorney for Defendant
H&S CONSTRUCTION & MECHANICAL

ERIK SAN ELIAS SIERRA and JESSICA SIERRA,

Plaintiff,

vs.

H&S CONSTRUCTION & MECHANICAL, JHDS LLC a/k/a
JHDS STRUCTURAL STEEL FABRICATORS, State of New
Jersey, State of New Jersey, Department of Law
and Public Safety, Department of Environmental
Protection, City of Jersey City, City of Jersey
City, Department of Public Works, Municipal
Services Complex, Consolidated Railroad, JOHN AND
JANE DOES 1-10 AND ABC CORPORATIONS 1-10, (are
heretofore unidentified business entities and/or
persons named herein to toll the applicable
status of limitation who participated in any work
at the site including, but not limited to
building, construction, electrical, fire,
renovation, remodeling and/or landscaping work
and/or had responsibilities for work site safety
and/or managed, supervised, directed, controlled,
oversaw, or supplied labor and/or tools and/or
building supplies and/or equipment for the work
ongoing at the job site and/or supervised,
directed and/or controlled the work site and/or
had responsibilities for work site safety) JOHN
AND JANE ROES 1-10 (fictitious unidentified
individuals) AND XYZ CORPORATIONS 1-10 (are
fictitious individuals, corporations or business
entities named herein for the expressed purpose
of tolling the applicable statute of limitations
and were either the owners, managers,
supervisors, installers, repairers, constructors
and/or operators of the grates and/or grading
platforms identified in the First Complaint),

Defendants.

H&S CONSTRUCTION & MECHANICAL,

Defendants/Third Party Plaintiffs

vs.

LIBERTY MECHANICAL CONTRACTORS, JHDS STRUCTURAL
STEEL FABRICATORS, ADMIRAL INSURANCE COMPANY,
PREFERRED CONTRACTORS INSURANCE COMPANY, and XYZ
INSURANCE COMPANIES

Third Party Defendants.

: SUPERIOR COURT OF NEW JERSEY
: LAW DIVISION: MIDDLESEX COUNTY
: DOCKET NO: MID-L-06636-16

: CIVIL ACTION

: ORDER

This matter having been opened to the Court by Andre F. Hewitt, Esq., attorney herein for Defendant, H&S Construction & Mechanical, on the Motion to dismiss Plaintiffs' Complaint without prejudice for failure to provide written discovery; and the Court having considered the moving papers submitted, and for good cause having been shown:

IT IS on this 15th day of September, 2017;

ORDERED that this Motion be and hereby is granted; and it is further

ORDERED that the Plaintiffs' Complaint be and hereby is dismissed without prejudice for failure to provide certified answers to Form A Interrogatories, Defendant's supplemental interrogatories and responses to Defendant's Notice to Produce Documents pursuant to Rule 4:23-5(a); and it is further

ORDERED that a copy of this Order be served upon all counsel of interest ^{by counsel for defendant} within 5 days of ^{its online posting} ~~the date hereof~~.

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

() Opposed

(X) Unopposed

ORDERED that counsel for the delinquent party shall serve upon his or her client in accordance with R. 4:23-5(a)(1) a copy of this Order and the notice set forth in Appendix II-A of the Court Rules

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.

LAW OFFICE OF HENRY CHUDZIK, JR.
Henry Chudzik, Jr., Esquire (NJ ID#024361983)
Williamsburg Commons
3-G Auer Court
East Brunswick, New Jersey 08816
(732) 254-5558; (732) 390-1486 fax
Attorney for Defendants,
Gail Wolyneec Langfeld and Leonard Langfeld

PATRICIA A. WOLYNEC,
Individually and as a Co-Executor
of the Estate of ANN WOLYNEC

Plaintiff

v.

GAIL WOLYNEC LANGFELD and
LEONARD LANGFELD

Defendants

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
MIDDLESEX COUNTY

DOCKET NO: MID-L-1992-17

CIVIL ACTION

**ORDER TRANSFERING
TO CHANCERY DIVISION,
WITH CONSENT**

THIS MATTER having been opened to the Court on application of Henry Chudzik, Jr., Esq., counsel for defendants/counterclaimants for an Order transferring the within action to the Chancery Division of Superior Court, and the plaintiff, through their counsel Michael V. Dowgin, Esq., having consented hereto; and for good cause shown;

IT IS on this day 15th of September, 2017:

ORDERED that:

1. The within action shall be transferred and assigned to the Chancery General Equity Division of the Superior Court of New Jersey, Middlesex County.

2. A copy of the within ordered be served on all counsel within 5 days of the date hereof. (★)

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

THE FOREGOING ORDER IS HEREBY
CONSENTED TO FORM AND ENTRY.

MICHAEL V. DOWGIN, ESQ.
Attorneys for Plaintiff

LAW OFFICE OF HENRY CHUDZIK, JR.
Attorneys for Defendants

[Signature]
Michael V Dowgin, Esq.

[Signature]
Henry Chudzik, Jr., Esq.

Date: August 18, 2017

Date: August 17, 2017

(★) The parties shall appear for a Case Management Conference on 9.26.17 at 1:30 P.M. The parties may appear telephonically. The call in information is:

732-519-3405

Enter 4165 after first prompt; and

Enter 367200 after second prompt.

Please advise Chambers 24-hours in advance of conference if you will appear in person or telephonically. (★)

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Michael F. Chazkel, Esq., NJ Atty ID #271571972
CHAZKEL & ASSOCIATES, LLC
90 Washington Valley Road
Bedminster, NJ 07921
(732)246-2621 - Voice
(732)246-2229 - Fax
mfchazkel@insurelaw.com
Attorneys for Plaintiffs,

GINA RAHEB AND ROBERT RAHEB
Plaintiffs,
vs.
QBE SPECIALTY INSURANCE
COMPANY, a corporation of the State of
Wisconsin
Defendant

SUPERIOR COURT OF NEW
JERSEY
CHANCERY DIVISION: MIDDLESEX
COUNTY

DOCKET NO. C-198-14

CIVIL ACTION

ORDER

THIS MATTER having been brought before the Court on Motion by the Chazkel & Associates, LLC (Michael F. Chazkel, appearing), attorneys for Plaintiffs on their Motion to Reinstate, Restore and Amend and Supplement their original Complaint pursuant to **Rules 4:9-1; 4:9-2 & 4:9-4** and the Court having considered the moving and responsive papers and arguments of counsel, and good cause having been shown,

IT IS on this 15th day of September, 2017,

ORDERED that Plaintiffs' motion to Reinstate, Restore and Amend and Supplement their original Complaint in accordance with the proposed form of Amended and Supplemental Complaint attached to the moving papers be and the same is hereby GRANTED; and

IT IS FURTHER ORDERED that the Defendant, QBE Specialty Insurance Company shall be served with a copy of this Order and the proposed form of Complaint submitted to the Court in support of the motion and said Defendant shall Answer or otherwise move with regard to said service of this Order and Complaint as provided for by said Rules; and

IT IS FURTHER ORDERED that the Court shall issue a schedule of further proceeding in furtherance of this Order; and ^(*)

IT IS FURTHER ORDERED that a copy of this Order be served on all parties within five days of counsel's receipt of same.


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

Opposed

Unopposed ; ^{but} ~~all~~ 9.17.17 corr. from Counsel for QBE reserving "all rights and remedies afforded by the Policy and the law..."

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 parties shall appear for a Case Management Conference on October 19, 2017 at 9:00 AM.

ORDER OF HON. ARNOLD L. NATALI JR., P.J.Ch.
SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
P.O. BOX 964
NEW BRUNSWICK, NJ 08903-0964

FILED

SEP 15 2017

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

Plaintiff(s),

US Bank

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY
DOCKET NO.: MID-~~E~~ F-39041-09

vs.

CIVIL ACTION

Defendant(s),

Sheikh

ORDER

THIS MATTER coming before the Honorable Arnold L. Natali Jr., P.J.Ch., after the trial call and the court having reviewed the status of the litigation, and all counsel having been present to provide comment and information, and for good cause shown;

IT IS ON THIS 15th DAY OF September, 2017;

~~ORDERED that counsel have agreed upon _____, 2017 as the trial date, and;~~

~~IT IS FURTHER ORDERED that subject only to judicial availability, there shall be no further adjournments due to the unavailability of counsel, parties, fact witnesses or expert witnesses, and;~~

~~IT IS FURTHER ORDERED that trial testimony of witnesses, including expert witnesses, shall be preserved via *de bene esse* testimony if any witnesses will be unavailable for trial, and;~~

~~IT IS FURTHER ORDERED that pursuant to R. 4:25-4, when appropriate, the court shall waive trial designation. This order shall apply to all future trial dates.~~

(A)

(*) The matter shall be adjourned until Friday, September 29, 2017 to permit the parties to address the claim in paragraphs 6-7 of the Grace certification related to a purported outstanding loan modification package. Supplemental submissions are due on or before September 22, 2017.

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

Paul S. Doherty III, Esq. (04645-1993)
Jeremy B. Stein, Esq. (03225-2006)
HARTMANN DOHERTY ROSA
BERMAN & BULBULIA, LLC
6.5 Route 4 East
River Edge, New Jersey
Attorneys for Defendant
Deluxe Auto Sales, Inc.

FILED

SEP 15 2017

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

LUTHER GREGG, on his own behalf
and on behalf of a class of
similarly situated persons

Plaintiffs,

- vs -

DELUXE AUTO SALES, INC.

Defendant.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

DOCKET NO.: L-6190-16

Civil Action

ORDER

THIS MATTER having come before the Court upon the motion of Hartmann Doherty Rosa Berman & Bulbulia, LLC, counsel for Defendant Deluxe Auto Sales, Inc. ("Defendant" or "Deluxe") for the entry of an Order Dismissing Plaintiff Luther Gregg's ("Plaintiff" or "Gregg") Amended Complaint, brought on behalf of himself and on behalf of a purported class of similarly situated persons, pursuant to R. 4:6-2(e), and the Court having

considered the submissions of the parties, oral argument (if any), and good cause having been shown:

IT IS on this day of 15th '2017:

ORDERED, that Defendant's Motion to Dismiss is hereby GRANTED; and it is further; *and*

ORDERED, that the Amended Complaint is DISMISSED ^{*without prejudice*} ~~WITH~~ PREJUDICE; and it is further; *and*

ORDERED, that a copy of this Order will be served upon all counsel of record via email and regular mail within five (5) days of Defendant's receipt of the Order.

Arnold L. Natali Jr. J.C.

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

(FN)

Plaintiff may reply to its claims within thirty days of today's date.

LESSIE HILL, ESQUIRE
480 Nye Avenue
Irvington, New Jersey 07111
(973) 373-0413

Attorney for Plaintiffs

LUTHER GREGG

on his own behalf and on behalf of a
class of similarly situated persons

Plaintiffs,

v.

DELUXE AUTO SALES INC.

Defendants

SUPERIOR COURT OF NEW JERSEY
MIDDLESEX COUNTY LAW DIV.
DOCKET NO.: L-6190-16

CIVIL ACTION

FILED

SEP 15 2017

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

ORDER

THIS MATTER having been opened to the Court on the application
of Lessie Hill attorney for Plaintiff, Luther Gregg for an order
Restoring the Plaintiff's complaint

IT IS ON THIS 15th DAY OF September 2017

ORDERED that the Plaintiff's complaint is hereby restored to the
active trial calendar.

ORDERED that a copy of this Order shall be served upon all parties
within 5 days of the date hereof. *by counsel for plaintiff.*

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

FILED

SEP 15 2017

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

-and-

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

Plaintiffs,

v.

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

Defendant.

ARNOLD L. NATALI JR., P.J.Ch.
SUPERIOR COURT OF NEW JERSEY
LAW DIVISION PART
MIDDLESEX COUNTY
CIVIL ACTION
DOCKET NO: MID-L-1040-17

ORDER GRANTING MOTION TO DISMISS

This matter having come before the Court on June 9, 2017, on motion of Defendant for an order dismissing the Complaint against him; and Plaintiffs and Defendant having appeared through counsel; and the Court having considered the papers submitted and oral argument of counsel; and for the reasons stated on the record;

IT IS on this ^{September} 15th day of ~~June~~, 2017

ORDERED that Defendant's Motion to Dismiss is hereby granted and the Complaint against Defendant is hereby dismissed with prejudice.

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

This motion was:

Opposed
Unopposed

() The application is adjourned until October 27, 2017, with the consent of the parties, for further briefing and argument as discussed during oral argument on 9.15.17. Plaintiff shall file a supplemental brief on or before October 13, 2017 and defendant file a reply brief by October 20, 2017.*

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.

010251983
RONALD HOROWITZ
Attorney at Law
PO Box 353707
Palm Coast, FL 32137
Tel: (386) 283-4886
Attorney for Plaintiff
Our File No. 2757

DIRECT COAST TO COAST, LLC.,
Plaintiffs,

vs.

THE IMAGINE CORP.; IMAGINE GOLD,
LLC.; IMAGINE AMERICA, LLC.; IMAGINE
HOLDINGS, LLC. and BRUTHERFORD
INDUSTRIES, LLC.
Defendants.

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION: MIDDLESEX COUNTY

DOCKET NO. MID-L-1929-15

Civil Action

ORDER

THIS MATTER having been opened to the Court by Ronald Horowitz, Esq., attorney for plaintiff/judgment creditor, Direct Coast to Coast, LLC, Inc., upon an application to compel a deposition of the judgment debtors, the Court having considered the moving, ~~opposing and reply~~ papers, if any, and for other good cause shown,

AW

IT IS ON THIS 15th day of September, 2017:

ORDERED that JOSEPH CURRAN shall appear for his deposition, on **October 24, 2017**, at 1:00 PM at Direct Coast to Coast, LLC., 19 Crows Mills Road, Keasbey, New Jersey and provide fully responsive deposition testimony *consistent with the March 23, 2017 Deposition Notice*

(A)

IT IS FURTHER ORDERED that if JOSEPH CURRAN fails to comply with this Order, JOSEPH CURRAN, as ~~an agent or duly authorized representative of all judgment debtors,~~ shall be held in contempt of Court and a warrant for arrest shall ~~be~~ *may* issue;

may

AND IT IS FURTHER ORDERED that a copy of this Order be served upon defendant within seven (7) days of the date hereof, by regular and certified mail.

()*

The Court interprets the March 23, 2017 Notice as a request of Mr. Curran to appear as a corporate representative of Imagine Gold, LLC. If his deposition is being sought in any other capacity a subpoena shall be served.

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

9-15
7

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)
DREW KARLBERG, ESQUIRE (181422016)
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: NJ-118.000659-16

Ocwen Loan Servicing, LLC

Plaintiff

vs.

Security Mortgage Corp.

Defendants

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

Docket No.: C-6-17

CIVIL ACTION

**FINAL JUDGMENT BY DEFAULT
DEEMING THAT CERTAIN
MORTGAGE RECORDED WITH
THE MIDDLESEX COUNTY
CLERK ON JULY 31, 1990 IN BOOK
3988 AT PAGE 463 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, Security Mortgage Corp., and each of them if necessary, and that the default of said Defendant Security Mortgage Corp. has been duly entered by the Clerk of the Court, and that said Defendant is not an infant or an incompetent person, *and for the reasons stated on the record on 9.15.17*

IT IS, on this 15th day of September, 2017, ORDERED and ADJUDGED that:

1. That certain mortgage recorded with the Middlesex County Clerk on July 31, 1990 in Book 3988 at Page 463, given to James K. Michel and Gloria J. Michel, securing the original principal amount of \$65,750.00, is hereby deemed satisfied in full;
2. That certain mortgage recorded with the Middlesex County Clerk on July 31, 1990 in Book 3988 at Page 463 securing the original principal amount of \$65,750.00 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 July 31, 1990 in Book 3988 at Page 463 securing the original principal amount of \$65,750.00.
4. A copy of this Order shall be served upon all parties to this action *by Plaintiff* within (5) days of *its* ~~Plaintiff's receipt of same.~~ *posting on e-courts.*

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

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

unopposed *(A)*

Daniel J. Giordano, Esq./I.D.#180972016
 BIANCAMANO & DI STEFANO, P.C.
 Executive Plaza, Suite 300
 10 Parsonage Road
 Edison, NJ 08837
 Tel: 732-549-0220
 Fax: 732-549-0068
 Attorneys for Defendants, *Data Rx Management, Incorporated i/p/a Data Rx Management, Inc.*

Our File No. 20016-01938GK

 COUNTY OF MIDDLESEX, a Municipal:
 Corporation of the State of New Jersey, :
 :
 Plaintiff, :
 :
 -vs.- :
 :
 DATA RX MANAGEMENT, INC., :
 PRESCRIPTION CORPORATION OF :
 AMERICA, HEALTHCARE :
 CORPORATION OF AMERICA, and :
 GARY SEKULSKI, :
 :
 _____ Defendants. :

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

Civil Action

ORDER FOR JUDGMENT

THIS MATTER being brought before the Court upon application of Biancamano & Di Stefano, P.C., attorneys for the Defendant, *Data Rx Management, Inc.*, for the entry of an (1) an Order substituting the Estate of Gary Sekulski for Defendant *Gary Sekulski*; and (2) entering an Order for judgment in favor of *Data Rx Management, Inc.* and against *The Estate of Gary Sekulski nunc pro tunc* effective the date of the Order's issuance.

and for the reasons stated on the record on 9.15.17

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

1. The Estate of Gary Sekulski is hereby substituted in the above-captioned matter for Gary Sekulski,
2. Judgment be and hereby is entered, filed and may be recorded against the Estate of Gary Sekulski and in favor of Data Rx in the amount of \$25,000 *nunc pro tunc*

payable to Data Rx within three years of the entry of this Order. In the event that the Estate of Gary Sekulski does not fully satisfy the judgement within three years of the date of this Order, the amount of the judgment shall be increased automatically to \$100,000.

IT IS FURTHER ORDERED that a copy of the within Order shall be served upon all counsel within 5 days from the ^{its online posting} ~~date of receipt~~ by the attorneys for these defendants.

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

Unopposed (su)

Daniel J. Giordano, Esq./I.D.#180972016
BIANCAMANO & DI STEFANO, P.C.
Executive Plaza, Suite 300
10 Parsonage Road
Edison, NJ 08837
Tel: 732-549-0220
Fax: 732-549-0068
Attorneys for Defendants, *Data Rx*
Management, Incorporated i/p/a Data
Rx Management, Inc.

Our File No. 20016-01938GK

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

Plaintiff,

- vs. -

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

Defendants.

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

Civil Action

ORDER

This matter brought to the Court by Complaint filed by Plaintiff County of Middlesex, and Data Rx Management, Inc., defendant (“DataRx”), having filed an Answer to the Complaint denying any and all material allegations, as well as filing a Crossclaim against Defendant Gary Sekulski (“Sekulski”), and Sekulski having filed an Answer to the DataRx cross-claims denying all allegations, and George Karousatos, Esq., of Biancamano & Di Stefano, P.C., appearing as attorney for Data Rx; and Gary J. Sekulski named as a defendant by Plaintiff but dismissed with prejudice, with the Crossclaim by Data Rx pending against Sekulski, and Brian F. Curley, Esq., appearing as attorney for Sekulski, and the parties having amicably resolved their dispute before trial,

*and for the reasons stated
on the record on
9.15.17*

IT IS ORDERED this 15th day of September 2017, that

1. Judgment be and hereby is entered and filed, however not executed upon, against Sekulski and in favor of DataRx in the amount of \$100,000, subject to the terms of the parties' Settlement Agreement dated and signed by Sekulski on June 29, 2017, the entirety of which is expressly incorporated herein by reference.
2. The aforementioned Settlement Agreement contains only those terms previously consented to by the parties on the record before this Court on April 20, 2017 and again on May 19, 2017 and includes consent to the entry of this judgment in the form submitted.

④

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

③ Counsel for Data Rx shall serve a copy of this Order on all parties and counsel of record within five (5) days of its online posting.

Unopposed see

FILED

SEP 15 2017

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

**NJ Attorney ID Number 025021992
Michael Keefe, Esq., LLC
2400 Route 88, Second Floor
Point Pleasant, NJ 08742
(732) 470-6070**

**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.

**MICHAEL KEEFE, ESQ. A/K/A R.
MICHAEL KEEFE, PERSONAL
REPRESENTATIVE OF THE ESTATES
OF PATRICIA A. KENNEDY A/KA
PATRICIA ANN KENNEDY AND PETER
P. KENNEDY A/K/A PETER PATRICK
KENNEDY, PATRICIA A. KENNEDY
A/K/A PATRICIA ANN KENNEDY, HER
HEIRS, DEVISEES AND PERSONAL
REPRESENTATIVES, AND HER OR ANY
OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST, PETER P.
KENNEDY A/K/A PETER PATRICK
KENNEDY, HIS HEIRS, DEVISEES AND
PERSONAL REPRESENTATIVES, AND
HIS OR ANY OF THEIR SUCCESSORS IN
RIGHT, TITLE AND INTEREST, et al**

DEFENDANTS

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

Docket No. F-029846-15

CIVIL ACTION

***ORDER FOR POST-JUDGMENT
RELIEF***

This matter submitted to the Court on Notice of Motion by Michael Keefe, Esq., *former Administrator* of the Estate of Patricia Kennedy and the Estate of Peter Kennedy (“Estates”), with appropriate notice to interested parties:

IT IS on this 15th day of September, 2017: ORDERED THAT:

- a. The Final Judgment in Foreclosure of July 18, 2017, is hereby Amended to remove the Administrator as a named Defendant; and
- b. ~~Counsel fees/costs in the sum of \$4,060.00 are hereby imposed against Plaintiff and/or Udren Law Offices, in connection with legal services undertaken by Michael Keefe, Esq., related to this application and the events precipitating same;~~
and *if need be*

- c. ~~This Court imposes monetary sanctions in the sum of \$ _____, against Plaintiff and/or Udren Law Offices PC, and payable to Michael Keefe, Esq., for the ongoing failure to remove Administrator as a Defendant after he was discharged by Judgment from his fiduciary capacity; the persistent publishing of Administrator's personal address in Court pleadings; and the ongoing disregard and harassment occasioned upon Administrator in connection with service at his personal residence; and~~ *withdrawn at oral argument by counsel (Michael Keefe, LLC)*

- d. ~~Any and all counsel fees and sanctions imposed herein, shall be due and payable in full to Michael Keefe, Esq., within thirty (30) days of the date of this Order;~~
and

- e. A copy of this Order shall be served upon all parties within 5 days of the date hereof. *②*

file a motion to
② *discontinue for plaintiff*
shall remove, at its sole expense, all references to [redacted] Michael Keefe's personal address from all court filings and from any record in the 2 its counsel's offices within seven days. The Office of Foreclosure shall be provided a copy of this motion and order.

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