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Attorneys for Plaintiff

Finderne Heights Condominium  
Association, Inc,

Plaintiff

v.

The Heights, A Condominium; Sunrise  
Condominium Corp; Any and all  
mortgage companies holding a mortgage  
for the units.

Defendants

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY

DOCKET NO.: SOM-C-12011-17

Civil Action

Amended Order to Show Cause

This matter being open to the Court upon application of John F. Kwasnik, Esq. of, Mezzacca & Kwasnik, LLC, attorneys for the plaintiff, Finderne Heights Condominium Association, Inc; and a Verified Complaint having been duly filed, and upon notice to all counsel and all parties, and the Court having considered the papers, having reviewed the facts and circumstances underlying this case and finding that plaintiff's claims are better addressed on summary action pursuant to R. 4:67, and upon good cause shown;

**IT IS** on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_ **ORDERED** that a hearing will be scheduled and held as provided in this Order, to have the plaintiff declared the owner of the property more particularly described in the legal description attached as Schedule "A", for the purposes of a brief description they shall be known as 5 Dartmouth, Unit 1B Bridgewater , New Jersey and 17 Dartmouth Avenue, Unit 1A Bridgewater, New Jersey and more particularly described in plaintiffs' supporting application; and

**IT IS FURTHER ORDERED**, that a copy of this Order to Show Cause, Verified Complaint and supporting documentation, if any submitted in support of this application, shall be served upon defendants within 10 days of the date of this Order, and service to be made as follows:

1. Via Regular and Certified Mail to the last known address of the registered agent of Defendants, The Heights, a Condominium and Sunrise Condominium Corporation; and
2. Via Regular and Certified Mail on any New Jersey branch of the defendant mortgage companies, or the registered agent for said mortgage companies if they do not have a New Jersey branch or location; and
3. By sending a Notice via Regular Mail, Certified Mail and Email to the unit owners, posting the documents on the Association's website and keeping a copy of the documents at the Property Manager's office located at the Association's clubhouse. The Notice shall state the documents are posted on the Association's website and advising them they can come to the property manager's office, located onsite, to obtain a copy of the Complaint.

**IT IS FURTHER ORDERED**, that the defendants shall serve and file an Answer to the Verified Complaint/Order to Show Cause on the plaintiff's attorney at the address shown above within 8 days prior to the return date set forth in this Order; and

**IT IS FURTHER ORDERED**, that if the defendants fail to serve and file an answer within the time frame set forth herein, a judgment by default may be rendered against the defendants for the relief demanded in the Verified Complaint and Order to Show Cause; and

**IT IS FURTHER ORDERED**, that plaintiffs shall serve any reply papers upon the defendants within three (3) days of the return date of this Order to Show Cause; and

**IT IS FURTHER ORDERED** that the defendant(s) Show Cause before this Court at the Somerset County Courthouse on the 5th day of May, 2017 at 9:00 a.m. or as soon thereafter as counsel may be heard, why the said plaintiff should not be granted the relief requested in its moving papers; and

**DEFENDANTS TAKE NOTICE** that plaintiff has filed a lawsuit against you in the New Jersey Superior Court. The Verified Complaint attached to this Order to Show Cause states the basis of the lawsuit. If you dispute the Complaint, you or your attorney must file a written Answer, opposition papers and proof of service before the return date of the Order to Show Cause. These documents must be filed with the Clerk of the Superior Court in the County listed in these papers. You must also send a copy of your Answer and opposition papers to the plaintiff's attorney whose name and address appears herein. A telephone call will not protect your rights; you must file and serve your Answer and opposition papers with the appropriate fee or judgment may be entered against you by default.

If you cannot afford an attorney, you may call the Legal Services office in the county which you live. If you do not have an attorney and are not eligible for free legal assistance, you may obtain a referral to an attorney by calling one the Lawyer Referral Services.

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MARGARET GOODZEIT, P.J.CH.