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JAN 08 2026

Hon. James M. DeMarzo, P.J.Ch.
Morris/Sussex County

WELLS FARGO BANK, N.A.,

Plaintiff,

vs.

MARIA D'UVA; 9 SCHINDLER COURT,
LLC; and SAEED SADAT KETABCHI,

Defendants.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION, MORRIS COUNTY

DOCKET NO.: F-6328-25
Civil Action

**ORDER DISMISSING COMPLAINT WITH
PREJUDICE AND AWARDING RELATED
RELIEF**

This matter having come before the Court on the motion of the defendant, 9 Schindler Court, LLC, for an order dismissing plaintiff's Complaint with prejudice pursuant to Rule 4:6-2(e), and awarding related relief; and the Court being satisfied that the motion was timely served on all parties-in-interest; and the Court having considered all papers filed in support and in opposition to the motion; and the Court having heard oral argument; and for the reasons set forth on the record;

IT IS on this 8th day of January, 2025;

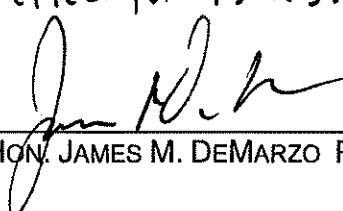
ORDERED that the Complaint filed by plaintiff, Wells Fargo Bank, N.A., seeking to foreclose and recover possession of property known as Block 8001, Lot 6.05 on the municipal tax map of the Township of Hanover, New Jersey, also known as 9 Schindler Court, Hanover Township, New Jersey 07881, shall be, and hereby is, dismissed in its entirety and with prejudice; and it is further

ORDERED that the mortgage issued by Salvatore D'Uva and Maria D'Uva to First Union National Bank dated September 21, 1999, recorded in the Morris County Clerk's Office on October 21, 1999, in Book MB8772, Page 16, et seq., regarding the property known as Block 8001, Lot 6.05 on the municipal tax map of the Township of Hanover, New Jersey, also known as 9 Schindler Court, Hanover Township, New Jersey 07881, shall be, and hereby is, discharged and is of no force and effect; and it is further

ORDERED that the Notice of Lis Pendens recorded by plaintiff, Wells Fargo Bank, N.A., in the Morris County Clerk's Office as File Number 2025022866 on June 11, 2025, in Book 24931, Page 479, et seq., regarding the property known as Block 8001, Lot 6.05 on the municipal tax map of the Township of Hanover, New Jersey, also known as 9 Schindler Court, Hanover Township, New Jersey 07881, shall be, and hereby is, discharged and is of no force and effect; and it is further

ORDERED that a certified copy of this Order may be recorded with the Morris County Clerk; and it is further

ORDERED that a copy of this Order be served on all parties-in-interest within 7 days of the date hereof. *But not take effect for 45 days of this Date*


HON. JAMES M. DEMARZO P.J.CH.

This motion was:

opposed Statement of reasons on the record.
 unopposed