

ESSEX COUNTY SUPERIOR COURT

JUNE 5, 2026

FILED

LAW OFFICES OF FREDERICK COLES, III
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Attorney ID # 034921989
Attorney for Plaintiff, Joan Mary Williams

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION: ESSEX COUNTY
DOCKET NO. ESX-C-240-25

Joan Mary Williams,

Plaintiff,

vs.

Romaine Esterine and Natalie Esterine,
Newrez LLC dba Shellpoint Mortgage
Servicing, First American Mortgage
Solutions, Caliber Home Loans, Inc., John
Does 1-5 (said names being fictitious
Individuals), and ABC-XYC Corporations
(said names being fictitious Business
Entities),

Defendants.

Civil Action

**ORDER (I) RESTORING DEFENDANTS
ROMAINE ESTERINE AND FIRST
AMERICAN MORTGAGE SOLUTIONS TO
ACTIVE TRIAL STATUS; AND (II)
PERMITTING SUBSTITUTED SERVICE BY
PUBLICATION UPON DEFENDANT,
NATALIE ESTERINE**

THIS MATTER having been opened to the Court by the Law Offices of Frederick Coles, III, Frederick Coles, III, Esq., appearing, attorneys for Plaintiff, Joan Mary Williams, by Notice of Motion for an Order (I) Restoring Defendants Romaine Esterine and First American Mortgage Solutions to Active Trial Status; and (II) Permitting Substituted Service by Publication upon Defendant, Natalie Esterine; and the Court having considered the Certification of Frederick Coles, III, Esq., together with the Exhibit appended thereto (including the sworn Declaration of Due Diligence Search of Nelson Tucker, dated May 18, 2026), and the Brief in Support of Motion submitted herewith; and any opposition and the Court having found:

(i) that good cause exists, within the meaning of R. 1:13-7(a), for the restoration of Defendants Romaine Esterine and First American Mortgage Solutions to active trial status; and

(ii) that Plaintiff has conducted a diligent inquiry to locate Defendant, Natalie Esterine; that personal service of process cannot otherwise be made upon her within the meaning of Rules 4:4-4(b)(3) and 4:4-5 of the New Jersey Rules of Court; and that the proposed method of substituted service is reasonably calculated, under the totality of the circumstances, to provide Defendant Natalie Esterine with actual notice of the pendency of this action and for good cause shown;

IT IS, on this 5th day of June, 2026;

ORDERED that Plaintiff's Motion be and the same is hereby GRANTED in its entirety; it is further

ORDERED that pursuant to R. 1:13-7(a), Defendants Romaine Esterine and First American Mortgage Solutions are hereby RESTORED to active trial status, and the Notice of Dismissal Without Prejudice entered as to each of them on April 24, 2026 is hereby VACATED; and it is further

ORDERED that Plaintiff is hereby authorized and directed to effect service of the Summons, the Verified Complaint, and this Order upon Defendant, Natalie Esterine, by publication of a notice of the pendency of this action, in the form prescribed by Rule 4:4-5, in Global Legal Notices (www.GlobalLegalNotices.com), an online legal-notice publication of general circulation in Jamaica, once per week for four (4) consecutive weeks; and it is further

ORDERED that contemporaneously with the commencement of publication, Plaintiff shall transmit by Federal Express International (or equivalent international courier with tracking) copies of the Summons, the Verified Complaint, and this Order to Defendant, Natalie

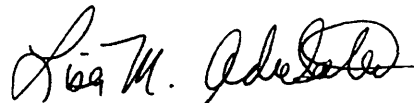
Esterine, at: (a) Geneva District, Grange Hill P.O., Westmoreland, Jamaica; and (b) Natfashion, 92 Great George's Street, Savanna-La-Mar, Westmoreland, Jamaica; and it is further

ORDERED that service upon Defendant, Natalie Esterine, shall be deemed complete upon the filing with the Court of (a) an Affidavit of Publication establishing that the publication ordered in the third "ORDERED" paragraph above has been completed in accordance with this Order, together with (b) proof of the supplemental international courier mailings described in the Fourth "ORDERED" paragraph above; and it is further

ORDERED that proof of publication and proof of the supplemental mailings shall be filed with this Court no later than thirty (30) days following completion of the publication ordered in the third "ORDERED" paragraph above; and it is further

ORDERED that Defendant, Natalie Esterine, shall serve and file an Answer or other responsive pleading within thirty-five (35) days following the date on which service is deemed complete pursuant to paragraph 5 above; and it is further

ORDERED that a true and accurate copy of this Order shall be served upon all parties (including, without limitation, each of Defendants Romaine Esterine and First American Mortgage Solutions hereby restored to active trial status) within seven (7) days of the date hereof.



Honorable Lisa M. Adubato, P.J.Ch.

- Opposed
- Unopposed

Statement of Reasons Attached

WILLIAMS v. ESTERINE – C-240-25

STATEMENT OF REASONS

This matter is before the court by way of motion filed by plaintiff Joan Mary Williams, through counsel. Plaintiff seeks an Order restoring defendants Romaine Esterine and First American Mortgage Solutions to active trial status and permitting substituted service via publication upon defendant Natalie Esterine. The motion is unopposed. For the following reasons, the court **grants** plaintiff's application.

By way of background, the Complaint initiating this partition matter was filed on November 19, 2025. Plaintiff is the sister of decedent Nathaniel Timnal Esterine, and defendants Romaine and Natalie Esterine are the adult children of decedent. Pursuant to decedent's Last Will and Testament, each of these three individuals holds a 33% interest, as tenants in common, in the real property located at 330 North Maple Avenue, East Orange, NJ (herein "Property"). These ownership interests are evidenced by a deed recorded with the Essex County Register on August 1, 2025 as Instrument No. 2025048540. Because the Property is a two-family residential home, it cannot be physically divided without prejudice to the parties. Thus, plaintiff seeks to sell the Property and terminate the co-ownership, but the three co-tenants are unable to agree. On September 26, 2025, Romaine¹ executed a notarized Consent to

¹ As multiple parties have the same last name, the court shall refer to parties by their first names for ease of reading. The court intends no disrespect by this practice.

Sale of Real Property, wherein he consented to the sale of the Property and to the equitable distribution of the net proceeds among the three co-tenants. Plaintiff filed the Complaint on November 19, 2025. None of the defendants have filed an Answer.

First, plaintiff seeks to have Romaine and First American Mortgage Solutions restored to active trial status. Rule 1:13-7(a) provides that

[a]fter dismissal, reinstatement of an action against a single defendant may be permitted on submission of a consent order vacating the dismissal and allowing the dismissed defendant to file an answer, provided the proposed consent order is accompanied by the answer for filing, a case information statement, and the requisite fee. If a defendant has been properly served but declines to execute a consent order, plaintiff shall move on good cause shown for vacation of the dismissal. In multi-defendant actions in which at least one defendant has been properly served, the consent order shall be submitted within 60 days of the order of dismissal, and if not so submitted, a motion for reinstatement shall be required. The motion shall be granted on good cause shown if filed within 90 days of the order of dismissal, and thereafter shall be granted only on a showing of exceptional circumstances. In multi-defendant actions, if an order of dismissal pursuant to this rule is vacated and an answering pleading is filed by the restored defendant during or after the discovery period, the restored defendant shall be considered an added party, and discovery shall be extended pursuant to Rule 4:24-1(b). Nothing in this rule precludes the court with respect to a particular defendant from imposing reasonable additional or different procedures to facilitate the timely occurrence of the next required proceeding to be taken in the case with respect to that defendant.

Here, defendants were dismissed without prejudice for lack of prosecution on April 24, 2026. Plaintiff's filing of the instant motion is within the required ninety-day

window, and therefore this court must determine whether plaintiff has demonstrated good cause to grant this motion. Here, plaintiff states that its failure to prosecute these defendants was solely due to plaintiff's continued efforts to locate and personally serve Natalie in Jamaica. Plaintiff maintains that its failure to prosecute was neither willful nor strategic but was rather a symptom of plaintiff's standstill regarding service of another defendant. The court finds plaintiff to have demonstrated good cause and therefore **grants** plaintiff's application to have defendants Romaine and First American Mortgage Solutions restored to active trial status.

Second, plaintiff seeks to serve Natalie via publication. The primary method of obtaining personal jurisdiction is by personally serving a defendant within the State of New Jersey. R. 4:4-4(a). However, if personal service cannot be effectuated then service via publication is an alternate means of service. R. 4:4-5(a). In situations where such service cannot be effectuated in compliance with Rule 4:4-4(a), it is necessary for plaintiff to submit a certification of diligent inquiry to the court, certifying the attempts made to locate the parties that could not be personally served. Specifically, Rule 4:4-5(b) provides that "[t]he affidavit of inquiry shall be made by the inquirer fully specifying the inquiry made, of what persons and in what manner, so that by the facts stated therein it may appear that diligent inquiry has been made for the purpose of effecting actual notice." R. 4:4-5(b). Further, the court is required

to give careful scrutiny to the affidavit of diligent inquiry and not accept cursory inquiries or recitals. See M & D Associates v. Mandara, 366 N.J. Super. 341, 354 (App. Div. 2004).

Generally, a diligent effort will include several attempts at personal service in addition to broad investigative efforts such as searching public databases, tax records, voter registrations, credit records, divorce records, death records, and general Internet inquiries. Accordingly, the affidavit supporting the motion for substituted service should provide a detailed record of what actions were taken and when, to enable the court to determine whether the efforts were sufficiently diligent to pass muster.

Here, unlike the other defendants, Natalie lives in Jamaica. Plaintiff submits a Declaration of Due Diligence Search by Nelson Tucker, an expert in international service of process and a Life Member of the National Association of Investigative Specialists and the International Process Servers Association. Mr. Tucker's Declaration enumerates a search of social media, online telephone directories of the Kingston and Montego Bay regions of Jamaica, criminal indices for the Kingston and Montego Bay regions of Jamaica, business license records for Jamaica's three major cities, public medical facility records in Kingston and Montego Bay regions of Jamaica, the Jamaica National Registry, supplemental database searches, and Post

Office records in Westmoreland Parish, Kingston, and Montego Bay, Jamaica. The Declaration concludes that Natalie is unable to be located in Jamaica.

The court finds plaintiff's search for the whereabouts of Natalie to have been diligent. Accordingly, the court grants plaintiff's application to serve Natalie via publication in Global Legal Notices for four consecutive weeks, and via Federal Express International to Natalie at Geneva District, Grange Hil P.O., Westmoreland, Jamaica and Natfashion, 92 Great George's Street, Savanna-La-Mar, Westmoreland, Jamaica. Plaintiff notes that print newspaper publication is not available in Jamaica, as Jamaican law does not authorize the publication of foreign legal notices in print newspapers there. As such, the court finds these alternatives to be sufficient.

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Attorney ID # 034921989
Attorney for Plaintiff, Joan Mary Williams

SUPERIOR COURT OF NEW JERSEY
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Does 1-5 (said names being fictitious
Individuals), and ABC-XYC Corporations
(said names being fictitious Business
Entities),

Defendants.

Civil Action

SUMMONS

From the State of New Jersey
To the Defendant(s) named above: NATALIE ESTERINE

The Plaintiff, named above, has filed a lawsuit against you in the Superior Court of New Jersey. The Complaint attached to this Summons states the basis for this lawsuit. If you dispute this Complaint, you or your attorney must file a written answer or motion and proof of service with the deputy clerk of the Superior Court in the county listed above within 35 days from the date you received this summons, not counting the date you received it. (A directory of the address of each deputy clerk of the Superior Court is available in the Civil Division Management Office in the county listed above and online at http://www.judiciary.state.nj.us/prose/10153_deptyclerklawref.pdf.) If the complaint is one in foreclosure, then you must file your written answer or motion and proof of service with the Clerk of the Superior Court, Hughes Justice Complex, CN-971, Trenton, New Jersey 08625. A filing fee payable to the Treasurer, State of New Jersey and a completed Case Information Statement (available from the deputy clerk of the Superior Court) must accompany your answer or motion when it is filed. You must also send a copy of your answer or motion to plaintiff's attorney whose

name and address appear above, or to plaintiff, if no attorney is named above. A telephone call will not protect your rights; you must file and serve a written answer or motion (with fee of \$175.00 and completed Case Information Statement) if you want the court to hear your defense.

If you do not file and serve a written answer or motion within 35 days, the court may enter a judgment against you for the relief plaintiff demands, plus interest and costs of suit. If judgment is entered against you, the Sheriff may seize your money, wages or property to pay all or part of the Judgment.

If you cannot afford an attorney, you may call the Legal Services office in the county where you live or the Legal Services of New Jersey Statewide Hotline at 1-888-LSNJ-LAW (1-888-576-5529). 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 of the Lawyer Referral Services. A directory with contact information for local Legal Services Offices and Lawyer Referral Services is available in the Civil Division Management Office in the county listed above and online at http://www.judiciary.state.nj.us/prose/10153_deptyclerklawref.pdf.

Dated: December 8, 2025

/s/ Michelle M. Smith

Michelle M. Smith, Clerk
Superior Court of New Jersey

Name of Defendant to be Served: NATALIE ESTERINE
Address of the Defendant to be Served: Natfashion
92 Great George's Street
Savann-La Mar, Westmoreland, Jamaica

Alternate Address:
Geneva District
Grange Hill, P.O.
Westmoreland, Jamaica

Directory of Superior Court Deputy Clerk's Offices County Lawyer Referral and Legal Services Offices

ATLANTIC COUNTY:
Deputy Clerk of the Superior Court
Civil Division, Direct Filing
1201 Bacharach Blvd., First Fl.
Atlantic City, NJ 08401

LAWYER REFERRAL
(609) 345-3444
LEGAL SERVICES
(609) 348-4200

BERGEN COUNTY:
Deputy Clerk of the Superior Court
Civil Division, Room 115
Justice Center, 10 Main St.
Hackensack, NJ 07601

LAWYER REFERRAL
(201) 488-0044
LEGAL SERVICES
(201) 487-2166

BURLINGTON COUNTY:
Deputy Clerk of the Superior Court
Central Processing Office
Attn: Judicial Intake
First Fl., Courts Facility
49 Rancocas Rd.
Mt. Holly, NJ 08060

LAWYER REFERRAL
(609) 261-4862
LEGAL SERVICES
(609) 261-1088

CAMDEN COUNTY:
Deputy Clerk of the Superior Court
Civil Processing Office
Hall of Justice
1st Fl., Suite 150
101 South 5th Street
Camden, NJ 08103

LAWYER REFERRAL
(856) 482-0618
LEGAL SERVICES
(856) 964-2010

CAPE MAY COUNTY:
Deputy Clerk of the Superior Court
9 N. Main Street
Cape May Court House, NJ 08210

LAWYER REFERRAL
(609) 463-0313
LEGAL SERVICES
(609) 465-3001

CUMBERLAND COUNTY:
Deputy Clerk of the Superior Court
Civil Case Management Office
60 West Broad Street
P.O. Box 10
Bridgeton, NJ 08302

LAWYER REFERRAL
(856) 696-5550
LEGAL SERVICES
(856) 691-0494

ESSEX COUNTY:
Deputy Clerk of the Superior Court
Civil Customer Service
Hall of Records, Room 201
465 Dr. Martin Luther King Jr. Blvd.
Newark, NJ 07102

LAWYER REFERRAL
(973) 622-6204
LEGAL SERVICES
(973) 624-4500

GLOUCESTER COUNTY:
Deputy Clerk of the Superior Court
Civil Case Management Office
Attn: Intake
First Fl., Court House
1 North Broad Street
Woodbury, NJ 08096

LAWYER REFERRAL
(856) 848-4589
LEGAL SERVICES
(856) 848-5360

HUDSON COUNTY:
Deputy Clerk of the Superior Court
Superior Court, Civil Records Dept.
Brennan Court House--1st Floor
583 Newark Ave.
Jersey City, NJ 07306

LAWYER REFERRAL
(201) 798-2727
LEGAL SERVICES
(201) 792-6363

HUNTERDON COUNTY:
Deputy Clerk of the Superior Court
Civil Division
65 Park Avenue
Flemington, NJ 08822

LAWYER REFERRAL
(908) 236-6109
LEGAL SERVICES
(908) 782-7979

MERCER COUNTY:
Deputy Clerk of the Superior Court
Local Filing Office, Courthouse
175 S. Broad Street, P.O. Box 8068
Trenton, NJ 08650

LAWYER REFERRAL
(609) 585-6200
LEGAL SERVICES
(609) 695-6249

MIDDLESEX COUNTY:
Deputy Clerk of the Superior Court,
Middlesex Vicinage
2nd Floor - Tower
56 Paterson Street, P.O. Box 2633
New Brunswick, NJ 08903-2633

LAWYER REFERRAL
(732) 828-0053
LEGAL SERVICES
(732) 249-7600

MONMOUTH COUNTY:
Deputy Clerk of the Superior Court
Court House
P.O. Box 1269
Freehold, NJ 07728-1269

LAWYER REFERRAL
(732) 431-5544
LEGAL SERVICES
(732) 866-0020

MORRIS COUNTY:
Morris County Courthouse
Civil Division
Washington and Court Streets
P. O. Box 910
Morristown, NJ 07963-0910

LAWYER REFERRAL
(973) 267-5882
LEGAL SERVICES
(973) 285-6911

OCEAN COUNTY:
Deputy Clerk of the Superior Court
118 Washington Street, Room 121
P.O. Box 2191
Toms River, NJ 08754-2191

LAWYER REFERRAL
(732) 240-3666
LEGAL SERVICES
(732) 341-2727

PASSAIC COUNTY:

Deputy Clerk of the Superior Court
Civil Division
Court House
77 Hamilton Street
Paterson, NJ 07505

LAWYER REFERRAL

(973) 278-9223
LEGAL SERVICES
(973) 523-2900

SALEM COUNTY:

Deputy Clerk of the Superior Court
Attn: Civil Case Management Office
92 Market Street
Salem, NJ 08079

LAWYER REFERRAL

(856) 935-5629
LEGAL SERVICES
(856) 691-0494

SOMERSET COUNTY:

Deputy Clerk of the Superior Court
Civil Division
P.O. Box 3000
40 North Bridge Street
Somerville, N.J. 08876

LAWYER REFERRAL

(908) 685-2323
LEGAL SERVICES
(908) 231-0840

SUSSEX COUNTY:

Deputy Clerk of the Superior Court
Sussex County Judicial Center
43-47 High Street
Newton, NJ 07860

LAWYER REFERRAL

(973) 267-5882
LEGAL SERVICES
(973) 383-7400

UNION COUNTY:

Deputy Clerk of the Superior Court
1st Fl., Court House
2 Broad Street
Elizabeth, NJ 07207-6073

LAWYER REFERRAL

(908) 353-4715
LEGAL SERVICES
(908) 354-4340

WARREN COUNTY:

Deputy Clerk of the Superior Court
Civil Division Office
Court House
413 Second Street
Belvidere, NJ 07823-1500

LAWYER REFERRAL

(908) 859-4300
LEGAL SERVICES
(908) 475-2010

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4802 South 1110 East
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E-Mail: FColes@coleslegal.com
Attorney ID # 034921989
Attorney for Plaintiff, Joan Mary Williams

SUPERIOR COURT OF NEW JERSEY
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DOCKET NO.

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Servicing, First American Mortgage
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Does 1-5 (said names being fictitious
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(said names being fictitious Business
Entities),

Defendantss.

Civil Action

**VERIFIED COMPLAINT, DESIGNATION
OF TRIAL COUNSEL, AND R. 4:5-1
CERTIFICATION**

Comes now Plaintiff, Joan Mary Williams, residing at 32 Diana Drive, South Plainfield, New Jersey 07080, complaining of defendants, Romaine Esterine, residing at 330 North Maple Avenue, East Orange, New Jersey 07017, and Natalie Esterine, residing at Geneva District, Grange Hill P.O., Westmoreland, Jamaica, and maintaining her principal offices located at Natfashion, 92 Great George's Street, Savann-La_Mar, Westmoreland, Jamaica, says as follows:

JURISDICTION AND VENUE

1. This action is one for the partition of real property located in Essex County, New Jersey. Jurisdiction is vested in the Superior Court of New Jersey, Chancery Division, General Equity Part, pursuant to N.J.S.A. 2A:56-1 *et seq.* and Rule 4:63-1 *et seq.*

2. Venue is proper in the Superior Court of New Jersey, Essex County, as the real property that is the subject of this action is located in the City of East Orange, Essex County, New Jersey.

THE PARTIES

3. Plaintiff, Joan Mary Williams, the sister of the decedent, is an adult individual and a 33% percent owner of the real property located at 330 North Maple Avenue, East Orange, New Jersey [Block 290, Lot 34].

4. Defendant, Romaine Esterine, the son of the decedent, is an adult individual and a 33% percent owner of the real property located at 330 North Maple Avenue, East Orange, New Jersey [Block 290, Lot 34].

5. Defendant, Natalie Esterine, the daughter of the decedent, is an adult individual and a 34% percent owner of the real property located at 330 North Maple Avenue, East Orange, New Jersey [Block 290, Lot 34].

6. Defendant, Newrez LLC dba Shellpoint Mortgage Servicing, is a financial institution and/or loan servicing company that is presently servicing a mortgage on the subject property. This Defendant maintains its principal offices at 1100 Virginia Drive, Suite 1125, Fort Washington, Pennsylvania 19034.

7. Defendant, First American Mortgage Solutions, is on information and belief, a loan servicing company that is and/or was affiliated with Caliber Home Loans, Inc. First

American Mortgage Solutions maintains its principal offices located at 1795 International Way, Idaho Falls, Idaho 83402.

8. Defendant Caliber Home Loans, Inc., is a mortgagee that originated the loan that currently and presently encumbers the subject property. Caliber Home Loans, Inc., which maintains its principal place of business at 1525 S. Belt Line Road, Coppell, Texas 75019

COUNT ONE PARTITION SALE

9. Plaintiff repeats and realleges the allegations set forth in all of the foregoing paragraphs as if set forth verbatim and at length herein.

10. The property which is the subject of this action for a partition sale arose as a result of the distribution of the Estate of Nathaniel Timnal Esterine (a.k.a. Nathaniel T. Esterine) which was submitted to the Essex County Surrogate for probate.

11. The aforesaid Nathaniel Esterine (a.k.a. Nathaniel Timnal Esterine and Nathaniel T. Esterine) died testate on May 2, 2023. The Decedent's Last Will and Testament, duly nominated and appointed Joan Mary Williams (the plaintiff named herein) as the Executrix of the Estate of Nathaniel Timnal Esterine (a.k.a. Nathaniel T. Esterine). Probate of the Estate was requested and granted to Joan Mary Williams on May 16, 2023. Letters Testamentary were granted on the same day. The Essex County Surrogate's Office gave the Estate Docket No. 2023-1113.

12. Upon the appointment of plaintiff as the Executrix of the decedent's estate, one of her charges was the distribution of the real property located at 330 North Maple Avenue, East Orange, New Jersey [Block 290, Lot 34].

13. The property was distributed consistent with the decedent's Last Will and Testament as follows: Romaine Esterine, the son of the decedent, residing at 330 North Maple

Avenue, East Orange, New Jersey 07017 shall be vested with a thirty three percent (33%) ownership interest in the property; Joan Mary Williams, the Executrix of the Estate of Nathaniel Timnal Esterine (AKA Nathaniel T. Esterine), Deceased, and the sister of the decedent, residing at 32 Diana Drive, South Plainfield, New Jersey 07080 shall be vested with a thirty three percent (33%) ownership interest in the property; and Natalie Esterine, the daughter of the decedent, residing at Geneva District, Grange Hill P.O., Westmoreland, Jamaica, shall be vested with a thirty four percent (34%) ownership interest in the property, all Specific Devisees under the Last Will and Testament of Nathaniel Timnal Esterine, as Tenants and Commons.

14. The ownership interests of the parties is evidenced by the Deed that was recorded with the Essex County Register of Deed & Mortgages under Instrument Number 2025048540. *See Exhibit A.*

15. Due to the nature of the Property as a two-family residential home on a single lot, it cannot be physically divided without great prejudice to the parties and diminution in value. Therefore, partition in kind is impractical, and the Property should be sold with the proceeds divided equitably among the parties pursuant to N.J.S.A. 2A:56-1 et seq.

16. An actual physical partition of the Property is impractical, inequitable and detrimental to the interests of all parties, and a partition by sale is required to achieve a just and equitable division of the Property's value.

17. Plaintiff desires to sell the Property and terminate the co-ownership, but the Co-Owners are unable to agree on a voluntary sale, disposition, or buyout of the respective interests.

18. On or about September 20, 2025, counsel for Plaintiff transmitted correspondence to the two named Defendants, requesting their respective consent to sell the subject property. *See Exhibit B* appended hereto.

19. Additionally, Plaintiff has made multiple attempts to contact defendant, Natalie Esterine, however, all of those efforts remain unanswered.

20. Defendant, Romaine Esterine, responded to plaintiff's counsel's September 20, 2025 correspondence and consented to the sale of the subject property. *See Exhibit C*. This defendant is named herein solely to ensure that all interested parties are subject to the jurisdiction of the Court and required to abide by any order or judgment entered by the Court in connection with this legal action.

21. The Property is not subject to any known restrictions that prohibit partition, and no agreement exists among the parties waiving the right to partition.

22. The parties are unable to agree on the management, use, maintenance, or disposition of the Property. Specifically, Plaintiff along with Defendant, Romaine Esterine, desire to sell the Property, while Defendant, Natalie Esterine, wishes to retain it yet is unwilling to contribute to any of the costs, financial obligations or other responsibilities related to the maintenance, upkeep and operation of the property.

23. There are no known liens, encumbrances, or other interests in the Property except for the recorded mortgage which is currently being serviced by Defendant, New Rez LLC. All parties with potential interests have been named herein.

24. Plaintiff has an absolute statutory right to demand a partition of the jointly held Property pursuant to N.J.S.A. 2A:56-1 et seq.

25. Due to the nature of the residential dwelling, a division of the proceeds from a court-ordered sale ("partition by sale") is the only feasible and equitable method of partitioning the Property.

26. The net proceeds of the court-ordered sale must be divided among the Co-Owners according to their respective interests, subject to an accounting for any offsets, including, but not limited to, contributions for mortgage payments, taxes, insurance, necessary repairs, maintenance, improvements, or charges for use and occupancy, as determined by the Court.

WHEREFORE, Plaintiff, Joan Mary Williams, demands judgment against Defendants:

A. Declaring the rights, titles, and interests of the Co-Owners in and to the Property.

B. Ordering that the Property is incapable of physical division (partition in kind).

C. Ordering that the Property be sold pursuant to N.J.S.A. 2A:56-1 et seq. and Rule 4:63-1 et seq. (partition by sale), with the sale to be conducted under the direction and supervision of the Court by a licensed real estate broker to be agreed upon by the parties or appointed by the Court.

D. Directing the Co-Owners to execute any and all documents necessary to effectuate the sale of the Property.

E. Directing an accounting of all income, expenditures, rents, improvements, repairs, taxes, and other charges related to the Property to determine the appropriate equitable distribution of the net proceeds of the sale.

F. Directing the net proceeds of the sale, after payment of costs of suit, commissions, and expenses, to be paid to the Co-Owners in accordance with their respective interests as determined by the Court.

G. Awarding Plaintiff such other and further relief as the Court deems just and equitable.

LAW OFFICES OF FREDERICK COLES, III
Attorney for Plaintiff, Joan Mary Williams

/s/ Frederick Coles, III

By:

Frederick Coles, III

Dated: November 18, 2025

DESIGNATION OF TRIAL COUNSEL

Pursuant to R. 4:25-4, Frederick Coles, III, is designated as trial counsel on behalf of Plaintiff in the within matter.

LAW OFFICES OF FREDERICK COLES, III
Attorney for Plaintiff, Joan Mary Williams

/s/ Frederick Coles, III

By:

Frederick Coles, III

Dated: November 18, 2025

CERTIFICATION PURSUANT TO RULE 4:5-1

1. I am an attorney at law of the State of New Jersey and am familiar with and responsible for the within action.

2. To the best of my knowledge, information and belief, the matter in controversy is not the subject of any other action pending in any court or a pending arbitration

proceeding nor is any such proceeding being contemplated at this time.

3. To the best of my knowledge, information and belief, there are no other parties who must be joined in this action.

I certify that the foregoing statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.

/s/ Frederick Coles, III

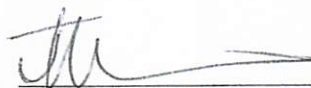
Frederick Coles, III

Dated: November 18, 2025

VERIFICATION

1. I am the named plaintiff in the foregoing complaint.
2. The allegations of the complaint are true to the best of my knowledge, information and belief.
3. The said complaint is made in truth and good faith.
4. I certify that to the best of my knowledge, information and belief the matter in controversy is not the subject of any other actions pending in any court or a pending arbitration proceeding nor is any such proceeding being contemplated at this time.

I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.



Joan Mary Williams

Dated: November 18, 2025

EXHIBIT A



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number	7782032	9563845	
	Recorded Document to be Returned by Submitter to: CHICAGOTITLE COMPANY LLC 2 UNIVERSITY PLAZA SUITE SUITE 206 HACKENSACK, NJ 07601			
<p style="text-align: center;">Official Use Only</p> <div style="border: 1px solid black; padding: 5px; margin: 5px 0;"> JUAN M. RIVERA, JR REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2025048540 RECORDED ON Aug 04, 2025 8:50:45 AM Total Pages: 7 NJ PRESERVATION ACCOUNT \$40.00 REGISTER RECORDING FEE \$46.00 HOMELESSNESS TRUST FUND \$3.00 CODE BLUE EMERGENCY \$2.00 SHELTER SERVICES TOTAL PAID \$91.00 INV: 782354 USER: IKM </div>	Submission Date (mm/dd/yyyy)		08/01/2025	
	No. of Pages (excluding Summary Sheet)		5	
	Recording Fee (excluding transfer tax)		\$91.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$91.00	
	Document Type	DEED-NO CONSIDERATION		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX COUNTY 99	
884477				

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.



Essex County Register Document Summary Sheet

DEED-NO CONSIDERATION	Type	DEED-NO CONSIDERATION				
	Consideration	\$1.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	07/24/2025				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		EXECUTRIX JOAN MARY WILLIAMS			32 DIANA DRIVE, SOUTH PLAINFIELD, NJ 07080	
		THE ESTATE OF NATHANIEL TIMNAL ESTERINE			32 DIANA DRIVE, SOUTH PLAINFIELD, NJ 07080	
		AKA NATHANIEL T ESTERINE			32 DIANA DRIVE, SOUTH PLAINFIELD, NJ 07080	
	GRANTEE	Name			Address	
		ROMAINE ESTERINE			330 NORTH MAPLE AVENUE, EAST ORANGE, NJ 07017	
		JOAN M WILLIAMS			32 DIANA DRIVE, SOUTH PLAINFIELD, NJ 07080	
		NATALIE ESTERINE			32 DIANA DRIVE, SOUTH PLAINFIELD, NJ 07080	
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	99	290	34		99	

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**

DEED

Prepared by:

Frederick Coles, III, Esquire

This Deed is made on, July 24, 2025 and delivered on July 24, 2025.

BETWEEN

Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine (AKA Nathaniel T. Esterine), Deceased, whose address is 32 Diana Drive, South Plainfield, New Jersey 07080,

referred to as the Grantor,

AND

Romaine Esterine, the son of the decedent, residing at 330 North Maple Avenue, East Orange, New Jersey 07017 shall be vested with a thirty three percent (33%) ownership interest in the property; Joan Mary Williams, the Executrix of the Estate of Nathaniel Timnal Esterine (AKA Nathaniel T. Esterine), Deceased, and the sister of the decedent, residing at 32 Diana Drive, South Plainfield, New Jersey 07080 shall be vested with a thirty three percent (33%) ownership interest in the property; and Natalie Esterine, the daughter of the decedent, residing at Geneva District, Grange Hill P.O., Westmoreland, Jamaica, shall be vested with a thirty four percent (34%) ownership interest in the property, all Specific devisees under the Last Will and Testament of Nathaniel Timnal Esterine, as Tenants and Common,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One and no/100 (\$1.00) dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of East Orange
Block No. 290 Lot No. 34 Account No. [Enter Account No.]

No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the City of East Orange, County of Essex, and the State of New Jersey. The legal description is:

ALL that certain lot, parcel or tract of land, situate and lying in the City of East Orange, County of Essex, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the easterly line of North Maple Avenue (55 feet wide) at a point distant 531.04 feet southerly from the intersection of the said line of North Maple Avenue and the southerly line Springdale Avenue (57 feet wide) and running thence

1. South 56 degrees 42 minutes 00 seconds East, 99.70 feet to a point in the rear line of lots fronting on North Grove Street; thence
2. Along said line, parallel with and distant 150.00 feet, measured at right angles to the easterly line of North Grove Street, South 33 degrees 57 minutes 00 seconds West, 38.00 feet to a point; thence
3. North 55 degrees 41 minutes 00 seconds West, 101.27 feet to a point in the aforesaid line of North Maple Avenue; thence
4. Along said line North 36 degrees 19 minutes 00 seconds East, 38.00 feet to the point and place of BEGINNING.

For informational purposes only: 330 North Maple Avenue, East Orange, New Jersey 07017 is ALSO KNOWN AS LOT 34 IN BLOCK 290 ON THE CITY OF EAST ORANGE TAX MAP.

Being the same premises conveyed to Nathaniel Esterine, Single, by Deed from Richard Bradley, Single, dated October 3, 2018, recorded October 18, 2018, in the Essex County Register of Deeds and Mortgages under Instrument Number 2018090642.

The aforesaid Nathaniel Esterine (a.k.a. Nathaniel Timnal Esterine and Nathaniel T. Esterine) died on May 2, 2023. The Decedent's Last Will and Testament, duly nominated and appointed Joan Mary Williams as the Executrix of the Estate of Nathaniel Timnal Esterine (a.k.a. Nathaniel T. Esterine). Probate of the Estate was requested and granted to Joan Mary Williams on May 16, 2023. Letters Testamentary were granted on the same day. The Essex County Surrogate's Office gave the Estate Docket No. 2023-1113.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

GIT/REP-3
(8-24)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Joan Mary Williams, Executrix of the Estate of Nathaniel Timbal Esterine (a.k.a. Nathaniel T. Esterine)

Current Street Address
32 Diana Drive

City, Town, Post Office
South Plainfield

State
NJ

ZIP Code
07080

Property Information

Block(s)
290

Lot(s)
34

Qualifier

Street Address
330 North Maple Avenue

City, Town, Post Office
East Orange

State
NJ

ZIP Code
07017

Seller's Percentage of Ownership 100	Total Consideration \$1.00	Owner's Share of Consideration \$1.00	Closing Date 7/24/2025
---	-------------------------------	--	---------------------------

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. Seller only received like-kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7-24-25 _____
Date Signature (Seller) Indicate if Power of Attorney or Attorney In Fact

Date Signature (Seller) Indicate if Power of Attorney or Attorney In Fact

RTP-1 (Rev. 02/22)
MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(Chapter 49, P.L.1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:16-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

COUNTY ESSEX } SS. County Municipal Code 0705

MUNICIPALITY OF PROPERTY LOCATION CITY OF EAST ORANGE

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Joan Mary Williams, Executrix, being duly sworn according to law upon his/her oath,
deposes and says that he/she is the Grantor (in a deed dated July 24, 2025) transferring
real property identified as Block number 280 Lot number 4 located at
380 North Maple Avenue, City of East Orange and annexed thereto.

(2) CONSIDERATION \$ (Instructions #1 and #6 on reverse side) [] No prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:
(See Instructions #5A and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation

\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to, or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 88, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
By an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate

In accordance with the provisions of the decedent's will or the intestate laws of this State.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basis, Supplemental, and General Purpose Fees, as applicable, imposed by C. 47b, P.L. 1975, C. 113, P.L. 2004, and C. 88, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) [] 62 years of age or over. (Instruction #9 on reverse side for A or B)
B. BLIND PERSON Grantor(s) [] legally blind or;
DISABLED PERSON Grantor(s) [] permanently and totally disabled [] receiving disability payments [] not gainfully employed*

Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
[] Owned and occupied by grantor(s) at time of sale. [] Resident of State of New Jersey.
[] One or two-family residential premises. [] Owners as joint tenants must ad qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] Affordable according to H.U.D. standards. [] Reserved for occupancy.
[] Meets income requirements of region. [] Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] Entirely new improvement. [] Not previously occupied.
[] Not previously used for any purpose. [] "NEW CONSTRUCTION" printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.

- [] No prior mortgage assumed or to which property is subject at time of sale.
[] No contributions to capital by either grantor or grantee legal entity.
[] No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)

- [] Intercompany transfer between combined group members as part of the unitary business
[] Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 24 day of July, 2025

Signature of Deponent: Joan Mary Williams, Executrix
32 Diana Place
S. Plainfield, NJ 07080
Deponent Address
Last three digits in Grantor's Social Security Number: XXX-XX-455
Name/Company of Settlement Officer

Michael Paris
ID # 2402863
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 1, 2025

FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

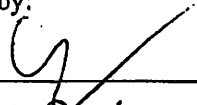
County recording officers shall forward one copy of each RTP-1 form when Section 3A is completed to: STATE OF NEW JERSEY

PO BOX 251
TRENTON, NJ 08693-0251
ATTENTION: REALTY TRANSFER FEE UNIT

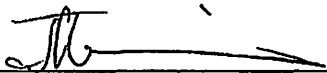
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: https://www.state.nj.us/treasury/taxation/tp10cc/tax.htm

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



Michael Paris



(Seal)
Joan Mary Williams, Executrix of the Estate of
Nathaniel Timnal Esterine (a.k.a Nathaniel T.
Esterine)

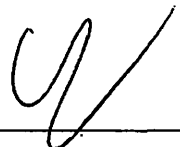
STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on this 14 th day of July, 2025, Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine (a.k.a Nathaniel T. Esterine), personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for: \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

(Such consideration is defined in N.J.S.A. 46:15-5.)

Michael Paris
ID # 2402663
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 1, 2025



Notary Public

D E E D

Dated: July 24, 2025

Joan Mary Williams, Executrix of the
Estate of Nathaniel Timnal Esterine
(a/k/a Nathaniel T. Esterine)

Grantor,

Romaine Esterine, Joan Mary Williams
And Natalie Esterine, All Specific devisees
Under the Last Will and Testament of
Nathaniel Timnal Esterine (a.k.a. Nathaniel
T. Esterine), as Tenants in Common,

Grantee.

Record and return to:

Frederick Coles, III, Esquire
Law Offices of Frederick Coles, III
4802 South 1110 East
Salt Lake City, Utah 84117
Tel. 908.757.4977

DEED

Prepared by:

Frederick Coles, III, Esquire

This Deed is made on, July 24, 2025 and delivered on July 24, 2025.

BETWEEN

Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine (AKA Nathaniel T. Esterine), Deceased, whose address is 32 Diana Drive, South Plainfield, New Jersey 07080,

referred to as the Grantor,

AND

Romaine Esterine, the son of the decedent, residing at 330 North Maple Avenue, East Orange, New Jersey 07017 shall be vested with a thirty three percent (33%) ownership interest in the property; Joan Mary Williams, the Executrix of the Estate of Nathaniel Timnal Esterine (AKA Nathaniel T. Esterine), Deceased, and the sister of the decedent, residing at 32 Diana Drive, South Plainfield, New Jersey 07080 shall be vested with a thirty three percent (33%) ownership interest in the property; and Natalie Esterine, the daughter of the decedent, residing at Geneva District, Grange Hill P.O., Westmoreland, Jamaica, shall be vested with a thirty four percent (34%) ownership interest in the property, all Specific Devisees under the Last Will and Testament of Nathaniel Timnal Esterine, as Tenants and Common,

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of One and no/100 (\$1.00) dollar. The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-2.1) City of East Orange
Block No. 290 Lot No. 34 Account No. [*Enter Account No.*]

No property tax identification number is available on the date of this Deed. (Check box if applicable)

Property. The property consists of the land and all the buildings and structures on the land in the City of East Orange, County of Essex, and the State of New Jersey. The legal description is:

ALL that certain lot, parcel or tract of land, situate and lying in the City of East Orange, County of Essex, State of New Jersey, and being more particularly described as follows:

BEGINNING at a point in the easterly line of North Maple Avenue (55 feet wide) at a point distant 531.04 feet southerly from the intersection of the said line of North Maple Avenue and the southerly line Springdale Avenue (57 feet wide) and running thence

1. South 56 degrees 42 minutes 00 seconds East, 99.70 feet to a point in the rear line of lots fronting on North Grove Street; thence
2. Along said line, parallel with and distant 150.00 feet, measured at right angles to the easterly line of North Grove Street, South 33 degrees 57 minutes 00 seconds West, 38.00 feet to a point; thence
3. North 55 degrees 41 minutes 00 seconds West, 101.27 feet to a point in the aforesaid line of North Maple Avenue; thence
4. Along said line North 36 degrees 19 minutes 00 seconds East, 38.00 feet to the point and place of BEGINNING.

For informational purposes only: 330 North Maple Avenue, East Orange, New Jersey 07017 is ALSO KNOWN AS LOT 34 IN BLOCK 290 ON THE CITY OF EAST ORANGE TAX MAP.

Being the same premises conveyed to Nathaniel Esterine, Single, by Deed from Richard Bradley, Single, dated October 3, 2018, recorded October 18, 2018, in the Essex County Register of Deeds and Mortgages under Instrument Number 2018090642.

The aforesaid Nathaniel Esterine (a.k.a. Nathaniel Timnal Esterine and Nathaniel T. Esterine) died on May 2, 2023. The Decedent's Last Will and Testament, duly nominated and appointed Joan Mary Williams as the Executrix of the Estate of Nathaniel Timnal Esterine (a.k.a. Nathaniel T. Esterine). Probate of the Estate was requested and granted to Joan Mary Williams on May 16, 2023. Letters Testamentary were granted on the same day. The Essex County Surrogate's Office gave the Estate Docket No. 2023-1113.

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

GIT/REP-3
(8-24)
(Print or Type)

**State of New Jersey
Seller's Residency Certification/Exemption**

Seller's Information

Name(s)
Joan Mary Williams, Executrix of the Estate of Nathaniel Timbal Esterine (a.k.a. Nathaniel T. Esterine)

Current Street Address
32 Diana Drive

City, Town, Post Office
South Plainfield

State
NJ

ZIP Code
07080

Property Information

Block(s)
290

Lot(s)
34

Qualifier

Street Address
330 North Maple Avenue

City, Town, Post Office
East Orange

State
NJ

ZIP Code
07017

Seller's Percentage of Ownership 100	Total Consideration \$1.00	Owner's Share of Consideration \$1.00	Closing Date 7/24/2025
---	-------------------------------	--	---------------------------

Seller's Assurances (Check the Appropriate Box) (Boxes 2 through 16 apply to Residents and Nonresidents)

1. Seller is a resident taxpayer (individual, estate, or trust) of the State of New Jersey pursuant to the New Jersey Gross Income Tax Act, will file a resident Gross Income Tax return, and will pay any applicable taxes on any gain or income from the disposition of this property.
2. The real property sold or transferred is used exclusively as a principal residence as defined in 26 U.S. Code section 121.
3. Seller is a mortgagor conveying the mortgaged property to a mortgagee in foreclosure or in a transfer in lieu of foreclosure with no additional consideration.
4. Seller, transferor, or transferee is an agency or authority of the United States of America, an agency or authority of the State of New Jersey, the Federal National Mortgage Association, the Federal Home Loan Mortgage Corporation, the Government National Mortgage Association, or a private mortgage insurance company.
5. Seller is not an individual, estate, or trust and is not required to make an estimated Gross Income Tax payment.
6. The total consideration for the property is \$1,000 or less so the seller is not required to make an estimated Income Tax payment.
- 7a. The gain from the sale is not recognized for federal income tax purposes under 26 U.S. Code section 721, 1031, or 1033 (CIRCLE THE APPLICABLE CODE SECTION). If the indicated section does not ultimately apply to this transaction, the seller acknowledges the obligation to file a New Jersey Income Tax return for the year of the sale and report the recognized gain. See instructions.
- 7b. Seller only received like-kind property.
8. The real property is being transferred by an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate in accordance with the provisions of the decedent's will or the intestate laws of this State.
9. The real property being sold is subject to a short sale instituted by the mortgagee, whereby the seller agreed not to receive any proceeds from the sale and the mortgagee will receive all proceeds paying off an agreed amount of the mortgage.
10. The deed is dated prior to August 1, 2004, and was not previously recorded.
11. The real property is being transferred under a relocation company transaction where a trustee of the relocation company buys the property from the seller and then sells the house to a third party buyer for the same price.
12. The real property is being transferred between spouses or incident to a divorce decree or property settlement agreement under 26 U.S. Code section 1041.
13. The property transferred is a cemetery plot.
14. The seller is not receiving net proceeds from the sale. Net proceeds from the sale means the net amount due to the seller on the settlement sheet.
15. The seller is a retirement trust that received an acknowledgment letter from the Internal Revenue Service that the seller is a retirement trust, and is therefore not required to make the estimated Gross Income Tax payment.
16. The seller (and/or spouse/civil union partner) originally purchased the property while a resident of New Jersey as a member of the U.S. Armed Forces and is now selling the property as a result of being deployed on active duty outside of New Jersey. (Only check this box if applicable and neither boxes 1 nor 2 apply.)

Seller's Declaration

The undersigned understands that this declaration and its contents may be disclosed or provided to the New Jersey Division of Taxation and that any false statement contained herein may be punished by fine, imprisonment, or both. I furthermore declare that I have examined this declaration and, to the best of my knowledge and belief, it is true, correct and complete. By checking this box I certify that a Power of Attorney to represent the seller(s) has been previously recorded or is being recorded simultaneously with the deed to which this form is attached.

7-24-25 _____
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

_____ _____
Date Signature (Seller) Indicate if Power of Attorney or Attorney in Fact

RTF-1 (Rev. 3/2/22)

MUST SUBMIT IN DUPLICATE

STATE OF NEW JERSEY

AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER

(Chapter 49, P.L.1988, as amended through Chapter 33, P.L. 2008) (N.J.S.A. 48:16-5 et seq.)

BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM.

STATE OF NEW JERSEY

COUNTY ESSEX } SS. County Municipal Code 0705

FOR RECORDER'S USE ONLY
Consideration \$
RTF paid by seller \$
Date By

MUNICIPALITY OF PROPERTY LOCATION CITY OF EAST ORANGE *Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Joan Mary Williams, Executrix, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Grantor in a deed dated July 24, 2025 transferring real property identified as Block number 290 Lot number 4 located at 330 North Maple Avenue, City of East Orange and annexed thereto.

(2) CONSIDERATION \$ (Instructions #1 and #5 on reverse side) no prior mortgage to which property is subject.

(3) Property transferred is Class 4A 4B 4C (circle one). If property transferred is Class 4A, calculation in Section 3A below is required.

(3A) REQUIRED CALCULATION OF EQUALIZED VALUATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS:

Total Assessed Valuation + Director's Ratio = Equalized Assessed Valuation
\$ + % = \$
If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed value. If Director's Ratio is equal to, or in excess of 100%, the assessed value will be equal to the equalized valuation.

(4) FULL EXEMPTION FROM FEE (See Instruction #8 on reverse side)
Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1988, as amended through C. 68, P.L. 2004, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.
By an executor or administrator of a decedent to a devisee or heir to effect distribution of the decedent's estate
In accordance with the provisions of the decedent's will or the intestate laws of this State.

(5) PARTIAL EXEMPTION FROM FEE (Instruction #9 on reverse side)
NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. Deponent claims that this deed transaction is exempt from State portions of the Basic, Supplemental, and General Purpose Fees, as applicable, imposed by C. 176, P.L. 1975, C. 113, P.L. 2004, and C. 68, P.L. 2004 for the following reason(s):

- A. SENIOR CITIZEN Grantor(s) 62 years of age or over.
B. BLIND PERSON Grantor(s) legally blind or.
C. DISABLED PERSON Grantor(s) permanently and totally disabled receiving disability payments not gainfully employed*
Senior citizens, blind persons, or disabled persons must also meet all of the following criteria:
Owned and occupied by grantor(s) at time of sale.
Resident of State of New Jersey.
One or two-family residential premises.
Owners as joint tenants must all qualify.

*IN CASE OF HUSBAND AND WIFE, PARTNERS IN A CIVIL UNION COUPLE, ONLY ONE GRANTOR NEED QUALIFY IF TENANTS BY THE ENTIRETY.

C. LOW AND MODERATE INCOME HOUSING (Instruction #9 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
Affordable according to H.U.D. standards.
Reserved for occupancy.
Meets income requirements of region.
Subject to resale controls.

(6) NEW CONSTRUCTION (Instructions #2, #10 and #12 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
Entirely new improvement.
Not previously occupied.
Not previously used for any purpose.
NEW CONSTRUCTION printed clearly at top of first page of the deed.

(7) RELATED LEGAL ENTITIES TO LEGAL ENTITIES (Instructions #5, #12, #14 on reverse side) IF APPLIES ALL BOXES MUST BE CHECKED.
No prior mortgage assumed or to which property is subject at time of sale.
No contributions to capital by either grantor or grantee legal entity.
No stock or money exchanged by or between grantor or grantee legal entities.

(8) INTERCOMPANY TRANSFER IF APPLIES ALL BOXES MUST BE CHECKED. (Instruction #15 on reverse side)
Intercompany transfer between combined group members as part of the unitary business.
Combined group NU ID number (Required)

(9) Deponent makes this Affidavit to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of Chapter 49, P.L. 1988, as amended through Chapter 33, P.L. 2008.

Subscribed and sworn to before me this 24 day of July, 2025
Signature of Deponent: Joan Mary Williams, Executrix
32 Diana Place
S. Plainfield, NJ 07080
Deponent Address

Michael Paris
JD # 2402663
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 1, 2025

XXX-XX-X 455
Last three digits in Grantor's Social Security Number
Name/Company of Settlement Officer

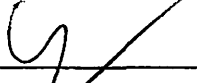
FOR OFFICIAL USE ONLY
Instrument Number County
Deed Number Book Page
Deed Dated Date Recorded

County recording officers shall forward one copy of each RTF-1 form when Section 3A is completed to: STATE OF NEW JERSEY
PO BOX 251
TRENTON, NJ 08646-0251
ATTENTION: REALTY TRANSFER FEE UNIT

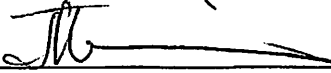
The Director of the Division of Taxation in the Department of the Treasury has prescribed this form as required by law, and may not be altered or amended without prior approval of the Director. For information on the Realty Transfer Fee or to print a copy of this Affidavit, visit the Division of Taxation website at: https://www.state.nj.us/treasury/taxation/tp1/oclitax.shtml

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:



Michael Paris



(Seal)
Joan Mary Williams, Executrix of the Estate of
Nathaniel Timnal Esterine (a.k.a Nathaniel T.
Esterine)

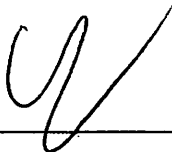
STATE OF NEW JERSEY, COUNTY OF MIDDLESEX SS.:

I CERTIFY that on this 24 th day of July, 2025, Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine (a.k.a Nathaniel T. Esterine), personally came before me and acknowledged under oath, to my satisfaction, that this person (or if more than one, each person):

- (a) is named in and personally signed this Deed;
- (b) signed, sealed and delivered this Deed as his or her act and deed; and
- (c) made this Deed for: \$1.00 as the full and actual consideration paid or to be paid for the transfer of title.

(Such consideration is defined in N.J.S.A. 46:15-5.)

Michael Paris
ID # 2402663
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires December 1, 2025



Notary Public

DEED

Dated: July 24, 2025

Joan Mary Williams, Executrix of the
Estate of Nathaniel Timnal Esterine
(a/k/a Nathaniel T. Esterine)

Grantor,

Romaine Esterine, Joan Mary Williams
And Natalie Esterine, All Specific devisees
Under the Last Will and Testament of
Nathaniel Timnal Esterine (a.k.a. Nathaniel
T. Esterine), as Tenants in Common,

Grantee.

Record and return to:

Frederick Coles, III, Esquire
Law Offices of Frederick Coles, III
4802 South 1110 East
Salt Lake City, Utah 84117
Tel. 908.757.4977

EXHIBIT B

**Law Offices of
FREDERICK COLES, III**
A Professional Corporation
4802 South 1110 East
Salt Lake City, Utah 84117

Telephone (908) 757-4977
E-Mail: FColes@coleslegal.com

Post Office Box 257
South Orange, New Jersey 07079

REPLY TO: SLC, UTAH

September 20, 2025

Via Federal Express

Ms. Natalie Esterine
Natsfashion
92 Great George's Street
Savann-La-Mar, Westmoreland, Jamaica

Via Federal Express 2-Day

Mr. Romaine Esterine
330 North Maple Avenue
East Orange, New Jersey 07017

**Re: Proposed Sale of 330 North Maple Avenue
East Orange, New Jersey 07018
Block 290, Lot 34**

Dear Ms. Esterine and Mr. Esterine:

Please be advised that this office represents Ms. Joan Mary Williams, both individually and as the Executrix of the Estate of Nathaniel Timnal Esterine. Based on the recorded deed, Ms. Williams is one of three owners of the property located at 330 North Maple Avenue, East Orange, New Jersey 07017 (Block 290, Lot 34). Each of you are also one-third owners of the same property as a result of the property having been divided in accordance with the Last Will and Testament of Nathaniel Timnal Esterine.

Ms. Natalie Esterine
Natsfashion

Mr. Romaine Esterine
September 20, 2025
Page 2

This letter serves as formal notice that Ms. Williams wishes to sell the property and have the proceeds divided evenly among all three owners. If you and the other co-owner do not agree to the sale, Ms. Williams has authorized this office to file a legal action for a partition sale in the Superior Court of New Jersey, Essex County, Chancery Division, General Equity Part, to allow the sale of the property to proceed.

Enclosed with this letter is a **Consent to Sale of Real Property** form. If you agree to the sale, kindly complete, countersign, and return the enclosed form to this office at the address listed below within thirty (30) days of the date of this letter:

Frederick Coles, III, Esquire
Law Offices of Frederick Coles, III
4802 South 1110 East
Salt Lake City, Utah 84117

If the signed and notarized form is not received by this office within the thirty-day period, it will be assumed that you do not agree to the sale, and we will proceed with the appropriate legal action without further notice.

Thank you for your prompt attention to this matter.

Very truly yours,

LAW OFFICES OF FREDERICK COLES, III

By:


Frederick Coles, III

FC/

Encl.

cc: Client (via e-mail)

CONSENT TO SALE OF REAL PROPERTY

Property Address:
330 North Maple Avenue
East Orange, New Jersey 07017
(Block 290, Lot 34)

I, Natalie Esterine, being a one-third (1/3) owner of the above-described real property, hereby acknowledge receipt of the letter dated September 18, 2025, from the Law Offices of Frederick Coles, III, on behalf of Ms. Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine.

By signing below, I affirm my consent and agreement to the sale of the above property, with the proceeds to be divided equally among all three owners.

I further acknowledge and agree that my consent is given voluntarily and without reservation, and that this document may be used as written evidence of my agreement to the sale.

Owner's Name: Natalie Esterine

Signature: _____

Date: _____

Address: _____

State of _____)

County of _____) ss.:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

**Law Offices of
FREDERICK COLES, III**
A Professional Corporation
4802 South 1110 East
Salt Lake City, Utah 84117

Telephone (908) 757-4977
E-Mail: FColes@coleslegal.com

Post Office Box 257
South Orange, New Jersey 07079

REPLY TO: SLC, UTAH

September 20, 2025

Via Federal Express

Ms. Natalie Esterine
Natsfashion
92 Great George's Street
Savann-La-Mar, Westmoreland, Jamaica

Via Federal Express 2-Day

Mr. Romaine Esterine
330 North Maple Avenue
East Orange, New Jersey 07017

**Re: Proposed Sale of 330 North Maple Avenue
East Orange, New Jersey 07018
Block 290, Lot 34**

Dear Ms. Esterine and Mr. Esterine:

Please be advised that this office represents Ms. Joan Mary Williams, both individually and as the Executrix of the Estate of Nathaniel Timnal Esterine. Based on the recorded deed, Ms. Williams is one of three owners of the property located at 330 North Maple Avenue, East Orange, New Jersey 07017 (Block 290, Lot 34). Each of you are also one-third owners of the same property as a result of the property having been divided in accordance with the Last Will and Testament of Nathaniel Timnal Esterine.

Ms. Natalie Esterine
Natsfashion

Mr. Romaine Esterine
September 20, 2025
Page 2

This letter serves as formal notice that Ms. Williams wishes to sell the property and have the proceeds divided evenly among all three owners. If you and the other co-owner do not agree to the sale, Ms. Williams has authorized this office to file a legal action for a partition sale in the Superior Court of New Jersey, Essex County, Chancery Division, General Equity Part, to allow the sale of the property to proceed.

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Frederick Coles, III, Esquire
Law Offices of Frederick Coles, III
4802 South 1110 East
Salt Lake City, Utah 84117

If the signed and notarized form is not received by this office within the thirty-day period, it will be assumed that you do not agree to the sale, and we will proceed with the appropriate legal action without further notice.

Thank you for your prompt attention to this matter.

Very truly yours,

LAW OFFICES OF FREDERICK COLES, III

By:


Frederick Coles, III

FC/

Encl.

cc: Client (via e-mail)

CONSENT TO SALE OF REAL PROPERTY

Property Address:
330 North Maple Avenue
East Orange, New Jersey 07017
(Block 290, Lot 34)

I, Romaine Esterine, being a one-third (1/3) owner of the above-described real property, hereby acknowledge receipt of the letter dated September 18, 2025, from the Law Offices of Frederick Coles, III, on behalf of Ms. Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine.

By signing below, I affirm my consent and agreement to the sale of the above property, with the proceeds to be divided equally among all three owners.

I further acknowledge and agree that my consent is given voluntarily and without reservation, and that this document may be used as written evidence of my agreement to the sale.

Owner's Name: Romaine Esterine

Signature: _____

Date: _____

Address: _____

State of _____)

County of _____) ss.:

On this ____ day of _____, 2025, before me, the undersigned notary public, personally appeared _____, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public

My Commission Expires: _____

EXHIBIT C

CONSENT TO SALE OF REAL PROPERTY

Property Address:
330 North Maple Avenue
East Orange, New Jersey 07017
(Block 290, Lot 34)

I, Romaine Esterine, being a one-third (1/3) owner of the above-described real property, hereby acknowledge receipt of the letter dated September 18, 2025, from the Law Offices of Frederick Coles, III, on behalf of Ms. Joan Mary Williams, Executrix of the Estate of Nathaniel Timnal Esterine.

By signing below, I affirm my consent and agreement to the sale of the above property, with the proceeds to be divided equally among all three owners.

I further acknowledge and agree that my consent is given voluntarily and without reservation, and that this document may be used as written evidence of my agreement to the sale.

Owner's Name: Romaine Esterine

Signature: R. Esterine

Date: 9/26/2025

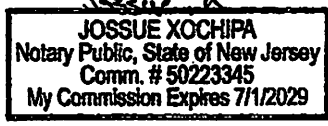
Address: 330 North Maple Ave

State of New Jersey

County of Passaic) ss.:

On this 26th day of September, 2025, before me, the undersigned notary public, personally appeared Romaine Esterine, personally known to me or proved to me on the basis of satisfactory evidence to be the individual whose name is subscribed to this instrument, and acknowledged to me that he/she executed the same for the purposes therein contained.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Notary Public 

My Commission Expires: 7/1/2029

