Publication copy

Proposed order (Mehaffey defendants)

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026339846; filed by Defendants Mehaffey

Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

THE WENT LAW FIRM, LLC
RAYMOND ESQUIRE
Attorney ID:
3101 Board 1, Ste 240
Jersey 08401

efendants, Michele Mehaffey and Douglas K. Mehaffey

RONALD W. YARBROUGH, Plaintiff, v. LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION, INC.; CLIFFORD C. WHEATON, individually; MICHAEL M. ROSSI III, individually; MICHELE MEHAFFEY; and DOUGLAS K. MEHAFFEY, Defendants.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION GENERAL EQUITY PART SALEM COUNTY DOCKET NO.: SLM-C-17-26 Civil Action **ORDER**

THIS MATTER having come before the Court by way Plaintiff's Verified Complaint and the Order to Show Cause entered September 1, 2026 on the application of plaintiff Ronald W. Yarbrough, *pro se*; the Court having considered the papers submitted, including the Opposition of Defendants Michele Mehaffey and Douglas K. Mehaffey (the "Mehaffey Defendants"), by their counsel, The Went Law Firm, LLC (Raymond J. Went, Esquire, appearing), and the arguments of the parties; and for good cause shown;

IT IS on this _____ day of _____, 2026, **ORDERED** as follows:

1. Plaintiff's application, to the extent it seeks preliminary injunctive relief or summary relief against the Mehaffey Defendants, or relief affecting the 12.97 acres conveyed by deed dated February 7, 2022 and recorded February 8, 2022 in the Salem County Clerk's Office at Deed Book 4621, Page 116 (the "Deed" and the "Mehaffey Parcel"), is **DENIED**;

2. Any preliminary injunction, restraint, or declaration entered on the return of the Order to Show Cause shall not apply to the Mehaffey Defendants or to the Mehaffey Parcel, now part of Lot 79, Block 1503, or any other parcel owned by the Mehaffey Defendants in the Township of Pittsgrove, and nothing in any such order shall be construed as a determination of the validity of the Deed, of the applicability of Article VII, Section 5(c) of the Declaration of Covenants and Restrictions to the Mehaffey Parcel, or of the Mehaffey Defendants' title;

3. Plaintiff's request for leave to proceed summarily under R. 4:67-1 and R. 4:67-2 is **DENIED** as to Count Three of the Verified Complaint insofar as it seeks to declare void or set aside the Deed. Those claims, together with Count Two, shall proceed as a plenary action;

4. The expedited disclosure described in paragraph D of the Order to Show Cause is not directed to the Mehaffey Defendants. Discovery from the Mehaffey Defendants shall proceed under the rules governing plenary actions;

5. No costs or fees are awarded against the Mehaffey Defendants on the Order to Show Cause; and,

6. A copy of this Order shall be served on all parties of record via the eCourts filing service.

_____
HON. ROBERT MALESTEIN, P.J.Ch.

[ ] Opposed
[ ] Unopposed