

DV

COMMONWEALTH OF MASSACHUSETTS

SUFFOLK, ss

SANDRA FROMMER,
Plaintiff

v.

UDR, INC., LENOX FARMS LIMITED PARTNERSHIP,
UDR NYL DEALS GP LLC AND ERIKA MERRITT,
Defendants

Returned

SUFFOLK SUPERIOR COURT
CIVIL CLERK'S OFFICE
FILED

DEC 11 2025

JOHN E. POWERS, III
CLERK MAGISTRATE

SUPERIOR COURT DEPARTMENT
SUFFOLK COUNTY
CIVIL ACTION
NO. 2584CV03086
C

2025 NOV 24 P 2:40

METRO SOUTH
HOUSING COURT

NOTICE OF TRANSFER

I am the attorney for UDR, Inc., Lenox Farms Limited Partnership, UDR NYL Deals GP LLC, Erika Merritt, the Defendants in the above-captioned matter. That action is within the jurisdiction of the Metro South Division of the Housing Court Department, and trial has not commenced in the Suffolk Superior Court. The name, address, and telephone number of the other party is as follows:

Sandra Frommer
(Name of other party)

550 Liberty St, #905
Braintree, MA 02184
(Address)

N/A
(Telephone #)

(Name of other party)

(Address)

(Telephone #)

(Plaintiff's Attorney)

(Address)

(Telephone #)

Defendants,
By their attorney,

Lisa M. Gouveia, Esq. BBO #658954
Schoenick, Laverty & Gouveia, LLP
25 Braintree Hill Office Park, Suite 205
Braintree, MA 02184
Tel. (781) 843-7700
Email: lgouveia@slglegalgroup.com

DATE 11/19/25 RECEIVED
I hereby certify that a true copy of
the above document was served
on the attorney of record for each
other party by mail FIRST CLASS on
this 19th day of NOV., 2025
[Signature]

PART 2: TO BE FILLED OUT AND MAILED RETURN RECEIPT REQUESTED OF DELIVERED, WITH APPROPRIATE PAPERS, BY THE CLERK'S OFFICE OF THE COURT WHERE THIS NOTICE OF TRANSFER IS FILED WITHIN FOUR BUSINESS DAYS FROM THE RECEIPT OF THIS NOTICE OF TRANSFER FORM.

To the Clerk-Magistrate of the Metro South Division of the Housing Court Department,
35 Shawmut Road, Canton, MA 02021 (Telephone number: (508) 894-4170).

Attached hereto is a copy of the docket entries to date in the action and the pleadings and other papers filed in the action.

DATE: _____

Signature and title

METRO SOUTH
HOUSING COURT
2025 NOV 24 P 2:40



Scolnick Laverty & Gouveia LLP

Stephen M. Scolnick*
Mark R. Laverty
Lisa M. Gouveia
Vladimir L. Nechev
Michael J. Pavloski, LLC, Of Counsel

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November 19, 2025

VIA EFILE

Clerk – Civil Department
Suffolk County Superior Court
3 Pemberton Square
Boston, MA 02108

Re: Sandra Frommer v. UDR, Inc. et al.
Docket No.: 2584CV03086

Dear Sir/Madam:

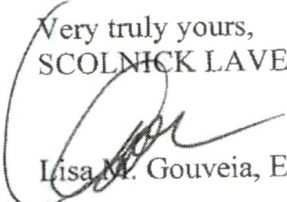
Enclosed please find the following documents:

1. My Notice of Appearance for UDR, Inc., Lenox Farms Limited Partnership UDR
NYL Deals GP, LLC and Erika Merritt; and
2. Notice of Transfer to the Metro South Housing Court.

Kindly docket and transfer this action to the Metro South Housing Court, pursuant to Mass. Gen.
Laws, Chapter 185C, Sec. 20.

Thank you for your attention to this matter.

Very truly yours,
SCOLNICK LAVERTY & GOUVEIA, LLP


Lisa M. Gouveia, Esq.

Enclosures

cc: Sandra Frommer (*via first-class mail*)
Metro South Housing Court (*via certified mail*)
Lenox Farms

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METRO SOUTH
HOUSING COURT