## **GOLDBERGSEGALLA**



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### **PRACTICES**

Commercial Litigation and Arbitration

Real Estate Litigation and Title Disputes

### Courtney E. Darmofal

### **PARTNER**

### **EXPERIENCE**

Courtney E. Darmofal focuses her practice on counseling and defending clients in complex commercial litigation and product liability matters. She is also a member of the firm's Real Estate Litigation and Title Disputes practice group, representing clients on a wide array of claims in the real-estate arena. As staff counsel for a leading insurance carrier, Courtney practiced personal injury and subrogation defense, successfully resolving more than 100 cases through motion practice and negotiation. She also gained experience in private practice as a litigation attorney, and as a law clerk to the Hon. J. Randall Corman in the New Jersey judiciary.

### **EXPERIENCE HIGHLIGHTS**

### Representative Matters

- Obtained summary judgment on behalf of a leading wholesale club in a matter related
  to an incident in the parking lot outside the store. Argued the co-defendant/landlord
  was contractually responsible for maintaining the parking lot and for defending and
  indemnifying the wholesale club. Sent request for tender and a defense to codefendant/landlord. The court granted our motion, ordering that codefendant/landlord defend and indemnify our client, name the client as an additional
  insured on their insurance policy, and reimburse the client for all legal costs.
- Achieved voluntary dismissal by plaintiff on behalf of a major housing lender. Plaintiff
  alleged a series of conversion claims regarding personal property left in a home
  purchased by our client in a foreclosure sale following lawful eviction in which plaintiff
  claimed punitive damages and Consumer Fraud Act violations. Argued the plaintiff did
  not plead sufficient facts to support a claim for conversion, fraud, or that the
  conversion claim constituted a violation of the Consumer Fraud Act.
- Produced a favorable global settlement on behalf of a major housing lender with no monetary contribution from the client. The plaintiff, a unit owner in a condominium, alleged our client and the other unit owners in the building failed to maintain the building's plumbing system, causing damage to the plaintiff's unit. Argued the plaintiff was statutorily barred from seeking relief against individual unit owners under the New Jersey Condominium Act, and that the condominium association is responsible for maintaining the common elements under their bylaws.
- Obtained summary judgment on behalf of a national retailer in connection with the
  plaintiff's purchase of windows from retailer. The plaintiff alleged a breach of
  warranty, arguing that he purchased windows from retailer, received the wrong
  specifications, returned the windows to the retailer, and that the window
  manufacturer did not properly correct the order in a timely matter, causing him alleged
  six-figure damages in connection with delayed sale of a home in which the windows
  were to be installed.
- Represented a national mortgage company/major housing lender with a claim in the
  Western District of North Carolina, arguing that plaintiff had no standing to file a
  RESPA claim, and that the national mortgage company had no liability under RESPA as
  it was not considered as "servicer." Further, argued national mortgage company/major
  housing lender was not a "lender" within the context of TILA, and that the quiet title
  action was moot. A disclaimer of interest was submitted, resulting in the plaintiff
  voluntarily dropping her claim against the major housing lender.
- Represented a major housing lender with a claim stemming from a Superior Court foreclosure action in the U.S. District Court for the District of Connecticut. Filed a

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**PARTNER** 

motion to dismiss and argued that the complaint was improperly served, that plaintiff's claims were barred under the theory of non-mutual collateral estoppel, and that plaintiff's claim was barred under the Rooker Feldman Doctrine. The court agreed and granted the motion and required plaintiff to show cause why she should be able to bring any new causes of action related to the foreclosure in the District Court of Connecticut.

### **HONORS & AWARDS**

• New Jersey Super Lawyers, Rising Star, 2025

### **BACKGROUND**

### **ADMISSIONS**

- New Jersey
- U.S. District Court for the District of New Jersey
- U.S. District Court for the District of Columbia, pro hac vice

### **EDUCATION**

- Temple University, James E. Beasley School of Law, J.D, 2016
  - Rubin Public Interest Law Honor Society
- Fordham University, B.A., 2012

### **PROFESSIONAL AFFILIATIONS**

- New Jersey State Bar Association
- Middlesex County Bar Association
- Property Owners Association of New Jersey
- Zoning Board of Adjustment for the Township of Cranbury