



## Karena J. Straub

### Associate

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Karena Straub focuses her practice on issues facing the financial services sector, with a primary focus on disputed and litigated matters. She represents mortgage lenders, servicers, and other financial institutions in financial services, bankruptcy, title, and real estate matters, as well as general commercial litigation.

Committed to ensuring her clients are informed, Karena manages all aspects of cases – from the inception of a matter through its resolution. Karena works hard to provide clients with resolutions tailored to their individual needs and objectives, including devising thoughtful and creative solutions where no obvious path is presented.

Karena has spent more than a decade in the financial services sector. Most recently before joining Hinshaw, she practiced at a firm in Somerset, New Jersey representing institutional clients in financial services litigation.

## Professional Affiliations

- American Bar Association
- New Jersey State Bar Association
- New Jersey Women Lawyers Association

## Honors & Awards

- Professional
  - Recognized on the Rising Stars list by *New Jersey Super Lawyers* magazine, 2017 – 2018, 2022 – 2023
- Academic
  - Seton Hall University School of Law
    - American Bankruptcy Institute Medal of Honor
    - Commercial Law Award

*No aspect of this advertisement has been approved by the Supreme Court of New Jersey.*

## Practices

Bankruptcy, Restructuring & Workouts  
Commercial Litigation  
Consumer Financial Services  
Mortgage Servicing and Lender Litigation  
Regulatory and Compliance Counseling

## Education

J.D., Seton Hall University School of Law, 2008  
B.S.B.A., *with honors*, Seton Hall University, 2005

## Admissions

New Jersey  
New York  
U.S. District Court for the District of New Jersey  
U.S. District Court for the Eastern and Southern Districts of New York



## Representative Matters

- Defended a commercial landlord before the New Jersey Superior Court, Hudson Vicinage where tenant sought multi-million dollar damages for lost profits resulting from an alleged constructive eviction, resulting in a dismissal of all related damage claims during trial.
- Represented mortgage servicer on appeal before the Appellate Division Second Department of New York where homeowners sought to limit what business records constituted acceptable evidence of mailing of notices pursuant to RPAPL 1304. This was rejected by the Second Department, confirming that no particular business record is necessary, as long as it complied with RPAPL 1304's mailing requirements and CPLR 4518.
- Represented mortgage lender on appeal before the Appellate Division Second Department of New York where homeowner sought to vacate default and dismiss the complaint for lack of personal jurisdiction, which would have resulted in a \$4 million lien loss. In addition to rejecting the homeowner's conclusory denial of service, the Second Department confirmed the lender acted within its rights by amending and re-serving the complaint to correct scrivener's errors seven months after initial service, and the Supreme Court was within its discretion to validate service of the amended complaint, *nunc pro tunc*, four years later.