

HONORABLE ARTHUR BERGMAN, J.S.C.

MOTION LIST

November 3, 2017

Prepared by the Judge's Law Clerks 732-645-4300 x88267; x88247

C-Docket Matters

Case Title	Docket Number	Document Description	Disposition
Bank of New York Mellon Trust Co. v. Vuolo, et al.	C-123-16	Quiet Title	GRANTED
Borough of Highland Park v. Cappell	C-195-16	Summary Judgment	Adj. to 11/17
Borough of Highland Park v. Cappell	C-195-16	Summary Judgment (cross-motion)	Adj. to 11/17
Grossinger, et al. v. 32 Brunswick Avenue, LLC, et al.	C-131-17	Discharge <u>Lis Pendes</u> and for Counsel Fees	WITHDRAWN
Patel v. Benjamin	C-109-17	Compel	GRANTED
Sanguinedo, et al. v. Killeen, et al.	C-137-17	Consolidate	GRANTED

<p>THE BANK OF NEW YORK MELLON TRUST COMPANY, N.A. FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP1,</p> <p style="text-align: center;">Plaintiff,</p> <p style="text-align: center;">Vs.</p> <p>THEODORE A VUOLO; ELAINE D. VUOLO; THEODORE A. VUOLO; THEODORE A VUOLO; ELAINE D VUOLO; AND ELAINE VUOLO, et al.,</p> <p style="text-align: center;">Defendant(s)</p>	<p>SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION MIDDLESEX COUNTY</p> <p>DOCKET NO.: C-123-16</p> <p><u>CIVIL ACTION – QUIET TITLE</u></p> <p>ORDER</p>
--	--

This matter being opened to the Court by Milstead & Associates, LLC, attorneys for the above named plaintiff, to enter default judgment against the defendants hereinafter named within the time limited by R. 4:43-1, and due notice of application for entry of default having been given to the defendant(s); and for good cause shown;

IT IS ON THIS 3rd day of November, 2017,

ORDERED that default judgment is entered against the following defendant(s):

Theodore A Vuolo; Elaine D. Vuolo; and The Bank of New York Mellon Trust Company, N.A. F/K/A The Bank of New York Trust Company, N.A. as Successor to JPMorgan Chase Bank N.A., As Trustee; and

IT IS FURTHER ORDERED with respect to the real property known as 51 Lorton Road, Old Bridge, NJ 08857-9646, being Lot 22, Block 26011, that:

(a) Declaring Plaintiff, The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A., as Successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-RP1, as the established holder of the Mortgage dated June 20, 2000, which was recorded in the Office of the Middlesex County Clerk on June 30, 2000, in Book 6302 at Page 537;

(b) Directing that the Office of Foreclosure of the Superior Court of New Jersey accept this Order in lieu of requiring a copy of an Assignment into Plaintiff in a foreclosure action, which may be filed related to the subject mortgage; and

(c) Directing that a copy of this Judgment be recorded in the County Clerk's Office, in the appropriate book, and further directing that a notation be entered in the appropriate mortgage index to reflect the existence of Plaintiff as the established holder of the Mortgage.

Arthur Bergman

Honorable Arthur Bergman, J.S.C.

RAJAN & RAJAN, LLP

Oscar A. Escobar, Jr., Esq. / Eric B. Rochkind, Esq.

NJ ID Nos: 007072003 / 008762003

3146 Route 27, Suite 202

Kendall Park, New Jersey 08824

Phone: (732) 321-0201

Facsimile: (732) 321-9115

Attorney for Plaintiff, Janak Kumar Patel.

JANAK KUMAR PATEL,

Plaintiff,

vs.

PRITESH DEOGRATIAS BENJAMIN

a/k/a PRITESH BENJAMIN,

Defendant.

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
MIDDLESEX COUNTY

DOCKET NO.: MID-C-109-17

CIVIL ACTION

ORDER

THIS MATTER having been brought to the attention of the Court by Rajan & Rajan LLP, attorneys for the plaintiff, Janak Kumar Patel (the "Plaintiff") upon notice to the Law Offices of Frank C. Fusco, attorney for the defendant, Pritesh Deogratias Benjamin a/k/a Pritesh Benjamin (the "Defendant"); and the Court having read the papers submitted in support and in opposition to; heard oral argument, if any; and for good cause shown;

IT IS on this 3rd day of November 2017, hereby **ORDERED** that the Plaintiff's Motion is **GRANTED** in its entirety; and **IT IS FURTHER ORDERED**:

- 1) Defendant shall repay to Chandler Pharmacy, LLC the sum of \$3,990.00 within ten (10) days of the entry of this Order.
- 2) Defendant is hereby restrained from the mistreatment of any of the employees of Ultra Care Pharmacy, effective immediately.

IT IS FURTHER ORDERED that a copy of this Order be served on the Defendant within seven (7) days of entry of this Order.

Arthur Bergman
HON. ARTHUR BERGMAN, J.S.C.

Opposed
 Unopposed

GOLDSTEIN LAW GROUP, LLC

Mark Goldstein, Esq. – 029611986
Francine J. Galante, Esq. - 013532010
14 Woodward Drive
Old Bridge, New Jersey 08857
(732) 967-6777
Attorneys for Petitioners, Connie Bogucki and
Richard Sanguinedo

RICHARD SANGUINEDO AND CONNIE BOGUCKI : SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION, PROBATE PART
: MIDDLESEX COUNTY

Petitioners, : DOCKET NO.: 254575

: SUPERIOR COURT OF NEW JERSEY

-vs-

Civil Action

MICHAEL KILLEEN INDIVIDUALLY :
AND AS THE EXECUTOR OF THE :
ESTATE OF MARIA ELENA GIL; :
THE ESTATE OF MARIA ELENA GIL; :
MELISA and RANDY RASMUSSEN :

Respondents. :

RICHARD SANGUINEDO AND CONNIE BOGUCKI : SUPERIOR COURT OF NEW JERSEY
: CHANCERY DIVISION, GENERAL EQUITY
: MIDDLESEX COUNTY

Plaintiffs, : DOCKET NO.: C-137-17

Civil Action

MICHAEL G. KILLEEN INDIVIDUALLY :
AND AS THE EXECUTOR OF THE :
ESTATE OF MARIA ELENA GIL; :
THE ESTATE OF MARIA ELENA GIL; :
AND MELISA RASMUSSEN and RANDY :
RASMUSSEN :

Defendants. :

ORDER OF CONSOLIDATION

THIS MATTER, having been opened to the Court by Goldstein Law Group, L.L.C., attorneys for the Plaintiffs/Petitioners, Richard Sanguinedo and Connie Bogucki, pursuant to Rule 4:38-1(a), and the Court having considered the papers submitted in support of the Motion, the papers submitted in opposition (if any), and for good cause shown,

IT IS on this 3rd day of November, 2017, hereby ORDERED that the above-captioned actions be consolidated into the single Probate action.

Arthur Bergman
Arthur Bergman, J.S.C.

Opposed

Unopposed