

E-recorded

DOCKET#:29739 Type:ERX-Deed
PAGES:9

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1192970 08:35:26 AM

10/07/2024
DB 7074 146

Fee:\$ 110.00

CONSIDERATION:\$ 100.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	.50	STATE :	1.25
NJAHTF :	0.00	EAA :	0.00
PHPFA :	.25	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 2.00

GRANTEE ADDRESS: 999 N.W. GRAND BOULEVARD, SUITE 100

OKLAHOMA CITY
OK-73118-611

DOCUMENT DATE: 08/28/2024

MUNICIPALITY: WEST DEPTFORD BLOCK: 426 LOT: 1

PARTIES:

FIRST PARTY-GARY STREEPER
ADDITIONAL PARTY-JUNE LYNN MANSFIELD DECEA
ADDITIONAL PARTY-UNITED STATES OF AMERICA
ADDITIONAL PARTY-STATE OF NEW JERSEY
SECOND PARTY-MIDFIRST BANK

RECORD & RETURN TO:
SIMPLIFILE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL
DOCUMENT AS IT CONTAINS IMPORTANT INFORMATION AND
IS PART OF THE PERMANENT RECORD.

GLOUCESTER COUNTY RECORDING DATA PAGE
HONORABLE JAMES N. HOGAN, COUNTY CLERK

PREPARED BY: Elizabeth A. Diaz

*Signature not required
KML Law Group, P.C.
701 Market St., Suite 50000
Philadelphia, PA 19106

SHERIFF'S DEED

THIS INDENTURE, made this 28th day of August, 2024.

BETWEEN, JONATHAN M. SAMMONS, Sheriff of the County of Gloucester, in the State of New Jersey, party of the first part, **AND**

MIDFIRST BANK, with an address of 999 N.W. Grand Boulevard, Suite 100, Oklahoma City, OK 73118-6116, party of the second part, witnesseth.

WHEREAS, on the 4th day of March, 2024, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-001742-22, directed and delivered to the Sheriff of the said County of Gloucester and which said Writ is in the words or to the effect following that is to say:

**THE STATE OF NEW JERSEY to the
Sheriff of the County of Gloucester, GREETINGS:**

WHEREAS, on the 4th day of March, 2024, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the **PLAINTIFF** is

MidFirst Bank

AND the following named parties are the **DEFENDANTS**:

Gary Streeper; June Lynn Mansfield, deceased, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest;
United States of America; State of New Jersey

IT WAS ORDERED AND ADJUDGED that, certain mortgaged premises, with the appurtenances, in the Complaint (and Amendments to Complaint, if any), in the said cause particularly set forth and described, that is to say: The mortgaged premises are described as set forth upon the **RIDER ANNEXED HERETO AND MADE A PART HEREOF**;

BEING KNOWN AS Tax Lot 1 in Block 426 commonly known as 12 West First Avenue West Deptford, NJ 08051.

TOGETHER, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said defendant(s), of, in, to and out of the same, to be sold to pay and satisfy in the first place unto the Plaintiff, MidFirst Bank the sum of \$144,470.18 being the principal, interest and advances secured by a certain mortgage dated March 15, 2013 and given by Gary Streeper and June Lynn Mansfield, together with lawful interest from January 23, 2024, together with lawful interest thereafter until the same be paid and satisfied and also the costs of the aforesaid Plaintiff with interest thereon;

AND, for that purpose, a Writ of Execution should issue, directed to the Sheriff of Gloucester County commanding him to make sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into our said Court, by the said

Judgment remaining as of record in our said Superior Court of New Jersey at Trenton, doth and may more fully appear, and whereas, the costs and Attorney's fees of the said Plaintiff have been duly taxed at the following sum: \$2,749.56.

THEREFORE, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for the purpose, the said sum of \$144,470.18 and the same you do pay to the said Plaintiff, together with contract and lawful interest thereon as aforesaid, and the sum aforesaid of costs with interest thereon; and that you have the surplus money, if any there be, before our said Superior Court of New Jersey, aforesaid at Trenton, within thirty (30) days after pursuant to R. 4:59-1(a), to abide the further Order of the said Court, according to the Judgment aforesaid, and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ, together with this Writ, and if no sale, this Writ shall be returnable within twenty-four (24) months.

WITNESS, the Honorable **Robert G. Malestein P.J. Ch.**, Judge of the Superior Court at **WOODBURY**, aforesaid, the **4th day of March, 2024**.

/s/MICHELLE M. SMITH, ESQUIRE
MICHELLE M. SMITH, ESQUIRE
 Clerk of the Superior Court of New Jersey

**SIGNED AND SEALED IN THE SUPERIOR
 COURT OF NEW JERSEY**

KML LAW GROUP, P.C.

/s/RICHARD P. ABEL, ESQUIRE
RICHARD P. ABEL, ESQUIRE

2/14/24

AS, by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in Instrument # 24001559 etc., may more fully appear.

AND WHEREAS, I, the said **JONATHAN M. SAMMONS**, as such Sheriff as aforesaid did in due form of law, before making such sale give notice of the time, place and upset price of such sale by public advertisement, signed by myself, and set up in my office in the County of Gloucester, Justice Complex Building, at 70 Hunter St., Woodbury, NJ 08096 in Gloucester County, being the County in which said real estate is situate and also set up at the premises to be sold at least three (3) weeks next before the time appointed for such sale;

AND I, also caused such notice to be published four (4) times in two (2) newspapers designated by me and circulating in the said County, the County wherein the real estate to be sold is situate, the same being designated for the publication by the Laws of this State, and circulating in the neighborhood of said real estate, at least once a week during four (4) consecutive calendar weeks. Such newspapers, **SOUTH JERSEY TIMES** and **SENTINEL OF GLOUCESTER COUNTY**, are newspapers with circulation in the said Gloucester County. The first publication was at least twenty-one (21) days prior and the last publication not more than eight (8) days prior to the time appointed for the sale of such real estate, and by virtue of said Writ of Execution, I did offer for sale the said land and premises at public vendue at the 1 North Broad Street, Ceremonial Courtroom #201, Woodbury, NJ 08096 on the 28 day of August, 2024 at the hour of 2:00 in the p.m.

WHEREUPON, the said party of the second part bidding therefore for the same, the sum of \$100.00 and no other person bidding as much, I did then and there openly and publicly in due form of law between the hours of 2:00 and 5:00 in the p.m., strike off and sell tracts or parcels of land and premises for the sum of \$100.00 to the said party of the second part being then and there the highest bidder for same. And on the 28 day of August, 2024 in the year last aforesaid, I did truly report the said sale to the Superior Court of New

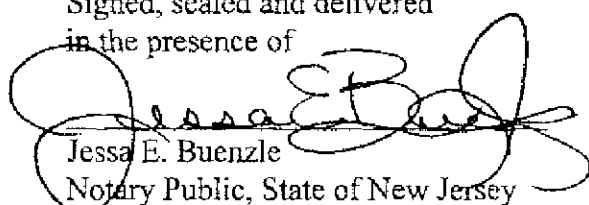
Jersey, Chancery Division, and no objection to the said sale having been made, and by Assignment of Bid filed with the Sheriff of Gloucester County said bidder assigned its bid to: N/A

NOW THEREFORE, THIS INDENTURE, WITNESSETH, that I, the said **JONATHAN M. SAMMONS**, as such Sheriff as aforesaid, under and by the virtue of the said Writ of Execution, and in execution of the power and trust in me reposed and also for and in consideration of the said sum of \$100.00 therefrom acquit, exonerate and forever discharge to the said party of the second part, its successors and assigns, have granted, bargained, sold, assigned, transferred and conveyed, and by these presents do grant, bargain, sell, assign, transfer and convey, unto the said party of the second part, its successors and assigns, all and singular the said tract or parcel of lands and premises, with the appurtenances, privileges and hereditaments thereunto belonging or in any way appertaining; to have and hold the same, unto the said party of the second part, its successors and assigns to its and their only proper use, benefit, and behoof forever, in as full, ample and beneficial manner as by virtue of said Writ of Execution I may, can or ought to convey the same.

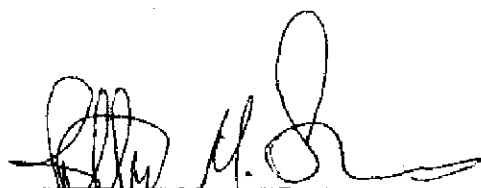
AND, I, the said **JONATHAN M. SAMMONS**, do hereby, covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that I have not, as such Sheriff as aforesaid, done or cause, suffered or procured to be done any act, matter or thing whereby the said premises, or any part thereof, with the appurtenances, are or may be charged or encumbered in estate title or otherwise.

IN WITNESS WHEREOF, I, the said **JONATHAN M. SAMMONS** as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

Signed, sealed and delivered
in the presence of

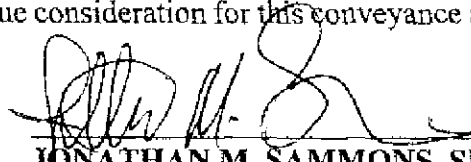

Jessa E. Buenzle
Notary Public, State of New Jersey



 L.S.
JONATHAN M. SAMMONS, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

I, **JONATHAN M. SAMMONS**, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to MidFirst Bank, was by me sold by virtue of a good and subsisting execution as is therein recited, that the money ordered to be paid has not been, to my knowledge or belief, paid or satisfied, that the time and place and upset price of the sale of said real estate was by me duly advertised as required by law, and that the same was cried off and sold to a bona fide purchaser for the best price that could be obtained, and the true consideration for this conveyance as set forth in the Deed is \$100.00.

 L.S.
JONATHAN M. SAMMONS, SHERIFF

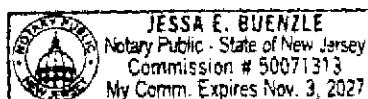
I, Maria C. Manganaro, Esquire, on this 12th day of September, 2024, having examined the deed above mentioned do approve the same and order it to be recorded as a good and sufficient conveyance of the real estate therein described.

/s/ Maria C. Manganaro
Maria C. Manganaro, Esquire
Attorney At Law, of New Jersey
(Electronic Signature)

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On this 13 day of Sept., 2024, before me, a Notary Public of the State of New Jersey, personally appeared **JONATHAN M. SAMMONS**, Sheriff of the County of Gloucester, who is, I am satisfied, the Grantor in the within Indenture named, and having first made known to him the contents thereof, he did thereupon acknowledge that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.


NOTARY PUBLIC



RIDER TO THE WRIT OF EXECUTION

ALL THAT TRACT or parcel of land and premises, situate, lying and being in the Township of West Deptford, County of Gloucester, and State of New Jersey, more particularly described as follows:

SEE ATTACHED **SCHEDULE "A"**

For informational purposes only:

Gloucester County Sheriff Department has relied on the legal description and lot and block number as submitted by the foreclosure law firm.

For informational purposes only:

Block 426, Lot 1 on the tax map of Township of West Deptford.

Commonly known as 12 West First Avenue West Deptford, NJ 08051.

EXHIBIT "A"

The Mortgage does not contain a metes and bounds legal description. Plaintiff's mortgage describes the mortgaged premises by street address, lot and block numbers, and deed reference.

Legal Description

ALL THAT PARCEL OF LAND IN TOWNSHIP OF WEST DEPTFORD, GLOUCESTER COUNTY, STATE OF NEW JERSEY, AS DESCRIBED IN DEED BOOK 4485, PAGE 335, ID# BLOCK 426 LOT 1, BEING KNOWN AND DESIGNATED AS:

LOT 1, BLOCK 426, METES AND BOUNDS PROPERTY.

MORE COMMONLY KNOWN AS 12 W FIRST AVE, WEST DEPTFORD, NJ 08051

Tax ID: BLOCK 426 LOT 1

The metes and bounds description as follows was obtained from deed dated December 20, 2007, recorded January 04, 2008, in Book DB 4485, Page 335.

ALL that certain tract or parcel of land, situated, lying and being in the Township of West Deptford, County of Gloucester, State of New Jersey, more particularly described as follows:

BEGINNING at the Northeastly corner of Hendrickson Creek Road, a/k/a West First Avenue and Centre Street; thence

(1) Along the Easterly line of said Centre Street North 24 degrees 35 minutes East 70.19 feet to a corner; thence

(2) At right angles to said Centre Street, South 65 degrees 25 minutes East 39.61 feet to a corner; thence

(3) South 31 degrees 15 minutes West 74.30 feet to the Northerly line of West First Avenue aforesaid; thence

(4) Along same, North 58 degrees 45 minutes West 31.19 feet to the place of Beginning.

NOTE: Being Lot(s) 1, Block: 426; Tax Map of the Township of West Deptford, County of Gloucester, State of New Jersey.

FOR INFORMATIONAL PURPOSES ONLY. THE PROPERTY IS KNOWN AS 12 West First Avenue, West Deptford, NJ 08051, Lot 1, Block 426

SHERIFF'S DEED

JONATHAN SAMMONS, SHERIFF

TO

MidFirst Bank

Received in the Clerk's Office in the County of Gloucester,
Woodbury, New Jersey on the _____ day of
_____, 20____, and recorded in
Book No. _____ of Deeds, for said County,
On Page _____ & c.

JAMES N. HOGAN, CLERK

State of New Jersey
AFFIDAVIT OF CONSIDERATION FOR SHERIFF'S DEEDS
 (Statement of Prior Mortgages, Liens or Encumbrances) (46:15-6.1)
 To be recorded with Deed pursuant to c.49, P.L. 1968, as amended, and c.225, P.L. 1979

STATE OF PENNSYLVANIA
 §
 COUNTY OF PHILADELPHIA

FOR RECORDER'S USE ONLY

Consideration \$ _____
 RTF paid by seller \$ _____
 Date _____ By _____

IMPORTANT NOTE:

This form is to be attached to all Sheriff's Deeds not otherwise exempt pursuant to N.J.S.A. 46:15-10, when presented to the County Clerk or Register of Deeds for Recording. One of the following blocks **MUST** be checked:

X **NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING**

PRIOR MORTGAGES OR LIENS OUTSTANDING AND NOT EXTINGUISHED BY THIS SALE ARE LISTED IN SECTION 2 BELOW

(1) PARTY OR LEGAL REPRESENTATIVE

KML LAW GROUP, P.C., Legal Representative for Plaintiff:
 MidFirst Bank

12 West First Avenue West Deptford, NJ 08051

Docket No.: F-001742-22

("Legal Representative" is to be interpreted broadly to include any person actively and responsibly participating in the transaction, such as but not limited to: an attorney representing one of the parties; a closing officer of a title company or lending institution participating in the transaction; a holder of power of attorney from plaintiff).

(2) CONSIDERATION: Deponent states that, with respect to the Deed hereto annexed, there follows the name or names of all mortgagees and other holders of encumbrances constituting "consideration" as defined in the act to which this act is a supplement (C.46:15-5(c)), to which such sale shall be subject. Such prior mortgages, liens and encumbrances are as follows:

NAME OF SECURED PARTY

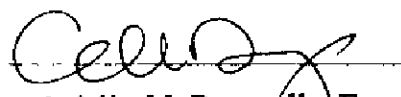
CURRENT AMOUNT DUE

TOTAL: \$0.00

NOTE: The amount of consideration on which the Realty Transfer Fee shall be calculated shall include both the total listed above and the amount bid at the sale as set forth in the Sheriff's Deed.
 Deponent makes this affidavit to induce the County Clerk or Register of Deeds to record the Deed and accept the fee submitted herewith in accordance with the provisions of c.49, P.L. 1968, as amended, and c.225, P.L. 1979.

Subscribed and sworn before me on this

29th day of March 2024


Caitlin M. Donnelly, Esq.
 KML LAW GROUP, P.C.
 701 Market Street
 Philadelphia PA 19106
 Our File No: NJ73193FC

Commonwealth of Pennsylvania - Notary Seal
Sean Moran, Notary Public
 Bucks County
 My commission expires February 7, 2028
 Commission number 1202246

Member, Pennsylvania Association of Notaries

**AMOUNT BID AT
 SHERIFF'S SALE**

\$ 100.00

FOR OFFICIAL USE ONLY

This space for use of the County Clerk or Register of Deeds

Instrument Number _____ County _____
 Deed Number _____ Book _____ Page _____
 Deed Dated _____ Deed Recorded _____

IMPORTANT: BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ PAGE 2 HEREOF.
 This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director. ORIGINAL: to be attached to Sheriff's Deed, DUPLICATE for Sheriff.