

Consideration: \$52,900.00 Exempt Code: S

| County   | State    | N.P.N.R.F.      | Total    |
|----------|----------|-----------------|----------|
| \$53.05  | \$132.45 | \$ .00          | \$185.50 |
| NJGLCLRK |          | Date: 4/10/2001 |          |

PREPARED BY:

GRANT W. KELLER, ESQ.

LALLY, HOLTZMAN, GILLIGAN, &amp; QUASTI

Severan Professional Mews

200-B Kingsway West

Hurffville-Cross Keys Road

Sewell, NJ 08080

**SHERIFF'S DEED****THIS INDENTURE**, made on **APRIL 4, 2001**,**BETWEEN, GILBERT MILLER, III**, Sheriff of the County of Gloucester, in the State of New Jersey, party of the first part,

**NICOLA GATTUSO AND VINCENZO GATTUSO**  
**53 E. BROAD STREET**  
**GIBBSTOWN, NJ 08027**

**WHEREAS**, on **JANUARY 16, 2001**, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division - Gloucester County, **Docket No. F-12282-99** 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 **JANUARY 16, 2001** by a certain Judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the **PLAINTIFF** is:

**COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER**

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

**AUBREY M. MCDOWELL & KEITH CONNELL**, husband of **AUBREY M. MCDOWELL**; **STATE OF NEW JERSEY**; **UNITED STATES OF AMERICA**

**IT WAS ORDERED AND ADJUDGED** that certain mortgaged premises, with the appurtenances in the Complaint, and Amendment 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**.

**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 defendants, of, in, to and out of the same, be sold, to pay and satisfy first unto the plaintiff **COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER** the sum of **\$48,797.93**, being the principal and interest secured by a certain mortgage dated **AUGUST 7, 1998** and given by **AUBREY M. MCDOWELL AND KEITH CONNELL**, together with interest at the contract rate of **8%** on **\$44,559.66**, being the principal sum in default (including advances, if any) from **DECEMBER 30, 2000** to **JANUARY 16, 2001** and lawful interest thereafter on the total sum due plaintiff until the same be paid and satisfied and also the costs of the aforesaid plaintiff, with interest thereon.

SCHEDULE "A"

All that certain tract or parcel of land and premises situate, lying and being in the Township of Greenwich, County of GLOUCESTER and State of New Jersey.

Also known as Tax Lot 2 in Block 94 on the Tax Assessment map of the Township of Greenwich, NJ 08027.

More commonly known as 56 West Broad Street, Greenwich, NJ 08027.

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Greenwich, County of Gloucester, State of NJ:

BEGINNING in the Southerly edge of the road leading from Gibbstown to Paulsboro known as Broad Street, distant 50 feet in an Easterly direction from the Easterly edge of South Orchard Street (formerly Robert Street) and running; thence

(1) along the line of Lots Nos. 10 and 11, South 0 degrees 35 minutes East, 150 feet to a corner in the line of Lot No. 11B; thence

(2) North 89 degrees 25 minutes East, 50 feet to a corner of Lots Nos. 11 and 12; thence

(3) along the line thereof, North 0 degrees 35 minutes West, 150 feet to the Southerly edge of Broad Street aforesaid; thence by the same

(4) South 89 degrees 25 minutes West, 50 feet to the place of beginning.

BEING known and designated as Lot No. 11 on Plan of Casperson Addition.

BEING 56 West Broad Street.

BEING Lot 2, Block 94, Tax Map.

90

State of New Jersey  
AFFIDAVIT OF CONSIDERATION(STATEMENT OF PRIOR MORTGAGES, LIENS OR ENCUMBRANCES)  
FOR  
SHERIFF'S DEEDS  
(46:15-6.1)To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended, and c. 225, P.L. 1979  
Consideration: \$52,900.00 Exempt Code: S

STATE OF NEW JERSEY

SS:

COUNTY OF MORRIS

| County   | State           | N.P.N.R.F. | Total    |
|----------|-----------------|------------|----------|
| \$53.05  | \$132.45        | \$ .00     | \$185.50 |
| NJGLCLRK | Date: 4/10/2001 |            |          |

## 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:

- ☒ NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.  
☐ PRIOR MORTGAGES OR LIENS OUTSTANDING AND NOT EXTINGUISHED BY THIS SALE ARE AS LISTED IN SECTION 2 BELOW.

## (1) PARTY OR LEGAL REPRESENTATIVE

COUNTRYWIDE HOME LOANS, INC. DBA AMERICA'S WHOLESALE LENDER  
(Plaintiff)

Constantinos J. Ballas

(Legal Representative for Plaintiff)

("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

None

\$ 0

TOTAL \$ 0

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 to before me this 22nd  
day of January, 2001

Name of Deponent

CONSTANTINOS J. BALLAS  
FEIN, SUCH, KAHN & SHEPARD, P.C.  
7 Century Drive - Suite 201  
Parsippany, New Jersey 07054

A NOTARY PUBLIC

Address of Deponent

HOLLY A. FEIJO

A Notary Public of New Jersey

My Commission Expires October 28, 2001

AMOUNT BID AT  
SHERIFF'S SALE

\$ 52,900.00

FOR OFFICIAL USE ONLY. This space for use of County Clerk or Register of Deeds.

Instrument Number \_\_\_\_\_ County \_\_\_\_\_  
Deed Number \_\_\_\_\_ Book \_\_\_\_\_ Page \_\_\_\_\_  
Deed Dated \_\_\_\_\_ Date Recorded \_\_\_\_\_

## IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE REVERSE SIDE 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 - To be retained by Sheriff's Office.

TRIPLICATE - Is your file copy.

**AND** for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Gloucester 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, as be the Judgment remaining a of record in our said Superior Court of New Jersey, at Trenton, doth and more fully appear, and whereas, the **costs** of the said Plaintiff have been fully taxed at the following sum; **\$1,181.16**.

**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 **\$48,797.93** and the same you do pay to the said Plaintiff together with 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 sale; if no sale, writ returnable within twenty four (24) months, pursuant to R. 4:59-1 (a), to abide the further order of the said Court, according to the judgment aforesaid; by certificate under your hand, of the manner in which you have executed this writ, together with this writ.

**WITNESS**, the Honorable **ANTHONY J. PARRILLO, P.J. Ch.**, Judge of the Superior Court at Trenton, aforesaid, on **JANUARY 16, 2001**.

**FEIN, SUCH, KAHN & SHEPARD, PC**  
**ATTORNEYS FOR PLAINTIFF**

*Donald F. Phelan*  
/s/ **DONALD F. PHELAN**, Clerk  
Superior Court of New Jersey

**BY:** \_\_\_\_\_  
**MICHAEL S. VARDILLI, ESQ.**

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in the Records of Executions **No.704F01**, may more fully appear.

**AND WHEREAS, I**, the said **GILBERT MILLER, III**, as such Sheriff as aforesaid did in due form of law, before making such sale give notice of the time and place of such sale by public advertisement, signed by myself, and set up in my Office in the **JUSTICE COMPLEX** 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.

I also caused such notice to be published four (4) times in two (2) newspapers designated by me and printed and published in the said County, the County wherein the real estate sold 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. One (1) of such newspapers, **THE GLOUCESTER TIMES** is a newspaper with circulation in Woodbury, the County seat of said Gloucester County. The first publication was at least twenty-one (21) days prior and the last publication not more that eight (8) days prior to the time appointed for the sale of such real estate, and by virtue of the said Writ of Execution, I did offer for sale said land and premises at public venue at the County of Gloucester **JUSTICE COMPLEX** in Woodbury on **MARCH 28, 2001** 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 **\$52,900.00** and no other person bidding as much, I did then and there openly and publicly in due form of law between the hours of 12:00 and 5:00 in the p.m., strike off and sell tracts or parcels of land and premises for the sum of **\$52,900.00** to the said party of the second part being then and there the highest bidder for same.

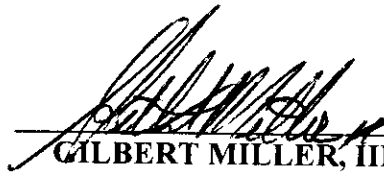
And I did truly report the said sale to the Superior Court of New Jersey, Chancery Division and no objection to the said sale having been made to:

**NICOLA GATTUSO AND VINCENZO GATTUSO; 53 E. BROAD STREET**  
**GIBBSTOWN, NJ. 08027**

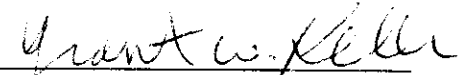
**NOW THEREFORE**, This Indenture witnesseth, that I, the said **GILBERT MILLER, III**, as such Sheriff as aforesaid under and by the virtue of the said Writ of execution and in execution of the power and trust in me reposed and also for and in consideration of the said sum of **\$52,900.00** therefrom acquit, exonerate and forever discharge to 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 **GILBERT MILLER, III**, do hereby, covenant, promise and agree, to and with the said party of the second part, its successors and assign, 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 **GILBERT MILLER, III** as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

 L.S  
**GILBERT MILLER, III, SHERIFF**

Signed, sealed and delivered in the presence of:

  
**GRANT W. KELLER, ESQUIRE**  
 Attorney-at-Law of New Jersey

STATE OF NEW JERSEY )

SS:

COUNTY OF GLOUCESTER )

I, **GILBERT MILLER, III**, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this deed made to **NICOLA GATTUSO AND VINCENZO GATTUSO; 53 E. BROAD STREET GIBBSTOWN, NJ 08027** was by me sold by virtue of a good and subsisting execution as is therein recited, that the money ordered to be made has not been to my knowledge or belief paid or satisfied, that the time and place of the same of said real estate were 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 **\$52,900.00**.

  
 GILBERT MILLER, III, SHERIFF

Sworn before me, GRANT W. KELLER, ESQUIRE, on April 4, 2001, and I 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.

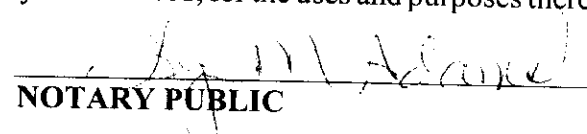
  
 GRANT W. KELLER, ESQUIRE

STATE OF NEW JERSEY )

SS:

COUNTY OF GLOUCESTER )

On April 5, 2001, before me, a Notary Public of the State of New Jersey, personally appeared GILBERT MILLER, III, Sheriff of the County of Gloucester aforesaid, who is, I am satisfied, the grantor in the within Indenture named, and I having first made known to him the contents thereof, he did thereupon acknowledge that he signed, sealed and delivered the same on his voluntary act and deed, for the uses and purposes therein expressed.

  
 NOTARY PUBLIC

LYNN M. ADAMS  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires February 2, 2002

**SHERIFF'S DEED**

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**GILBERT MILLER, III, SHERIFF**

**TO**

**NICOLA GATTUSO AND VINCENZO GATTUSO**

**53 E. BROAD STREET**

**GIBBSTOWN, NJ 08027**

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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.

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**JAMES N. HOGAN, CLERK**

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DB3244-P089

RECORDED  
GLOUCESTER COUNTY

01 11844

01 APR 10 AM 10:30

*James N. Hogan*  
COUNTY CLERK

GLOUCESTER COUNTY RECORDING DATA PAGE

In compliance with the statute I have presented an abstract of the within to the assessor of the taxing district therein mentioned.

JAMES N. HOGAN  
COUNTY CLERK

RECORD & RETURN TO:

*Nicola & Vincenzo Gattuso*  
*53 E. Broad St.*  
*Gibbstown NJ 08027*

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

Consideration: \$52,900.00 Exempt Code: S

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|----------|-----------------|------------|----------|
| \$53.05  | \$132.45        | \$ .00     | \$185.50 |
| NJGLCLRK | Date: 4/10/2001 |            |          |

185.50  
Total  
30.00  
P