



E-recorded

DOCKET#:23504 Type:ERX-Deed
PAGES:9

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1125389 09:39:42 AM

08/10/2023
DB 6892 201

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: 5000 PLANO PARKWAY

CARROLLTON
TX-75010

DOCUMENT DATE: 05/24/2023

MUNICIPALITY: WOODBURY HEIGHTS BLOCK: 29 LOT: 5

PARTIES:

FIRST PARTY-RICH GAMBALE SR
ADDITIONAL PARTY-CAROL GAMBALE
ADDITIONAL PARTY-UNITED STATES OF AMERICA
ADDITIONAL PARTY-STATE OF NEW JERSEY
ADDITIONAL PARTY-COUNTRY SWEETS BAKERY
SECOND PARTY-FEDERAL HOME LOAN MORTGAGE CORPORATION

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:

*Signature not required

Kristen Bleiweis, Esq.

McCalla Raymer Leibert Pierce, LLC

485F US Highway 1 S., Building F, Suite 300

Iselin, NJ 08830

SHERIFF'S DEED

THIS INDENTURE, made this 24th day of May, 2023.

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

Federal Home Loan Mortgage Corporation, having an address of 5000 Plano Parkway, Carrollton, TX 75010, party of the second part, witnesseth.

WHEREAS, on 28th day of November, 2022, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-006632-19, 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 November 28, 2022, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the PLAINTIFF is

Specialized Loan Servicing LLC

AND the following named parties are the DEFENDANTS:

Rich Gambale, Sr., Carol Gambale, His Wife, United States of America, State of New Jersey, and Country Sweets Bakery,

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 5 in Block 29 commonly known as 437 Maple Avenue, Woodbury Heights, NJ 08097.

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, Specialized Loan Servicing LLC the sum of \$276,787.65 being the principal, interest and advances secured by a certain mortgage dated November 27, 2006, and given by Rich Gambale Sr. and Carol Gambale, together with interest at the contract rate of 3.875% on \$219,744.91 being the principal sum in default including advances from February 28, 2022 to November 28, 2022 and lawful interest thereafter added to the total sum due Plaintiff, 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 **\$3,573.50**.

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 **\$276,787.65** 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 P. Becker, Jr., P.J.Ch.**, Judge of the Superior Court of New Jersey at **WOODBURY**, aforesaid, the 28th day of November, 2022.

/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

/s/ KRISTEN BLEIWEIS, ESQUIRE
KRISTEN BLEIWEIS, ESQUIRE
MCCALLA RAYMER LEIBERT PIERCE, LLC
KRISTEN BLEIWEIS, ESQUIRE

AS, by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in **Book # 22** of Executions, **Page 007417** 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 and place 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 24th, day of **May, 2023** 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 24th day of **May** 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

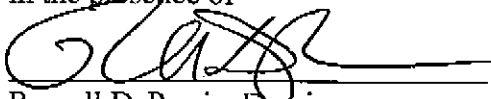
of Bid filed with the Sheriff of Gloucester County said bidder assigned its bid to: **Federal Home Loan Mortgage Corporation, 5000 Plano Parkway, Carrollton, TX 75010**

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



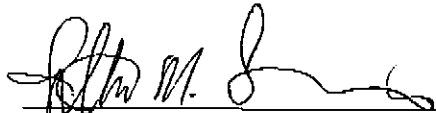
Russell DePersia, Esquire
Attorney At Law, of New Jersey



JONATHAN M. SAMMONS, SHERIFF

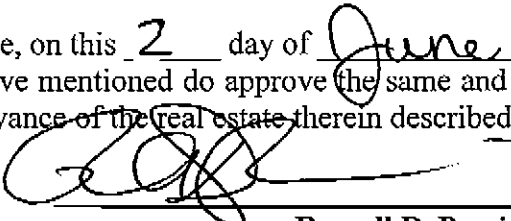
STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

I, JONATHAN M. SAMMONS, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to **Federal Home Loan Mortgage Corporation**, 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 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.



JONATHAN M. SAMMONS, SHERIFF

Sworn before me, Russell DePersia, Esquire, on this 2 day of June, 2023, 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.



Russell DePersia, Esquire
Attorney At Law, of New Jersey

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On this 2 day of June, 2023, 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 Borough of Woodbury Heights, 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 29, Lot 5 on the tax map of Borough of Woodbury Heights.

Commonly known as 437 Maple Avenue, Woodbury Heights, NJ 08097.

SCHEDULE A

ALL THAT CERTAIN tract or parcel of land and premises situate, lying and being in the BOROUGH OF WOODBURY HEIGHTS, COUNTY OF GLOUCESTER and STATE OF NEW JERSEY, being more particularly described as follows:

BEGINNING at a point in the Northerly side of Maple Avenue distant 200 feet Westwardly along the same from its intersection with the Westerly side of West Jersey Avenue;

thence (1) along the Northerly side of Maple Avenue North 86 degrees 45 minutes West 100 feet;

thence (2) North 03 degrees 15 minutes West 194.52 feet to the Southeasterly right of way line of the New Jersey Turnpike Authority;

thence (3) along the same North 58 degrees 15 minutes 02 seconds East 94.45 feet to the outside line of premises formerly known as the Jessup Trail;

thence (4) along the said line of the Jessup Tract South 28 degrees 05 minutes East 40.47 feet;

thence (5) South 03 degrees 15 minutes East 202.86 feet to the point or place of beginning.

BEING Lots 8 and 9, and part of Lots 18 and 19, Section No. 25 on Map No. 1 of the Woodbury Heights Land Company.

BEING Lot 5, Block 29 on the Tax Map of the Borough of Woodbury Heights.

SUBJECT TO THE RESULTS OF AN ACCURATE SURVEY.

Known and designated as Block 29 Lot 5 on the Official Tax Map of the BOROUGH OF WOODBURY HEIGHTS, GLOUCESTER COUNTY, NEW JERSEY

Commonly known as 437 MAPLE AVENUE, WOODBURY HEIGHTS, NEW JERSEY
08097

RTF-8 (Rev. 3-98)

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION
 (STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBRANCES)
 FOR
SHERIFF'S DEEDS
 (c. 225, P.L. 1979)

To Be Recorded With Deed Pursuant to c. 49 P.L. 1968, as amended, and c. 225, P.L. 1979

STATE OF NEW JERSEY

COUNTY OF MIDDLESEX

}

SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____

Realty Transfer Fee \$ _____

Date _____

By _____

IMPORTANT NOTES:

This form is to be attached to all Sheriff's Deed 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 MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2 BELOW.**

(1) PARTY OR LEGAL REPRESENTATIVE

Specialized Loan Servicing LLC
 (Plaintiff)

Kristen Bleiweis, Esq.
 (Legal Representative of 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 of lending institution participating in transaction; a holder of power of attorney from plaintiff.")

(2) CONSIDERATION

Deponent states that, with respect to 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

\$0.00

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 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

10th day of January 2023
 Luciana Rodak

 Name of Deponent: Timothy Flynn, Esq.

McCalla Raymer Leibert Pierce, LLC

485F US Highway 1 S, Suite 300

Iselin, NJ 08830

Address of Deponent

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds

Instrument Number _____ County _____

Deed Number _____ Block _____ Page _____

Deed Dated _____ Date Recorded _____

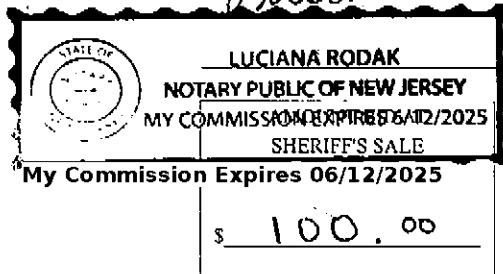
IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE FOLLOWING PAGE.

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 Sheriff's Deed.

ORIGINAL to be attached to Sheriff's Deed.

COPY to be retained by Sheriff's Deed.

21-05326NJ



SHERIFF'S DEED

JONATHAN M. SAMMONS, SHERIFF

TO

FEDERAL HOME LOAN MORTGAGE CORPORATION

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