



E-recorded

DOCKET#:32216 Type:ERX-Deed
PAGES:10

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 675192 02:47:53 PM

08/18/2017
DB 5714 247

Fee:\$ 120.00

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: 15480 LAGUNA CANYON ROADSUITE 100

IRVINE
CA-92618

DOCUMENT DATE: 07/19/2017

MUNICIPALITY: WASHINGTON BLOCK: 192.07 LOT: 8

PARTIES:

FIRST PARTY-ANTONINI BARBARA A
ADDITIONAL PARTY-VIVINT SOLAR DEVELOPER LLC
SECOND PARTY-PRETIUM MORTGAGE ACQUISITION TRUST
ADDITIONAL PARTY-WILMINGTON SAVINGS FUND SOCIETY
ADDITIONAL PARTY-CHRISTIANA TRUST

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:

CARMEN A. MALIGNAGGI, ESQUIRE
Assistant County Counsel
COUNTY OF GLOUCESTER
Office of County Counsel
2 South Broad Street
Woodbury, New Jersey 08096
(856) 384-6942

SHERIFF'S DEED

THIS INDENTURE, made on July 19, 2017,

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

WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, with an address of 15480 Laguna Canyon Road, Suite 100, Irvine, California 92618, party of the second part, witnesseth.

WHEREAS, on January 19, 2017, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-012324-15, 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 19, 2017, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the **PLAINTIFF** is

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

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

BARBARA A. ANTONINI; VIVINT SOLAR DEVELOPER, LLC

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 in the **ATTACHED SCHEDULE "A"**;

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, Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust the sum of \$251,432.66 being the principal and interest secured by a certain mortgage dated August 26, 2011 and given by Alred E. Antonini and Barbara A. Antonini, his wife together with interest at the contract rate of 5% on \$228,396.82, the principal amount in default and advances made by Plaintiff, from November 5, 2016, to the date of Final Judgment January 19, 2017 and lawful interest thereafter on the total

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SHAPIRO & GUARDO INC.
14900 COOPER AVE. SUITE 100
CLINTON TWP. NJ 08809

Mt. Laurel, NJ 08054

sum due Plaintiff as aforesaid, 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 said Court, subject to the further Order of the said Court, as 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 of the said Plaintiff have been duly taxed at the sum of \$3,198.33.

THEREFORE, you are hereby commanded that you cause a sale to be made of the premises aforesaid, by selling so much of the same as may be needful and necessary for that purpose, the aforesaid sum of \$251,432.66 and the same you do pay to the said Plaintiff together with contract and lawful interest thereon as aforesaid, and the sum aforesaid to costs with interest thereon, and that you have the surplus money, if any there be, before our Superior Court of New Jersey, aforesaid, at Trenton, on the following date: within 30 days of sale, 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. If no sale, the writ is returnable within 24 months in accordance with Rule 4:59-1.

WITNESS, the Honorable **Paul Innes, P.J. Ch.**, Judge of the Superior Court at Trenton, aforesaid, the 19th day of January, 2017.

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

ATTORNEYS FOR PLAINTIFF
SHAPIRO & DENARDO, LLC
DONNA L. SKILTON, ESQUIRE

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 Execution No. 17002630, as may more fully appear.

AND WHEREAS, I, the said **CARMEL M. MORINA**, 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 Administration Building, 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 printed and published 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 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 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 venue at the County of Gloucester Administration Building in Woodbury on **July 19, 2017** 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

RECORD AND RETURN TO:
SHAPIRO & DENARDO, LLC
14000 COLUMBIA PARKWAY

MT. GLACIER, NY 10557

second part being then and there the highest bidder for same. And on the 19th day of July 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 **CARMEL M. MORINA**, 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, 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 **CARMEL M. MORINA**, 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 **CARMEL M. MORINA** as such Sheriff as aforesaid, have hereunto set my hand and seal.


CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On July 28th, 2017, before me, a Notary Public of the State of New Jersey, personally appeared **CARMEL M. MORINA**, Sheriff of the County of Gloucester, 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 as his voluntary act and deed, for the uses and purposes therein expressed.


NOTARY PUBLIC
JOAN SCHAUBECK
NOTARY COMMISSION
EXPIRES SEPTEMBER 10, 2020

RECORD AND RETURN TO:
SHAPIRO & DANARDO, LLC
1400 COMMERCIAL STREET, 4TH FLOOR
NEWARK, NJ 07102

RIDER TO THE WRIT OF EXECUTION

ALL THAT TRACT or parcel of land and premises, situate, lying and being in the Township of Washington, 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:

Lot 8, Block 192.07, Township of Washington – Blackwood/Turnersville

Commonly known as 15 Lantern Lane

RECORD AND RETURN TO:
SHAPIRO & DeNARDO, LLC
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054

RIDER TO THE WRIT OF EXECUTION

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

Lot 8 Block 192.07

Commonly Known As: 15 Lantern Lane (fka Laurel Lane), Washington, NJ 08012, with
a mailing address of 15 Lantern Lane (fka Lauren Lane), Turnersville, NJ 08012

RECORD AND RETURN TO:
SHAPIRO & DeNARDO, LLC
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054

File Reference: #196256

Yankee Title No.: -2167800

6. LEGAL DESCRIPTION

Property Address: 15 Lantern Lane

Lot: 8 Block: 192.07

Municipality: Township of Washington - Blackwood /Turnersville

County: GLOUCESTER

Dimension: Approximately 86 x 127 x 50 x 93 x 96 x 9

Nearest Cross Street: Situate on the northwesterly side of Eagle Road at its intersection with the southwesterly side of Laurel Lane

The following described property:

All that certain tract or parcel of land and premises, situate, lying and being in the Township of Washington County of Gloucester and State of New Jersey, more particularly described in Schedule "A" on the reverse side hereof.

Beginning at a point in the northwesterly line of Eagle Road at the southwesterly end of a curve having a radius of 9.71 feet, connecting the westerly line of Laurel Lane with the northwesterly line of Eagle Road; thence (1) South 69 degrees 10 minutes 41 seconds West along the northwesterly line of Eagle Road, 86.81 feet to the division line between Lot 8, Block 192G on hereinafter mentioned plan and other lands of Solar Building Co.; thence (2) north 20 degrees 49 minutes 19 seconds West along said division line, 127 feet to a point in the line of land now or formerly Leslie Richards; thence (3) north 69 degrees 10 minutes 41 seconds East along said line, 50 feet to the division line between Lot 8, Block 126G on hereinafter plan of Section 3, Greenwood Park; thence (4) south 88 degrees 18 minutes 37 seconds East along said division line, 93.87 feet to the westerly line of Laurel Lane; thence (5) southwestwardly along the curved westerly line of Laurel Lane, curving to the right and having a radius of 815 feet, an arc distance of 96.06 feet to a point of compound curve; thence (6) still along same and along the arc of a circle curving to the right with a radius of 9.71 feet, an arc distance of 9.16 feet to the point and place of beginning.

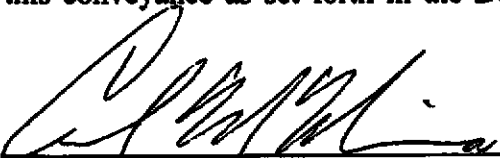
Being Lot 8, Block 192G on Plan of Greenwood Park, Section 5, Greenwood Park, filed.

Assessor's Parcel Number: BL-192.07 L-8

Schedule "A"

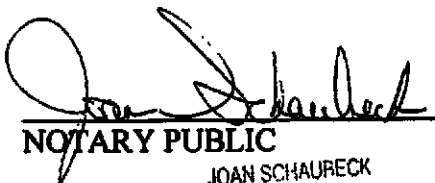
RECORD AND RETURN TO:
SHAPIRO & DeNARDO, LLC
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054

I, **CARMEL M. MORINA**, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to **WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST**, was by me sold by virtue of a good and existing 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.

 L.S.
CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On July 28th, 2017, before me, a Notary Public of the State of New Jersey, personally appeared **CARMEL M. MORINA**, 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
JOAN SCHAURECK
NOTARY COMMISSION
EXPIRES SEPTEMBER 10, 2020

RECORD AND RETURN TO:
SHAPIRO & DENARDO, LLC
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054

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 BURLINGTON

} 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

Wilmington Savings Fund Society, FSB, d/b/a Christiana Trust, not individually but as trustee for Pretium Mortgage Acquisition Trust
(Plaintiff)

Shapiro & DeNardo, LLC
(Legal Representative of Plaintiff)

(Legal representative is to 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
NONE	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
TOTAL \$ _____	

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.

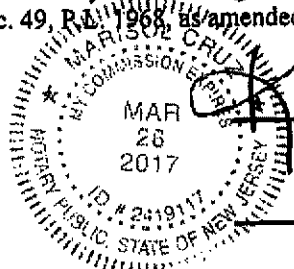
Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49 P.L. 1968, as amended, and c. 225, P.L. 1979.

Subscribed and Sworn to before me

This

Day of February, 20 17

Maribel Cruz



Kathleen M. Magoon
Name of Deponent
Kathleen M. Magoon
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B, Mount Laurel, NJ 08054
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 _____

AMOUNT BID AT
SHERIFF SALE

\$ 100.00

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 Director.

ORIGINAL to be attached to Sheriff's Deed.
COPY to be retained by Sheriff Deed.

RECORD AND RETURN TO:
SHAPIRO & DeNARDO, LLC
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054

SHERIFF'S DEED

CARMEL M. MORINA, SHERIFF

TO

**WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST**

Received in the Clerk's Office in the County of Gloucester,
Woodbury, New Jersey on the _____ day of
_____, 2017, and recorded in
Book No. _____ of Deeds, for said County,
On Page _____ & c.

JAMES N. HOGAN, CLERK

RECORD AND RETURN TO:
CHARLES J. DeNARDO, LLC
14500 COMMERCE PARKWAY
SUITE B
MT. LAUREL, NJ 08054