



DOCKET#:10183 Type:ERX-Deed
PAGES:9

E-recorded

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 735923 09:55:27 AM

03/21/2018
DB 5836 40

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: 7515 IRVINE CENTER DRIVE

IRVINE
CA-92618

DOCUMENT DATE: 02/14/2018

MUNICIPALITY: MONROE BLOCK: 1801 LOT: 19.01

PARTIES:

FIRST PARTY-WEBB WILLIAM A JR
ADDITIONAL PARTY-WEBB WILLIAM III
ADDITIONAL PARTY-BARBARA MICHELLE G
ADDITIONAL PARTY-MORTGAGE ELECTRONIC REGISTRATION SYSTEMS IN
ADDITIONAL PARTY-COUNTRYWIDE BANK
ADDITIONAL PARTY-TREASURY BANK NA
ADDITIONAL PARTY-HUDSON & KEYSE LLC
ADDITIONAL PARTY-NEW CENTURY FINANCIAL SERVICES
ADDITIONAL PARTY-STATE OF NEW JERSEY
ADDITIONAL PARTY-UNITED STATES OF AMERICA
SECOND PARTY-WILMINGTON SAVINGS FUND SOCIETY FSB
ADDITIONAL PARTY-CHRISTIANA TRUST
ADDITIONAL PARTY-PRETIUM MORTGAGE ACQUISITION 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 February 14, 2018,

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, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, with an address of c/o Rushmore Loan Management Services, LLC, 7515 Irvine Center Drive, Irvine, CA 92618, party of the second part, witnesseth.

WHEREAS, on July 19, 2017, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-06380-10, 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 July 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, DBA CHRISTIANA TRUST,
NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE
ACQUISITION TRUST

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

WILLIAM A. WEBB, JR., HIS HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS, THEIR, OR ANY OF THEIR SUCCESSOR IN RIGHT, TITLE, AND INTEREST; WILLIAM A. WEBB, III, INDIVIDUALLY AND AS ADMINISTRATOR OF ESTATE OF WILLIAM A. WEBB, JR., DECEASED; MICHELLE G. BARBARA; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., ACTING SOLELY AS A NOMINEE FOR COUNTRYWIDE BANK, A DIVISION OF TREASURY BANK, N.A., ITS SUCCESSORS AND ASSIGNS; HUDSON & KEYSE LLC; NEW CENTURY FINANCIAL SERVICES; STATE OF NEW JERSEY; UNITED STATES OF AMERICA

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 **ATTACHED EXHIBIT "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, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, the sum of \$185,869.40 being principal, interest and advances secured by a certain Mortgage dated November 19, 2003 and given by WILLIAM A. WEBB, JR with interest at the contract rate of 6.5% on \$140,870.63 being the principal sum in default including advances from March 20, 2017 to July 19, 2017 and lawful interest thereafter to be added on the total sum due until the same is paid and satisfied and also the costs of the aforesaid plaintiff, with contract and lawful interest thereon.

AND for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Gloucester commanding him/her 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, subject to 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 following sum: **\$2,842.39**.

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 said sum of **\$185,869.40** 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 contract and lawful 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 pursuant to R. 4:59-1(1), to abide the further order of the said court, according to 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 24 months.

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

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

ATTORNEYS FOR PLAINTIFF
PHELAN HALLINAN DIAMOND & JONES, PC
DOROTHY A. BORRELLI, 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. **17025318**, 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**

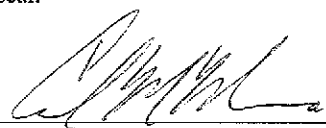
JERSEY TIMES and **SENTINEL OF GLOUCESTER COUNTY**, are newspapers with circulation in Woodbury, the County seat of said Gloucester County. The first publication was at least twenty-one (21) days prior and the last publication not more than eight (8) days prior to the time appointed for the sale of such 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 **February 14, 2018** 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 14th day of February 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.


L.S.
CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On Feb. 27, 2018, 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

JESSA E. BUENZLE
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50071313
My Commission Expires 11/30/2022

RIDER TO THE WRIT OF EXECUTION

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

SEE ATTACHED **EXHIBIT "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 19.01, Block 1801 on the Tax Map of Monroe Township

Commonly known as 418 North Main Street, Monroe, New Jersey 08094 with a mailing address of 418 North Main Street, Williamstown, New Jersey 08094

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

BEGINNING at a point in the northeasterly line of Main Street being North 41 degrees 15 minutes West a distance of 168.51 feet from the northwesterly line of Lindale Avenue (50 feet wide) and extending thence;

1. North 41 degrees 15 minutes West along the said line of Main street a distance of 75.00 feet to a point, thence;
2. North 48 degrees 45 minutes East a distance of 150.00 feet to a point, thence;
3. South 41 degrees 45 minutes East a distance of 75.00 feet to a point, thence;
4. South 48 degrees 45 minutes West a distance of 150.00 feet to the point and place of BEGINNING.

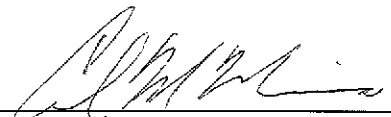
BEING known as Lot 19.01 Block 1801 on the Tax Map of Monroe Township.

BEING now known as Lot 17, Block Block 51-D on a plan of Minor Subdivision prepared by Long Engineering and Surveying Company dated November 17, 1982.

PROPERTY ADDRESS: 418 NORTH MAIN STREET, MONROE, NEW JERSEY 08094
MAILING ADDRESS: 418 NORTH MAIN STREET, WILLIAMSTOWN, NEW JERSEY 08094

EXHIBIT A

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, DBA 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 Feb. 27, 2018, 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

JESSA E. BUENZLE
 NOTARY PUBLIC OF NEW JERSEY
 Comm. # 50071313
 My Commission Expires 11/3/2022

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
 (STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBRANCES)
FOR
SHERIFF'S DEEDS
 (c. 255,P.L. 1979)

To be recorded with deed pursuant to Chapter 49,P.L.1968, as amended, and c. 255,P.L.1979

584955

STATE OF NEW JERSEY
 COUNTY OF BURLINGTON

} SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____
 Reality 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 LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST

(Plaintiff)

Phelan Hallinan Diamond & Jones, PC

(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 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©), to which such sale shall be subject. Such prior mortgagees, liens and encumbrances are as follows:

NAME OF SECURED PARTY

CURRENT AMOUNT DUE

TOTAL

NOTE: The amount of consideration on which the Reality 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.

Subscribe and Sworn to before me this

1 day of Aug, 2011

JOHN M. McCLERNAN, JR.
 NOTARY PUBLIC OF NEW JERSEY
 ID # 2454040
 My Commission Expires 11/24/2020

AMOUNT BID AT
 SHERIFF SALE

\$ 100.00

James DiMaggio, Esquire

400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054

Address of Deponent

FOR OFFICIAL USE ONLY

This space for use 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 Director.

ORIGINAL
 COPY

to be attached to Sheriff's Deed
 to be retained by Sheriff's Deed

SHERIFF'S DEED

CARMEL M. MORINA, SHERIFF

TO

**WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA 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
_____, 2018, and recorded in
Book No. _____ of Deeds, for said County,
On Page _____ & c.

JAMES N. HOGAN, CLERK