

120
213-116654

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2019 00008389*  Docket: 00008389 Type: DEE Pages: 9 James N. Hogan, Gloucester County Clerk Receipt #: 806944 02:03:20P Mar 08, 2019 Recording Fee: 120.00 DB 6048 19
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee Consideration: 157,000.00 Tax/Code: S County: 157.00 State : 392.50 NJAHTF: 10.50 PHPFA : 78.50 EAA : 8.40 GenFur: .00 C)\$1M : .00 REALTY TOTAL: 646.90
Date of Document: 01/23/2019	Type of Document: DEED
First Party Name: CARMEL M. MORINA, Sheriff of the County of Gloucester	Second Party Name: Brian E. Eachus, Jr.
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 26	Lot: 11
Municipality: Borough of Glassboro	
Consideration: \$157,000.00	
Mailing Address of Grantee: 559 Florence Avenue, Pitman, NJ 08071	

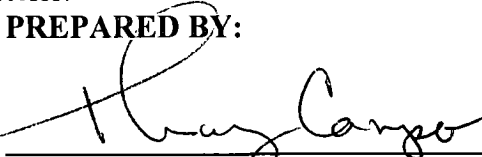
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page:

RECORD AND RETURN TO:
FOUNDATION TITLE, LLC
57 EUCLID STREET
WOODBURY NJ 08096

213-116654

DE 6048 20
DOCKET# 00008389

PREPARED BY:



THOMAS G. CAMPO, ESQUIRE
County Counsel
COUNTY OF GLOUCESTER
Office of County Counsel
2 South Broad Street
Woodbury, New Jersey 08096
(856) 384-6939

SHERIFF'S DEED

THIS INDENTURE, made on January 23, 2019,

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

BRIAN E. EACHUS, JR., with an address of 559 Florence Avenue, Pitman, NJ 08071, party of the second part, witnesseth.

WHEREAS, on October 25, 2018, a certain Alias Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-31854-14, 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 13, 2016, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the **PLAINTIFF** is

SELENE FINANCE, LP

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

EDWIN S. AGREN; BEVERLY A. AGREN; NJR CLEAN ENERGY VENTURES CORPORATION

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 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, in the sum of \$215,386.74 being the principal, interest and lawful advances, if any, secured by a certain mortgage dated February 17, 2009 and given by Edwin S. Agren and Beverly A. Agren, together with contract interest at the annual rate of 4.3750% on \$199,823.40, being the principal sum plus advances, from October 1, 2015 to January 13, 2016, and lawful statutory interest thereafter on the total sum due Plaintiff, until the same be paid and satisfied and also the cost of the aforesaid plaintiff, with interest thereon.

AND for that purpose, an Alias 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 following sum **\$3,283.87**.

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 **\$215,386.74** and the same you do pay to the said Plaintiff, together with lawful interest thereon as aforesaid, and the sum aforesaid of costs with interest thereon, 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 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 the Writ and if no sale this Writ shall be returnable within 24 months.

WITNESS, the Honorable **Anne McDonnell, P.J. Ch.**, Judge of the Superior Court at Woodbury, NJ, aforesaid, the 25th day of October, 2018.

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

ATTORNEYS FOR PLAINTIFF
STERN & EISENBERG, PC
LUCAS M. ANDERSON, 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. **18026493**, 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 **January 23, 2019** at the hour of 2:00 in the p.m.

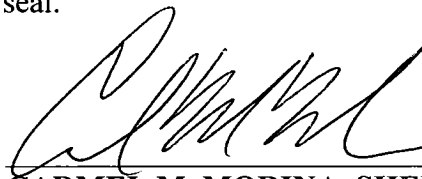
WHEREUPON, the said party of the second part bidding therefore for the same, the sum of **\$157,000.00** and no other person bidding as much, I did then and there openly and publicly in due form of law between the hours of 2:00 and 5:00 in the p.m., strike off and sell tracts or parcels of land and premises for the sum of **\$157,000.00** to the said party of the second part being then and there the highest bidder for same. And on the 23rd day of January 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 **\$157,000.00** 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

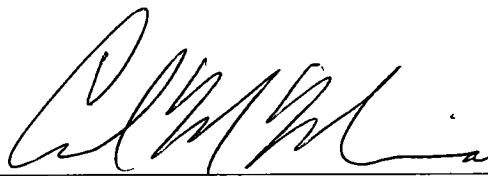
STATE OF NEW JERSEY :
COUNTY OF GLOUCESTER : §

On Feb. 4th, 2019, 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 11/3/2022

I, **CARMEL M. MORINA**, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to **BRIAN E. EACHUS, JR.**, 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 **\$157,000.00**.


L.S.
CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On Feb. 4th, 2019, 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

RIDER TO THE WRIT OF EXECUTION

ALL THAT TRACT or parcel of land and premises, situate, lying and being in the Borough of Glassboro, 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 11 in Block 26 on the Official Tax Map of Glassboro Borough

Commonly known as 19 College Avenue, Glassboro, NJ

LAND TITLE SERVICES OF NEW JERSEY, INC.
400 Fellowship Road, Suite 250
Mt. Laurel, NJ 08054

LEGAL DESCRIPTION

ALL THAT CERTAIN TRACT OR LAND AND PREMISES SITUATED IN THE BOROUGH OF GLASSBORO, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT POINT IN THE NORTHEASTERLY LINE OF COLLEGE AVENUE (100 FEET WIDE), SAID POINT BEING CORNER TO OTHER LANDS NOW OR FORMERLY OF BRUCE AND KAREN FOSTER, SAID POINT ALSO BEING NORTH 70 DEGREES 14 MINUTES WEST A DISTANCE OF 235.49 FEET FROM THE POINT OF INTERSECTION OF SAID NORTHEASTERLY LINE WITH THE WESTERLY LINE OF ACADEMY STREET (49.50 FEET WIDE), AND RUNNING THENCE

1) ALONG THE NORTHERLY LINE OF COLLEGE AVENUE, NORTH 70 DEGREES 14 MINUTES WEST A DISTANCE OF 50.00 FEET TO AN IRON PIPE SET FOR A CORNER, BEING CORNER TO LANDS NOW OR FORMERLY OF ROWLAND J. AND BRENDA L. GRANGER III (FORMERLY OF PHILIP ROCOBALDO, ETUX.):

2) AT RIGHT ANGLES TO COLLEGE AVENUE, ALONG LANDS OF SAID GRANGER, NORTH 19 DEGREES 46 MINUTES EAST DISTANCE OF 147.38 FEET TO AN IRON PIPE SET FOR A CORNER IN THE LINE OF LANDS NOW OR FORMERLY OF FRANK D'AMICO ETUX. (FORMERLY OF DR. M.J. LUFFBARY) THENCE

3) ALONG LANDS OF SAID D'AMICO, SOUTH 69 DEGREES 30 MINUTES EAST, A DISTANCE OF 42.30 FEET TO AN IRON PIPE SET FOR A CORNER IN THE LINE OF LANDS NOW OR FORMERLY OF FRANK L., BONNIE J. AND FRANK WERTZ (FORMERLY OF E. LEON MAIATICO): THENCE

4) ALONG LANDS OF SAID WERTZ, SOUTH 23 DEGREES 39 MINUTES WEST A DISTANCE OF 32.40 FEET TO AN IRON PIPE SET FOR A CORNER; THENCE

5) ALONG SAME, SOUTH 72 DEGREES 38 MINUTES EAST A DISTANCE OF 9.91 FEET TO A POINT, BEING CORNER TO LANDS OF THE AFORESAID FOSTER; THENCE

6) PARALLEL WITH THE SECOND COURSE, SOUTH 19 DEGREES 14 MINUTES WEST A DISTANCE OF 114.92 FEET TO THE POINT AND PLACE OF BEGINNING.

Being Lot 11 in Block 26 on the Official Tax Map of Glassboro Borough.

Property Address: 19 College Avenue, Glassboro, NJ

Schedule "A"

SHERIFF'S DEED

CARMEL M. MORINA, SHERIFF

TO

BRIAN E. EACHUS, JR.

Received in the Clerk's Office in the County of Gloucester,
Woodbury, New Jersey on the _____ day of
_____, 2019, and recorded in
Book No. _____ of Deeds, for said County,
On Page _____ & c.

JAMES N. HOGAN, CLERK

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 Camden

} 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

Selene Finance, LP

(Plaintiff)

Stern & Eisenberg, P.C.

F-31854-14

(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

\$ 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 11th

Day of February, 2016

Valerie Sammis

VALERIE SAMMIS
NOTARY PUBLIC OF NEW JERSEY
ID # 2446821
My Commission Expires 03/2019

Name of Deponent

1040 N. Kings Highway, Suite 407
Cherry Hill, NJ 08034

Address of Deponent

AMOUNT BID AT
SHERIFF SALE

\$ 157,000.00

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 Director.

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