



E-recorded

DOCKET#:12996 Type:ERX-Deed
PAGES:10

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1230114 03:05:43 PM

04/29/2025
DB 7167 109

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: 10 PARK AVENUE

MORRISTOWN
NJ-07962

DOCUMENT DATE: 03/05/2025

MUNICIPALITY: WOOLWICH BLOCK: 2.11 LOT: 71

PARTIES:

FIRST PARTY-SHERIFF OF THE COUNTY OF GLOUCESTER
ADDITIONAL PARTY-MORTGAGE ELECTRONIC REGISTRATION SYS INC
SECOND PARTY-METROPOLITAN LIFE INSURANCE CO

RECORD & RETURN TO:
CORPORATION SERVICE COMPANY

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:

**Ashley M. Pascuzzi, Esq.
Gross Polowy LLC
1775 Wehrle Drive, Suite 100
Williamsville, NY 14221**

SHERIFF'S DEED

THIS INDENTURE, made this **5th** day of **March, 2025**,

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

METROPOLITAN LIFE INSURANCE COMPANY, with an address of **10 Park Avenue, Morristown, NJ 07962**, party of the second part, witnesseth.

WHEREAS, on **20th** day of **May, 2024**, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. **F-008654-19**, 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 **20th** day of **May, 2024**, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the **PLAINTIFF** is

METROPOLITAN LIFE INSURANCE COMPANY

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

GABRIEL BLOCK; STATE OF NEW JERSEY; LISA M. BLOCK.

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 71 in Block **2.11** commonly known as **269 Westbrook Drive, Woolwich, NJ 08085**.

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, **METROPOLITAN LIFE INSURANCE COMPANY** the sum of **\$357,249.32** being the principal, interest and advances secured by a certain mortgage dated **November 19, 2023**, and given by **Gabriel Block**, with lawful interest from **November 19, 2023**, together with lawful interest thereafter 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 **\$4,852.71**.

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 **\$357,249.32** 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 G. Malestein, P.J. Ch.**, Judge of the Superior Court at Woodbury, aforesaid, on the **20th** day of **May, 2024**.

/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

GROSS POLOWY, LLC

Attorneys for Plaintiff

By: /s/Ashley M. Pascuzzi, Esquire

ASHLEY M. PASCUZZI, ESQUIRE

AS, by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in Book #**24** of Executions, **Page 003188** etc., 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, 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 **5th** day of **March, 2025** 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 **5th** day of **March** 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

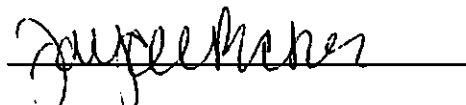
by Assignment of Bid filed with the Sheriff of Gloucester County said bidder assigned its bid to: N/A

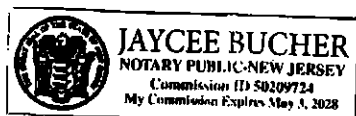
NOW THEREFORE, THIS INDENTURE, WITNESSETH, that I, the said CARMEL M. MORINA, as such Sheriff as aforesaid, under and by the virtue of the said Writ of Execution, and in execution of the power and trust in me reposed and also for and in consideration of the said sum of \$100.00 therefrom acquit, exonerate and forever discharge to the said party of the second part, its successors and assigns, 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 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.

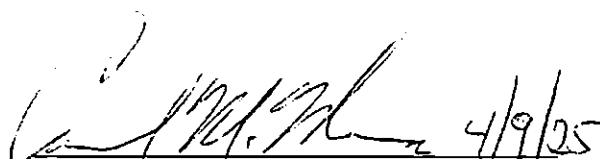
IN WITNESS WHEREOF, I, the said CARMEL M. MORINA as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

Signed, sealed and delivered
in the presence of


Notary Public, State of New Jersey

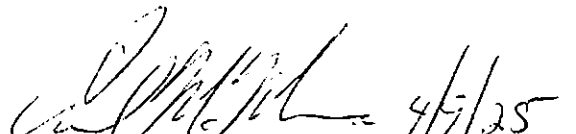


Jaycee Bucher
Notary Public New Jersey
Commission ID 50209724
Commission Expires May 3, 2028

 4/9/25
CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

I, CARMEL M. MORINA, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to METROPOLITAN LIFE INSURANCE COMPANY, 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.

 4/9/25
CARMEL M. MORINA, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On this am day of April, 2025, 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



Jaycee Bucher
Notary Public New Jersey
Commission ID 50209724
Commission Expires May 3, 2028

RIDER TO THE WRIT OF EXECUTION

ALL THAT TRACT or parcel of land and premises, situate, lying and being in the Township of Woolwich, 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 2.11, Lot 71 on the tax map of **Township of Woolwich**.

Commonly known as: **269 Westbrook Drive, Woolwich, NJ 08085**.

SCHEDULE A

LEGAL DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE TOWNSHIP OF WOOLWICH, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEING KNOWN AND DESIGNATED AS LOT 71 IN BLOCK 2.11 AS SHOWN ON MAP ENTITLED "FINAL SUBDIVISION PLAN FOR WESTBROOK AT WEATHERBY TOWNHOMES" FILED ON AUGUST 6, 2003 ON MAP NO. 3848.

FOR INFORMATIONAL PURPOSES ONLY: ALSO KNOWN AS LOT 24.01 & 24.02 IN BLOCK 2 ON THE TOWNSHIP OF WOOLWICH TAX MAP.

BEING THE SAME PREMISES THE TOWNHOUSES AT WEATHERBY, LLC By deed from WESTBROOK AT WEATHERBY, LLC, dated October 20, 2006, recorded October 24, 2006, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 4296, page 53.

Being the same premises vested into WESTBROOK AT WEATHERBY, LLC by deed from SUMMIT VENTURES, LLC, dated August 20, 2003, recorded August 26, 2003, in the Clerk's Office of the County of Gloucester, New Jersey, in Book 3643, page 282.

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 YORK

COUNTY OF ERIE

} 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

METROPOLITAN LIFE INSURANCE COMPANY

(Plaintiff)

Gross Polowy 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
_____	\$ _____
_____	_____
_____	_____
_____	_____
_____	_____
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

3
this day of December, 2024

Ashley M. Pascuzzi, Esq.

Name of Deponent

95 Mount Bethel Road, Suite 3, Warren, NJ 07059

Address of Deponent

ALEXANDRA C SAND
 NOTARY PUBLIC STATE OF NEW YORK
 NIAGARA COUNTY
 L.I.C. #01SA6389923
 COMM. EXP. 04/08/2027

AMOUNT BID AT
 SHERIFF SALE
 \$ 100.00

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

19-001618

**CHAPTER 225, LAWS OF N.J. 1979
(APPROVED OCTOBER 12, 1979)**

1. Whenever an application is made to the sheriff of any county for the sale of any real property, whether under execution or pursuant to any other writ, judgement or order, the sheriff shall not proceed with such sale unless and until the applicant shall furnish to the sheriff a statement, under oath, listing the names of all mortgagees and other holders of encumbrances constituting "consideration" as defined in section 1 (c) of the act is a supplement (C. 46:15-5(c)), to which such sale shall be subject.

Upon the preparation of a deed for any real property sold as herein provided, the sheriff shall cause to be attached to such deed the statement of prior mortgages, liens or encumbrances furnished by the applicant.

Upon the recordation of a deed to real property executed by a sheriff as herein provided, the realty transfer fee shall be computed upon the amount bid for the property plus the remaining amount of any superior mortgages, liens or encumbrances constituting "consideration" as defined in the said section 1 (c) C. 46:15-5(c), provided, however, that nothing herein contained shall be construed to subject to the payment of a fee any deed excluded pursuant to section 6 of P.L. 1968, c. 49 (C. 46:15-10).

The director shall promulgate rules, regulations and forms of certification or otherwise necessary to carry out the provisions of this act.

2. This act shall take effect on the first day of the second month following enactment.

**NEW JERSEY ADMINISTRATIVE CODE 18:16-4.6
CALCULATION OF FEE ON A SHERIFF'S DEED**

- (a) As a general rule, in the case of a sheriff's deed confirming a sheriff's sale, the amount of the realty transfer fee shall be computed upon the amount of the accepted bid for the property sold.
 1. Where, however, the sale is for delinquent taxes or assessments, no fee is imposed.
 2. Where a deed to real estate is executed by a sheriff to a mortgagee who bids in property foreclosure sale to satisfy a mortgage lien, the Realty Transfer Fee will be computed upon the amount bid for the property plus the remaining amount of any superior mortgage liens.

SHERIFF'S DEED

CARMEL M. MORINA, SHERIFF

TO

METROPOLITAN LIFE INSURANCE COMPANY

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