

DOCKET# 17537,

Type: DEE
PAGES: 10

JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 12921 02:25:58 P.M.

03/17/2005
DB 3946 36

GLOUCESTER COUNTY RECORDING DATA PAGE

PLEASE DO NOT DETACH THIS PAGE FROM THE ORIGINAL DOCUMENT
AS IT CONTAINS IMPORTANT INFORMATION AND IS PART OF THE
PERMANENT RECORD.

CONSIDERATION: \$100.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	
\$.00	\$.00	\$.00	
P.H.P.F.A.	E.A.A.		Total
\$.00	\$.00		\$.00
GEN PURP	C) \$1M		
\$.00	\$.00		
NJGLMOYE	Date: 3/17/2005		

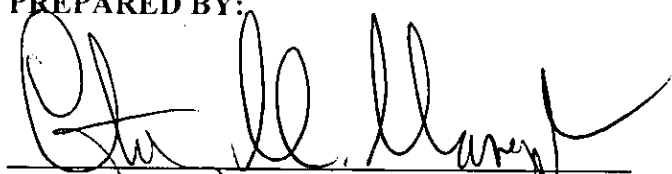
RECORD & RETURN TO:

120-^P
Federman & Phelan
400 Fellowship Rd
Ste 100
Mt Laurel NJ 08054

GLOUCESTER COUNTY RECORDING DATA PAGE
JAMES N. HOGAN, COUNTY CLERK

PHILAN HALLINAN & SCHMIEG, P.C.
400 Fellowship Road
Suite 100
Mt. Laurel, NJ 08054

PREPARED BY:


CHRISTOPHER M. MANGANELLO, ESQUIRE
 Law Office of Christopher M. Manganello
 18 Pitman Avenue, Suite 104
 Pitman, New Jersey 08071
 (856) 218-7070

CONSIDERATION: \$100.00 EXEMPT CODE: E

County	State	N.P.N.R.F.	Total
\$0.00	\$0.00	\$0.00	\$0.00
P.H.P.F.A.	E.A.A.		
\$0.00	\$0.00		\$0.00
GEN PURP	C) \$1M		
\$0.00	\$0.00		
NJGLMOYE			

THIS INDENTURE, made on December 23, 2004, Date: 3/17/2005

BETWEEN, GILBERT MILLER, III, Sheriff of the County of Gloucester, in the State of New Jersey, party of the first part,

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT HIS SUCCESSIONS AND ASSIGNS, ATTENTION: SINGLE FAMILY REO BRANCH, 800 HUDSON SQUARE, CAMDEN NEW JERSEY 08102-1156, party of the second part, witnesseth.

WHEREAS, on JANUARY 21, 2004, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division - Gloucester County, Docket No. F-13552-03 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 21, 2004, by certain Judgment in or Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is:

CHASE MANHATTAN MORTGAGE CORPORATION

AND the following named parties are the DEFENDANT(S):

MARGARET DORSEY; VINCENT J. DORSEY; SEARS ROEBUCK AND COMPANY, A NEW YORK CORPORATION, D/B/I IN NEW JERSEY; SOMERS ASSOCIATES, T/A NOB HILL APARTMENTS; DRS. BLOCK & DILKS; CITIBANK SOUTH DAKOTA MASTER CHARGE; UNITED STATES OF AMERICA

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with appurtenances, in the Complaint and Amendment 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.

Together with all and singular the rights, liberties, privileges, hereditaments and appurtenances there unto belonging or in anywise appearing, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, use, property, claim and demand of the said Defendants of, in, to and out of the same, to be sold, to pay and satisfy in the first place unto Plaintiff, CHASE MANHATTAN MORTGAGE CORPORATION, the sum of \$147,970.66 being principal, interest and advances secured by a certain Mortgage dated August 31, 1998 and given by Margaret

Dorsey with interest at the contract rate of 7.25% on \$134,850.75 being the principal sum in default including advances from December 31, 2003 to January 21, 2004 and lawful interest thereafter on the total sum due until the same is 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 the County of Gloucester 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, subject to further Order of 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 **\$2,356.11.**

IT WAS ORDERED on **JUNE 7, 2004**, that the Sheriff of Gloucester County pay the Plaintiff the following amounts in addition to the amount adjudged to be paid to the Plaintiff by the Writ of Execution in this action.

1. **The sum of \$1,346.97**

IT WAS FURTHER ORDERED that lawful interest on the aforesaid amounts shall be awarded as of the date of this Order; and

IT WAS FURTHER ORDERED that a copy of this Order be served upon all answering Defendants within ten (10) days from the date hereof.

IT WAS FURTHER ORDERED that this Order is only effective when entered and delivered to the Sheriff prior to the foreclosure sale.

IT WAS ORDERED on **NOVEMBER 30, 2004**, that the Sheriff of Gloucester County pay the Plaintiff the following amounts in addition to the amount adjudged to be paid to the Plaintiff by the Writ of Execution in this action.

1. **The sum of \$4,731.92**

IT WAS FURTHER ORDERED that lawful interest on the aforesaid amounts shall be awarded as of the date of this Order; and

IT WAS FURTHER ORDERED that a copy of this Order be served upon all answering Defendants within ten (10) days from the date hereof.

IT WAS FURTHER ORDERED that this Order is only effective when entered and delivered to the Sheriff prior to the foreclosure sale.

Therefore, you are hereby commanded that your 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 \$147,970.66 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 sale pursuant to R. 4:59-1(1), to abide the further Order of the said Court, according to Judgment aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ, together with this Writ if no sale this Writ shall be returnable within twenty-four (24) months.

WITNESS, the Honorable NEIL H. SHUSTER, P.J. Ch., Judge of the Superior Court at Trenton aforesaid, this January 21, 2004.

/s/ DONALD F. PHELAN, Clerk
Superior Court of New Jersey

ATTORNEYS FOR PLAINTIFF
FEDERMAN and PHELAN, P.C.

BY: Rosemarie Diamond
ROSEMARIE DIAMOND, 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 Executions No. 1093F04, may more fully appear.

AND WHEREAS, I, the said GILBERT MILLER, III, 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 JUSTICE COMPLEX 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.

I also caused such notice to be published four (4) times in two (2) newspapers designed by me and printed and published in the said County, the County wherein the real estate 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. One (1) of such newspapers, GLOUCESTER COUNTY TIMES is a newspaper 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 that eight (8) days prior to the time appointed for the sale of such real estate, and by virtue of the said Writ of Execution, I did offer for the sale said land and premises at public venue at the County of Gloucester JUSTICE COMPLEX in Woodbury on DECEMBER 15, 2004 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 12:00 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.

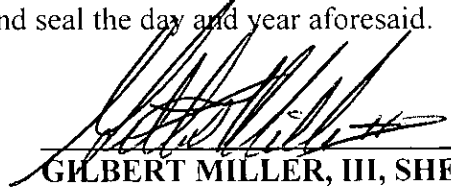
And I did truly report the said sale to the Superior Court of New Jersey, Chancery Division and no objection to the said sale having been made and by Assignment of Bid filed with the Sheriff of Gloucester County said bidder assigned its bid to:

**THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT HIS
SUCCESSIONS AND ASSIGNS**

NOW THEREFORE, This Indenture witnesseth, that I, the said GILBERT MILLER, III, 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 **GILBERT MILLER, III**, 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 caused, 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 **GILBERT MILLER, III** as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.



GILBERT MILLER, III, SHERIFF L.S.

LEGAL DESCRIPTION

All that certain tract or parcel of land and premises situate, lying and being in the Township of Washington, County of Gloucester and the State of New Jersey, more particularly described as follows:

BEGINNING at a point in the Northwestern line of Standish Drive (50 feet wide) distant 158.20 feet Southwestwardly measured along the Northwestern line of Standish Drive from the Southerly end of the curve connecting the Northwestern line of Standish Drive with the Southwestwardly line of Flint Rod (50 feet wide) said connecting curve having a radius of 20 feet; said beginning point being in the division line between Lots 16 and 17 in Block 261 on plan and extending; thence

(1) South 74 degrees 10 minutes 21 seconds West along the Northwestern line of Standish Drive 75 feet to a point in the division line between Lots 117 and 18 in Block 261 on plan; thence

(2) North 15 degrees 49 minutes 39 seconds West along said division line 127.50 feet to a point in the boundary line of said plan; thence

(3) Along same, North 74 degrees 10 minutes 21 seconds East 75 feet to a point in the division line between Lots 16 and 17 in Block 261 aforesaid; thence

(4) South 15 degrees 49 minutes 39 seconds East along last mentioned division line 127.50 feet to the point and place of BEGINNING.

Being Lot 17 in Block 261 on Final Plat of Lots, Section 14, Whitman Square, filed 10-18-65 as Map No. 3-173.

Also Being Lot 17 in Block 261 on the Official Tax Map of the Township of Washington.

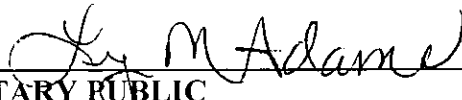
EXHIBIT A

STATE OF NEW JERSEY)

SS:

COUNTY OF GLOUCESTER)

On December 29, 2004, before me, a Notary Public of the State of New Jersey, personally appeared **GILBERT MILLER, III**, Sheriff of the County of Gloucester aforesaid, 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 on his voluntary act and deed, for the uses and purposes therein expressed.


NOTARY PUBLIC

LYNN M. ADAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 7, 2007

STATE OF NEW JERSEY)

SS:

COUNTY OF GLOUCESTER)

I, **GILBERT MILLER, III**, Sheriff of the County of Gloucester, do solemnly swear that the real estate described in this deed made to **THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT HIS SUCCESSIONS AND ASSIGNS** was by me sold by virtue of a good and subsisting execution as is therein recited, that the money ordered to be made has not been to my knowledge or belief paid or satisfied, that the time and place of the same of said real estate were 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**.

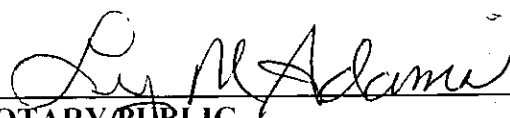

GILBERT MILLER, III, SHERIFF

STATE OF NEW JERSEY)

SS:

COUNTY OF GLOUCESTER)

On December 29, 2004, before me, a Notary Public of the State of New Jersey, personally appeared **GILBERT MILLER, III**, Sheriff of the County of Gloucester aforesaid, 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 on his voluntary act and deed, for the uses and purposes therein expressed.


NOTARY PUBLIC

LYNN M. ADAMS
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires February 7, 2007

STATE OF NEW JERSEY
Affidavit Of Consideration

ALL-STATE Legal, a Division of
ALL-STATE International, Inc.
908 272-0800

(Statement Of Prior Mortgages, 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

SS.

COUNTY OF CAMDEN

FOR RECORDER'S USE ONLY

Consideration \$ _____
 Realty Transfer Fee \$ _____
 Date _____ By _____

IMPORTANT NOTE:

This form is to be attached to all Sheriff's Deeds 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 MORTGAGES OR LIENS OUTSTANDING AND NOT EXTINGUISHED BY THIS SALE ARE AS LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

CHASE MANHATTAN MORTGAGE CORPORATION

(Plaintiff)

FEDERMAN AND PHELAN, P.C.

(Legal Representative for 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 or lending institution participating in the transaction; a holder of power of attorney from plaintiff.)

(2) CONSIDERATION

(2) **CONSIDERATION**
Deponent states that, with respect to the 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 (e)), 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 2, 2004

Rosemarie Diamond
Name of Deponent
ROSEMARIE DIAMOND

51 HADDONFIELD ROAD, SUITE 210
CHERRY HILL, NJ 08002

Address of Deponent

BOBBI E. STEVENS
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/24/2004

AMOUNT BID AT
SHERIFF'S SALE
\$ 100.00

FOR OFFICIAL USE ONLY. This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE REVERSE SIDE HEREOF.

This format 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.

DUPLICATE - To be retained by Sheriff's Office.

TRIPPLICATE - Is your file copy.

DOCKET# 17537

DB 3946 P 43

PHELAN HALLINAN & SCHMIEG, P.C.
400 Fellowship Road
Suite 100
Mt. Laurel, NJ 08054

SHERIFF'S DEED

**GILBERT MILLER, III, SHERIFF
TO
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT
HIS SUCCESSIONS AND ASSIGNS
ATTENTION: SINGLE FAMILY REO BRANCH
800 HUDSON SQUARE
CAMDEN NEW JERSEY 08102-1156**

Received in the Clerk's office in the County of Gloucester,
Woodbury, New Jersey, on the _____ day of
_____, 2004, and recorded in
Book No. _____ of Deeds, for said County,
On page ____ & c.

JAMES N. HOGAN, CLERK

1645 - Affidavit of Consideration
RTF-1 (Rev. 1/1/86)
8/96

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR
EXEMPTION
(c. 49, P.L. 1968)

ALL-STATE Legal, A Division of
ALL-STATE® International, Inc.
908-272-0800

or
PARTIAL EXEMPTION
(c. 176, P.L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF Burlington

SS.

FOR RECORDER'S USE ONLY
Consideration \$ _____
Realty Transfer Fee \$ _____ *
Date _____ By _____

* Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side.)

Deponent Rosemarie Diamond, being duly sworn according to law upon his/her oath

deposes and says that he/she is the Legal Representative in a deed dated 12-23-04

transferring real property identified as Block No. 261 Lot No. 17

located at 1052 Standish Drive, Turnersville NJ 08012

(2) CONSIDERATION (See Instruction #6.)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 100.00

(3) FULL EXEMPTION FROM FEE Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by c.49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

For consideration less than \$ 100

By or to the United States of America, this State, or any instrumentality, agency or subdivision ther

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9.)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P. L. 1975 for the following reason(s):

A) SENIOR CITIZEN (See Instruction #8.)
☐ Grantor(s) 62 yrs. of age or over. *
☐ One or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

B) BLIND (See Instruction #8.)
☐ Grantor(s) legally blind. *
☐ One- or two-family residential premises.
☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.
C) DISABLED (See Instruction #8.)
☐ Grantor(s) permanently and totally disabled. *
☐ One or two-family residential premises.
☐ Receiving disability payments.
☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

* IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

C) LOW AND MODERATE INCOME HOUSING (See Instruction #8.)
☐ Affordable According to HUD Standards.
☐ Meets Income Requirements of Region.

(See Instruction #8.)

☐ Reserved for Occupancy
☐ Subject to Resale Controls

CONSIDERATION: \$100.00 EXEMPT CODE: E

D) NEW CONSTRUCTION (See Instruction #9.)
☐ Entirely new improvement.
☐ Not previously used for any purpose.

☐ Not previously occupied.

County	State	N.P.N.R.F.	Total
\$0.00	\$0.00	\$0.00	
P.H.P.F.A.	E.A.A.		
\$0.00	\$0.00		\$0.00
GEN PURP	C)\$1M		
\$0.00	\$0.00		

Deponent makes this Affidavit to induce the County Clerk or Register of Deeds to record this deed and accept the fees submitted herewith in accordance with the provisions of c. 49, P.L. 1968.

Subscribed and sworn to before me
this 8th
day of March, 2005

Rosemarie Diamond
Name of Deponent (sign above line)
Rosemarie Diamond, Esq.

Sheriff of Camden County
Name of Grantor (type above line)

400 Fellowship Road, Suite 100
Mt. Laurel, NJ 08054
Address of Deponent

Camden, NJ 08012
Address of Grantor at Time of Sale

LYNN T. COSKEY
NOTARY PUBLIC OF NEW JERSEY
Commission Expires 6/24/2009

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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ORIGINAL - To be retained by County.

DUPLICATE - To be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16 - 8.12)

TRIPLICATE - Is your file copy.

ORIGINAL AND COPY MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER