



E-recorded

DOCKET#:15308 Type:ERX-Deed
PAGES:10

HONORABLE JAMES N. HOGAN
GLOUCESTER COUNTY CLERK
RECEIPT#: 1113105 12:18:07 PM

05/26/2023
DB 6859 78

Fee:\$ 120.00

CONSIDERATION:\$ 74,000.00 Tax/Code: STANDARD UNDER 350K

COUNTY:	74.00	STATE :	185.00
NJAHTF :	0.00	EAA :	0.00
PHPFA :	37.00	GEN PURP	0.00
1% OVER:	0.00		

REALTY TOTAL: \$ 296.00

GRANTEE ADDRESS: P.O. BOX 3868

GREENVILLE
DE-19807

DOCUMENT DATE: 03/01/2023

MUNICIPALITY: MONROE BLOCK: 14701 LOT: 29

PARTIES:

FIRST PARTY-FULTON BANK
ADDITIONAL PARTY-CARL F WALSTON
ADDITIONAL PARTY-KELLY D WALSTON
ADDITIONAL PARTY-RANCOCAS ANESTHESIOLOGY PA
ADDITIONAL PARTY-STATE OF NEW JERSEY
SECOND PARTY-19808 RENOVATIONS LLC

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:

Douglas J. Ferguson, Esquire
Eisenberg Gold & Agrawal
1040 N. Kings Highway Suite 200
Cherry Hill, NJ 08034

SHERIFF'S DEED

THIS INDENTURE, made this 1ST day of **March, 2023**,

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

19808 Renovations LLC, with an address of PO Box 3868, Greenville, DE 19807, party of the second part, witnesseth.

WHEREAS, on June 21 2021, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F-009043-20, 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 **June 21, 2021**, by a certain Judgment made in our Superior Court of New Jersey in a certain cause therein pending, wherein the **PLAINTIFF** is

FULTON BANK N.A.

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

Carl F. Walston; Kelly D. Walston;
Rancocas Anesthesiology PA; State of New Jersey

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 29 in Block 14701 commonly known as 209 Hewitt Road, Williamstown, Monroe Township, NJ 08094.

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, **Fulton Bank N.A.** the sum of **\$81,162.58** being the principal, and interest secured by a certain mortgage dated **May 30, 2006** and given by **Carl F. Walston and Kelly D. Walston**, with lawful interest from **May 3, 2021**, 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 of the said Plaintiff have been duly taxed at the following sum **\$2,096.62**.

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 **\$81,162.58** 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 P. Becker, Jr., P.J. Ch.**, Judge of the Superior Court at **WOODBURY**, aforesaid, the 21st day of June 2021.

/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

/s/Douglas J. Ferguson
DOUGLAS J. FERGUSON, ESQUIRE
EISENBERG GOLD & AGRAWAL, P.C.
 Attorneys for Plaintiff

AS, by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in Book #21 Executions, **Page #001817** etc., may more fully appear.

IT WAS ALSO ORDERED BY WAY OF AN Order Directing Sheriff to Pay Additional Sums to Plaintiff issued by the Superior Court of New Jersey, Chancery Division – Gloucester County, Docket No. F 009043 20 on the 6th day of February, 2023, that the Sheriff of Gloucester County pay the Plaintiff the following amounts, in addition to the amount adjudged to be paid to Plaintiff by the Execution in this action:

The sum of **\$1,387.38**

IT IS FURTHER ORDERED that this Order is only effective if it is entered and delivered to the Sheriff prior to the foreclosure sale.

AND WHEREAS, I, the said **JONATHAN M. SAMMONS**, 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 1ST, day of **March, 2023** 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 **\$74,000.00** 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 **\$74,000.00** to the said party of the second part being then and there the highest bidder for same. And on the 1st 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 **JONATHAN M. SAMMONS**, 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 **\$74,000.00** 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.

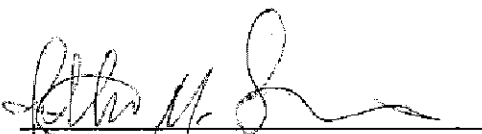
AND, I, the said **JONATHAN M. SAMMONS**, do hereby, covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that I have not, as such Sheriff as aforesaid, done or cause, suffered or procured to be done any act, matter or thing whereby the said premises, 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 **JONATHAN M. SAMMONS** 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



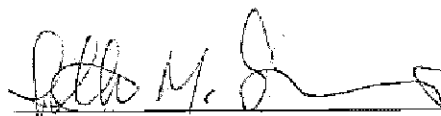
Russell DePersia, Esquire
Attorney At Law, of New Jersey

 L.S.

JONATHAN M. SAMMONS, SHERIFF

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

I, **JONATHAN M. SAMMONS**, Sheriff, of the County of Gloucester, do solemnly swear that the real estate described in this Deed made to **19808 Renovations LLC**, 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 **\$74,000.00**.



JONATHAN M. SAMMONS, SHERIFF

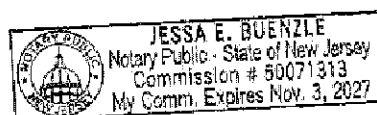
Sworn before me, Russell DePersia, Esquire, on this 13 day of March, 2023, and I having examined the deed above mentioned do approve the same and order it to be recorded as a good and sufficient conveyance of the real estate therein described.



Russell DePersia, Esquire
Attorney At Law, of New Jersey

STATE OF NEW JERSEY :
: §
COUNTY OF GLOUCESTER :

On this 13 day of March, 2023, before me, a Notary Public of the State of New Jersey, personally appeared **JONATHAN M. SAMMONS**, 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

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 **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 14701, Lot 29 on the tax map of Township of Monroe.

Commonly known as 209 Hewitt Road, Williamstown, Monroe Township NJ
08094.

SCHEDULE "A"

☐ The property is vacant.

Property. The property consists of the land and all the buildings and structures on the land, in the Township of Monroe County of Gloucester and State of New Jersey. The legal description is:

BEGINNING at an iron pipe at the intersection of the center line of Mildred Avenue (50 feet wide) and the former center line of Hewitt Road (now 33 feet wide); thence (1) along the former center line of Hewitt Road South 67 degrees 20 minutes West 225.00 feet to a nail; thence (2) along the easterly line of lands now or formerly of Albert O. Banse North 19 degrees 25 minutes West 229.32 feet to a point, having crossed over a concrete monument situated 23.04 feet from the beginning of this course; thence (3) along the southerly line of lands now or formerly of Albert O. Banse North 67 degrees 20 minutes East 225.00 feet to a nail in the center line of Mildred Avenue, having crossed over an iron re-bar situated 26.04 feet from the terminus of this course; thence (4) along the center line of Mildred Avenue South 19 degrees 25 minutes East, 229.32 feet to the point and place of beginning.

CONTAINING 0.9454 acres exclusive of roadway

BEING Lot 29, Block 14701, Plate 147 of the Tax Maps of the Township of Monroe.

Commonly known as: 209 Hewitt Road, Williamstown, Monroe Township NJ 08094

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 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

Fulton Bank N.A.

(Plaintiff)

DOUGLAS J. FERGUSON, ESQUIRE OF EISENBERG, GOLD & AGRAWAL, P.C.

(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.

Douglas J. Ferguson, Esquire of Eisenberg Gold & Agrawal,
PC Attorneys

Name of Deponent

1040 N. Kings Highway, Suite 200, Cherry Hill, NJ 08034

Address of Deponent

Subscribed and Sworn to before me

this 24th Day of October, 2022

Joanna Wingfield
Notary Public of New Jersey
My Commission Expires on 05/03/2024

AMOUNT BID AT
SHERIFF SALE

\$ 74,000.00

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.

**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

JONATHAN M. SAMMONS, SHERIFF

TO

19808 RENOVATIONS LLC

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