



Monmouth County Document Summary Sheet

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	Transaction Identification Number		6982901	8526053	
	Recorded Document to be Returned by Submitter to: GREEN LABEL TITLE 1512 STATE ROUTE 138 WALL, NJ 07719				
Official Use Only CHRISTINE GIORDANO HANLON COUNTY CLERK MONMOUTH COUNTY, NJ INSTRUMENT NUMBER 2024002625 RECORDED ON Jan 11, 2024 11:24:38 AM BOOK:OR-9674 PAGE:1506 Total Pages: 8 REALTY TRANSFER FEES \$3,992.60 COUNTY RECORDING FEES \$114.00 TOTAL PAID \$4,106.60	Submission Date (mm/dd/yyyy)		01/11/2024		
	No. of Pages (excluding Summary Sheet)		6		
	Recording Fee (excluding transfer tax)		\$90.00		
	Realty Transfer Tax		\$3,992.60		
	Total Amount		\$4,082.60		
	Document Type	SHERIFF'S DEED			
	Electronic Recordation Level		L2 - Level 2 (With Images)		
	Municipal Codes		WEST LONG BRANCH 5301		
			1476746		

Additional Information (Official Use Only)

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Monmouth County Document Summary Sheet

SHERIFF'S DEED	Type	SHERIFF'S DEED				
	Consideration	\$481,000.00				
	Submitted By	SIMPLIFILE, LLC. (SIMPLIFILE)				
	Document Date	01/11/2024				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		SHAUN GOLDEN SHERIFF OF MONMOUTH COUNTY				
	GRANTEE	Name			Address	
		MCGX				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		53	71	31 AND 32		5301

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SHERIFF'S DEED OF FORECLOSURE

Sheriff's Number: 23001521

THIS INDENTURE, made this **28th** day of **November 2023**, between Shaun Golden, Sheriff of the County of Monmouth in the State of New Jersey, party of the first part and **MCGX** party of the second part, witnesseth.

WHEREAS, on the **11th** day of **May 2023**, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Monmouth County, **Docket No. F00605520** directed and delivered to the Sheriff of the said County of Monmouth and which said Writ is in the words or to the effect following:

THE STATE OF NEW JERSEY

TO: THE SHERIFF OF THE COUNTY OF MONMOUTH

GREETING:

WHEREAS, on the **11th** day of **May 2023**, 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, As Owner Trustee Of The Residential Credit Opportunities Trust VII-B

Attorneys for PLAINTIFFS:

Greenspoon Marder, LLP

and the following named parties are the DEFENDANTS:

GTorres Investments LLC, et al Danielle Tucci a/k/a Danielle A. Taglianetti; Matthew Tucci a/k/a Matthew Christopher Tucci; 50 Parker Road, LLC and United States of America acting on behalf of The Department of Treasury – Internal Revenue Services

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint, and Amendment to Complaint, if any, in the said cause particularly set forth and described. The mortgaged premises are described as set forth upon the RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS: Lot(s) 31 and Lot 32, Block 71, Tax Map of Borough of West Long Branch County of Monmouth, State of New Jersey

COMMONLY KNOWN AS: 50 Parker Road West Long Branch, NJ 07764

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 defendants 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, As Owner Trustee Of The Residential Credit Opportunities Trust VII-B, the sum of **\$362,496.72** being the principal, interest and advances secured by a certain mortgage dated: **11/28/2018** and given by **GTorres Investment LLC** together with lawful interest thereon from **4/15/2023** 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 the County of Monmouth commanding him to make such sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into our said Court, as by the judgment remaining as of record in our said Superior Court of New Jersey, at Trenton, doth more fully appear; and whereas, the costs and Attorney's fees of the said plaintiff have been duly taxed at the following **\$5,190.31**.

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 **\$362,496.72** as of **5/11/2023** together with lawful interest thereon as aforesaid, and the Plaintiff's costs to be taxed with lawful interest thereon as aforesaid, and that you pay said amounts to the Plaintiff.

AND that you have the surplus money, if any there be, before our said Superior Court of New Jersey, aforesaid at Trenton, within 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 this Writ, and if no sale, this Writ shall be returnable within twenty-four (24) months.

WITNESS, the Honorable **Joseph P. Quinn, P.J.Ch.**, Judge of the Superior Court at Freehold, aforesaid, the **11th** day of **May 2023**

MICHELLE M. SMITH, ESQ.
Clerk of Superior Court

Attorneys for the Plaintiff:
Greenspoon Marder, LLP

As by the record of the said Writ of Execution in the Office of the Superior Court of New Jersey may more fully appear.

By virtue of said Writ, the said, **Shaun Golden**, Sheriff, did levy on all the land and real estate in the hereinbefore recited, writ, particularly set forth and described.

AND WHEREAS, I, the said **Shaun Golden**, 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 the Monmouth County Sheriff's Office Public Safety Center in Monmouth County, being the County in which said real estate is situated and also set up at the premises to be sold at least three weeks next before the time appointed for such sale.

I also caused such notice to be published four times in two newspapers designated 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 consecutive calendar weeks. One of such newspapers, **The Star Ledger** is a newspaper with circulation in **Freehold**, the County seat of said Monmouth County. The first publication was at least twenty-one days prior and the last publication not more than eight 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 sale said land and premises at public vendue at the Monmouth County Fire Academy on the **10/30/2023**, at the hour of 2 o'clock in the p.m.

RTF-8 (Rev. 3-98)

52030.0017 GTORRES

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 GEORGIA }
 COUNTY OF COBB } 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
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE
RESIDENTIAL CREDIT OPPORTUNITIES TRUST VII-B
 (Plaintiff)

Greenspoon Marder, LLP

(Legal Representative of 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 of a 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

by: Judi Gray
 Notary Public
 this 22 day of May, 2023.

Jessica A. Berry, Esq.
 Name of Deponent
 Greenspoon Marder, LLP

Address of Deponent

AMOUNT BID AT
 SHERIFF SALE

\$ 481,000.00

FOR OFFICIAL USE ONLY

This space for use of County Clerk or Register of Deeds

Instrument Number _____ County _____

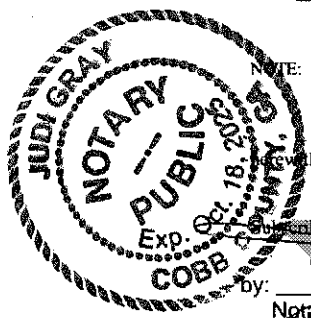
Deed Number _____ Block _____ Page _____

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's Deed.



LEGAL DESCRIPTION

50 PARKER ROAD, WEST LONG BRANCH, NJ 07764

Lot(s) 31 AND 32, Block 71, Borough of West Long Branch, MONMOUTH County

ALL that certain tract, lot and parcel of land lying and being in the Borough of West Long Branch, County of Monmouth, State of New Jersey, and being more particularly described as follows:

(West Long Branch Borough - Block 71, Lots 31 and 32)

KN OWN as Lots 31 and 32, Section 1 of revised Map of Cedar Terrace, which map is filed in the Monmouth County Clerk's Office on October 30, 1928 in Case 27-12.

BEGINNING at a point in the South side of Parker Road, said point being distant 200 feet measured in a Westwardly direction from the intersection formed by the South side of Parker Road and the West side of DeForrest Place; thence

1. South 12 degrees 00 minutes West, a distance of 150.00 feet to a point; thence
2. North 78 degrees 00 minutes West, a distance of 100.00 feet to a point; thence
3. North 12 degrees 00 minutes East, a distance of 150.00 feet to a point in the Southerly line of Parker Road; thence
4. Along said Southerly line of Parker Road, South 78 degrees 00 minutes East, a distance of 100.00 feet to the point and place of BEGINNING.

FOR INFO RMATIONAL PURPOSES ONLY:

The land referred to is commonly known as Lots 31 and 32, Block 71 on the Tax Map, Borough of West Long Branch in the County of Monmouth.

COMMONLY KNOW AS: 50 Parker Road, West Long Branch, NJ 07764

WHEREUPON the said party of the second part **MCGX** bidding therefore for the same, the sum of **\$481,000.00** 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 and 5 in the p.m., strike off and sell tracts or parcels of land and premises for the sum of **\$481,000.00** to the said party **MCGX** being then and there the highest bidder for same. And on the **30th** day of **October 2023**, 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 Monmouth County said bidder assigned its bid to:

**50 Parker Rd., LLC
214 W. Front Street
Red Bank, NJ 07701**

NOW, THEREFORE, this Indenture witnessed, that I, the said **Shaun Golden**, 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 **\$481,000.00** 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, **Shaun Golden** 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 **Shaun Golden** 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:

[Signature]
Michael D. Fitzgerald, County Counsel
Attorney at Law of New Jersey

[Signature]
Shaun Golden, Sheriff



STATE OF NEW JERSEY SS:
MONMOUTH COUNTY

I, **Shaun Golden**, Sheriff, of the County of Monmouth, do solemnly swear that the real estate described in this deed made to:

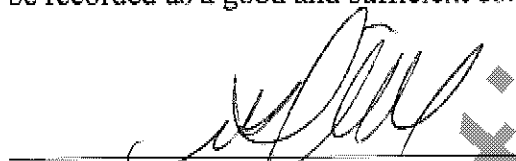
**50 Parker Rd., LLC
214 W. Front Street
Red Bank, NJ 07701**

was by me sold by virtue of a good and subsisting execution (or as the case may be) 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 **\$481,000.00**

**50 Parker Rd., LLC
214 W. Front Street
Red Bank, NJ 07701**

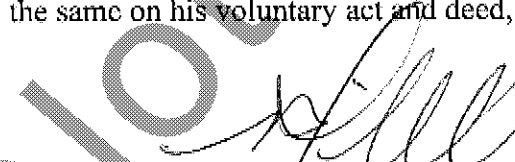

Shaun Golden, Sheriff

Signed before me, Michael D. Fitzgerald, County Counsel, on this **28th** day of **November 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.


Michael D. Fitzgerald, County Counsel
Attorney at Law of New Jersey

STATE OF NEW JERSEY SS:
MONMOUTH COUNTY

On this **28th** day of **November 2023**, before me, the subscriber, Michael D. Fitzgerald, personally appeared **Shaun Golden**, Sheriff of the County of Monmouth 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.


Michael D. Fitzgerald, County Counsel
Attorney at Law of New Jersey