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| RECORDING INFORMATION SHEET | | 50 RANCOCAS RD, MT. HOLLY, NJ 08060 | |
| INSTRUMENT NUMBER: 5850707 | | DOCUMENT TYPE: SHERIFF'S DEED | |
| Official Use Only | Document Charge Type | | MUNICIPAL-SHERIFFS DEED |
| | Return Address (for recorded documents) RAYMOND COLEMAN & HEINOLD 325 NEW ALBANY ROAD MOORESTOWN NJ 08057 | | |
| | No. Of Pages (Excluding Recording Information and/or Summary Sheet) | | 8 |
| | Consideration Amount | | \$100.00 |
| | Recording Fee | | \$13.00 |
| | Realty Transfer Fee | | \$0.00 |
| | Total Amount Paid | | \$13.00 |
| | Municipality | MOORESTOWN TWP | |
| | Parcel Information | Block: 1400 Lot: 13 | |
| | First Party Name | PULVERIZING SERV INC | |
| Second Party Name | MOORESTOWN TWP | | |
| Additional Information (Official Use Only) | | | |
| <div>5850707</div> | | | |
| Ctrl Id: 6234582 Recording Clerk: kcicchino | | | |
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Burlington County
Document Summary Sheet

BURLINGTON COUNTY
CLERK

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BURLINGTON COUNTY
CLERK

Official Use Only

| | | | | | |
|--|--|--|---|--------------------|---|
| JOANNE SCHWARTZ BURLINGTON COUNTY CLERK P.O. BOX 6000 50 RANOCAS RD, 3rd FLOOR MOUNT HOLLY, NJ 08060-1317 | | Return Name and Address Stephen E. Raymond, Esq. Raymond Coleman Heinold, LLP 325 New Albany Road Moorestown, NJ 08057 | | | |
| Submitting Company | | Raymond Coleman Heinold, LLP | | | |
| Document Date (mm/dd/yyyy) | | 05/24/2023 | | | |
| Document Type | | Sheriff's Deed | | | |
| No. of Pages of the Original Signed Document (Including the cover sheet) | | 8 | | | |
| Consideration Amount (If applicable) | | | | | |
| First Party (Grantor or Mortgagor or Assignor) (Enter up to five names) | Name(s) | (Last Name First Name Middle Initial Suffix) (or Company Name as written) | | Address (Optional) | |
| | James H. Kostoplis, Sheriff of Burlington County, New Jersey | | | | |
| Second Party (Grantee or Mortgagee or Assignee) (Enter up to five names) | Name(s) | (Last Name First Name Middle Initial Suffix) (or Company Name as written) | | Address (Optional) | |
| | Township of Moorestown | | 111 West 2nd Street, Moorestown, NJ 08057 | | |
| Parcel Information (Enter up to three entries) | Municipality | Block | Lot | Qualifier | Property Address |
| | Moorestown Township | 900 | 7, 8, 9 | | 331 New Albany Rd. Moorestown, NJ 08057 |
| | Moorestown Township | 900 | 3 | | 456 Crider Avenue, Moorestown, NJ 08057 |
| | Moorestown Township | 1400 | 13, 14, 15 | | 332 New Albany Rd. Moorestown, NJ 08057 |
| Reference Information (Enter up to three entries) | Book Type | Book | Beginning Page | Instrument No. | Recorded/File Date |
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DOCUMENT SUMMARY SHEET (COVER SHEET) IS PART OF BURLINGTON COUNTY FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.

Prepared By:
Stephen E. Raymond, Esquire

/s/ Stephen E. Raymond

SHERIFF'S DEED

This Indenture,

Made This 24th day of May, 2023.

Between **James H. Kostoplis**, Sheriff of the County of Burlington in the STATE OF NEW JERSEY, party of the first part and

Township of Moorestown
111 West 2nd Street
Moorestown, New Jersey 08057

party of the second part, witnesseth.

Whereas, on the 18th day of November, 2022, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Burlington County, Docket No. **F-138-11** directed and delivered to the Sheriff of the said County of Burlington 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 Burlington.

GREETINGS:

Whereas, on the 28th day of January, 2013, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is:

Township of Moorestown

and the following named parties are the DEFENDANTS:

Pulverizing Services, Inc.;
Wells Fargo Bank, N.A. (f/k/a The South Carolina National Bank);
State of New Jersey; and,
United States of America

It was ordered and adjudged that certain premises, with the appurtenances in the Complaint, and Amendment to Complaint, if any, in the said cause particularly set forth and described, that is to say:

The premises are described as set forth upon the RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS Tax Lot(s) 7, 8, & 9 in Block 900 on the Township of Moorestown tax map, COMMONLY KNOWN AS 331 New Albany Road, Moorestown NJ 08057.

BEING KNOWN AS Tax Lot 3 in Block 900 on the Township of Moorestown tax map, COMMONLY KNOWN AS 456 Crider Avenue, Moorestown, NJ 08057.

BEING KNOWN AS Tax Lot 13, 14 & 15 in Block 1400 on the Township of Moorestown tax map, COMMONLY KNOWN AS 332 New Albany Road, Moorestown, NJ 08057.

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, the sum of **\$4,725,427.13** being the Judgment together with lawful interest from **28th day of January, 2013** 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 Burlington 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, as by the judgment remaining as of record in our said Superior Court of New Jersey, at Trenton, doth and more fully appear; and whereas, the costs and Attorney's fees of the said plaintiff have been duly taxed at the following sum: **\$2,406.67**.

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 **\$4,725,427.13** 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 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 **24 months**.

Witness, the Honorable **Kathi F. Fiamingo, J.T.C.**, Judge of the Superior Court at Mount Holly aforesaid, the **18th day of November 2022**

/s/ Michelle M. Smith, Esquire, Clerk
Superior Court of New Jersey

Attorney for Plaintiff:

By: /s/Stephen E. Raymond

For the Firm: Raymond Coleman Heinold, LLP

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, as **Writ #22007189** etc., may more fully appear.

And Whereas I, the said **James H. Kostoplis**, 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 **ADMINISTRATION** Building in **Burlington** County, being the County in which said real estate is situate 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, **Burlington County Times** is a newspaper with circulation in **Mount Holly**, the County seat of said Burlington 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 County Administration Building in **Mount Holly**, on the **11th** day of **May, 2023** at the hour of **12:00** in the p.m.

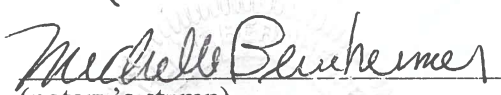
Whereupon the said party of the second part bidding therefore for the same, the sum of **\$100.00** and no other person bidding as much I did then and there openly and publicly in due form of law between the hours of **12:00 pm** and **5:00 pm** in the afternoon, strike off and sell tracts or parcels 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 **11th** day of **May** 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.

Now, Therefore, This Indenture witnesseth, that I, the said **James H. Kostoplis**, 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 **James H. Kostoplis**, 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 **James H. Kostoplis**, 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's stamp)

MICHELLE BERNHEIMER
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION #50185170
MY COMMISSION EXPIRES 02/09/2027

 (L.S.)
James H. Kostoplis, Sheriff

STATE OF NEW JERSEY)
COUNTY OF BURLINGTON) SS.

I, **James H. Kostoplis**, Sheriff, of the County of Burlington, do solemnly swear that the real estate described in this deed made to the **Township of Moorestown, 111 West 2nd Street, Moorestown, New Jersey 08057**

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 **\$100.00**.

James H. Kostoplis
James H. Kostoplis, Sheriff

Sworn before me, Notary of the State of New Jersey, on this 2nd (day) day of June (month), 2023 (year), 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.

Michelle Bernheimer
(notary's stamp)
MICHELLE BERNHEIMER
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION #50185170
MY COMMISSION EXPIRES 02/09/2027

STATE OF NEW JERSEY)
COUNTY OF BURLINGTON) SS.

On this 2nd (day) day of June (month), 2023 (year), before me, the subscriber, Notary of the State of New Jersey, personally appeared **James H. Kostoplis**, Sheriff of the County of Burlington 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.

Michelle Bernheimer
(notary's stamp)
MICHELLE BERNHEIMER
NOTARY PUBLIC, STATE OF NEW JERSEY
COMMISSION #50185170
MY COMMISSION EXPIRES 02/09/2027

Deed

James H. Kostoplis
SHERIFF OF BURLINGTON COUNTY
N.J.

TO
Township of Moorestown
111 West 2nd Street
Moorestown, New Jersey 08057

DATED:.. (day) day of .. (month), ..(year)

Received in the Registers Office of the
County of Burlington on the _____ day
of _____ A.D., _____ at _____
_____ o'clock _____ M, and recorded the
same day in _____ Liber of Deeds on
Page _____.
_____, Register

RIDER TO THE WRIT OF
EXECUTION

ALL THAT TRACT or parcel of land and premises, situate, lying and being in the Township of Moorestown, County of Burlington, and State of New Jersey, more particularly described as follows:

Block 900 Lots 3, 7, 8, 9 & Block: 1400 Lots: 13, 13-Q-Farm, 14 & 15 on the tax map of the Township of Moorestown, County of Burlington, and State of New Jersey, commonly known as 331 New Albany Road, 332 New Albany Road and 356 Crider Avenue.

Now known on the current tax map as Block 900 Lots 3, 7, 8, 9 & Block: 1400 Lots: 13, 14 & 15.

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 Burlington

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

Township of Moorestown

(Plaintiff)

Stephen E. Raymond, Esq.

(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 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

this 31st

Day of January, 2023

TRACEY L. HAMLIN
NOTARY PUBLIC
STATE OF NEW JERSEY
MY COMMISSION EXPIRES MAY 30, 2026

Name of Deponent

325 New Albany Road, Moorestown, NJ 08057

Address of Deponent

AMOUNT BID AT
SHERIFF SALE

\$

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, judgment 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.