



McCalla Raymer Leibert Pierce, LLC

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February 8, 2023

Bergen County Sheriff's Office
10 East Main Street
Hackensack NJ 07601
Attn: Foreclosure Sales

Re: Bank of America, National Association v. William E. Dolan, et al
Docket No. F-003287-22
Property Address: 99 West Hill Road, Woodcliff Lake, NJ 07677
MRLP File No. 22-07540NJ

Dear Sir/Madam:

This firm represents Bank of America, National Association, plaintiff in the mortgage foreclosure action referenced above.

Please schedule a sheriff's sale at the earliest possible date.

Enclosed herewith please find:

1. Three (3) copies of Writ of Execution;
2. Deposit in the amount of \$2,000.00
3. Short form description;
4. Affidavit of Consideration for Sheriff's Deed and One (1) copy; and
5. Certification of Diligent Inquiry pursuant to Rule 4:64-2(d).

Please contact our office if you should have any questions. Otherwise, we look forward to receiving a sale date from your office as soon as possible. **PLEASE DO NOT SCHEDULE SALE ON DATES THAT FALL BETWEEN APRIL 15TH TO APRIL 30TH.**

***PLEASE DO NOT RETURN THE AFFIDAVIT OF CONSIDERATION, AS...**
NJSA 41:21-1 empowers attorneys to take oaths and affirmations (to witness signatures)
and

N.J.S.A 46:14-2.1.d, "The seal of the officer taking the acknowledgement or proof need not be affixed to the certificate stating that acknowledgement or proof."

Very truly yours,
McCalla Raymer Leibert Pierce, LLC

By: Cathy Padinha-Neto
Catherine Padinha-Neto, Legal Assistant

McCalla Raymer Leibert Pierce, LLC | A Limited Liability Company Formed in the State of Georgia
New Jersey Managing Attorneys: Richard P. Haber, Esq. | Anthony J. Risalvato, Esq.
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22-07540NJ

Kristen Bleiweis - 015802007
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P: (732) 902-5399
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Attorneys for Plaintiff
Firm File No. 22-07540NJ

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BERGEN COUNTY
CLERK'S OFFICE

Bank of America, National Association, Plaintiff, vs. William E. Dolan and JoAnn W. Dolan, husband and wife; and PNC Bank, National Association, Defendants.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION BERGEN COUNTY DOCKET NO. F-003287-22 Civil Action WRIT OF EXECUTION
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The State of New Jersey
To the Sheriff of the County of Bergen

GREETINGS

Whereas, on 1/27/23 by certain judgment in our Superior Court of New Jersey, in a certain cause therein pending, wherein the Plaintiff is Bank of America, National Association and the following named parties are the Defendants: William E. Dolan and JoAnn W. Dolan, husband and wife, and PNC Bank, National Association, it was ordered and adjudged that certain mortgaged premises, with the appurtenances, in the Complaint in the said cause particularly set forth and described that is to say:

The mortgaged premises are described as set forth upon the rider marked as "Schedule A" which is 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 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, Bank of America, National Association, the sum of \$865,097.19 being principal, interest and advances secured by a certain Mortgage dated December 21, 2006, and given by William E. Dolan and JoAnn W. Dolan, with lawful interest from September 30, 2022 until 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 Bergen 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 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: \$ 8540.72_____.

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 \$865,097.19, and the same you do pay to the said plaintiff with lawful interest thereon, as aforesaid, and the sum aforesaid of costs with the 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, 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 Edward A. Jerejian, of the Superior Court at Hackensack aforesaid, this 27____
day of JANUARY_____, 2023.

/s/ Michelle M. Smith

MICHELLE M. SMITH

Clerk of the Superior Court

Signed and Sealed in the Superior Court of New
Jersey

/s/Kristen Bleiweis

Kristen Bleiweis, Esq.

McCalla Raymer Leibert Pierce, LLC

Attorneys for Plaintiff

SCHEDULE A

**SCHEDULE A
ITEM 4**

All that certain lot, piece or parcel of land situate, lying and being in the Borough of Woodcliff Lake, County of Bergen, State of New Jersey, and is described as follows:

Being known and designated as follows:

Beginning at a point in the southerly line of West Hill Road (50.00 feet wide), where the same is intersected by the easterly division line of the herein described parcel, said parcel being known as Lot 7.02 in Block 2101, as shown on a subdivision map entitled, "West Hill Estates, Lots 5.03, 7 & 8, Block 2101, Sheet 21, Borough of Woodcliff Lake, Bergen County, New Jersey," said map being filed in the Bergen County Clerk's Office on August 19, 1996, as Map No. 9004, and running; thence

- 1) South 10 degrees 41 minutes 45 seconds West, 200.09 feet along the aforementioned easterly line of the herein described parcel; thence
- 2) North 71 degrees 49 minutes 45 seconds West, 44.00 feet to a point; thence
- 3) North 65 degrees 38 minutes 24 seconds West, 150.40 feet to a point; thence
- 4) North 19 degrees 48 minutes 40 seconds East, 15.00 feet to a point on a curve in the southerly line of West Hill Road; thence
- 5) Easterly and northeasterly on a curve to the left having a radius of 50.00 feet, an arc distance of 71.00 feet, and a central angle of 81 degrees 21 minutes 10 seconds along the southerly and southeasterly line of West Hill Road to a point of compound curvature; thence
- 6) Northeasterly, on a curve to the left having a radius of 800.00 feet, an arc length of 68.18 feet, and a central angle of 4 degrees 53 minutes 00 seconds along the southeasterly line of West Hill Road to a point of tangency; thence
- 7) North 23 degrees 34 minutes 30 seconds East, 15.00 feet along the same to a point of curvature; thence
- 8) Northerly and northeasterly on a curve to the right having a radius of 50.00 feet, an arc distance of 78.54 feet, and a central angle of 90 degrees 00 minutes 00 seconds along the aforementioned southeasterly and southerly line of West Hill Road to a point of reverse curvature; thence
- 9) Easterly on a curve to the left having a radius of 380.77 feet, an arc distance of 51.28 feet, and a central angle of 07 degrees 43 minutes 00 seconds along the aforementioned southerly line of West Hill Road to the point or place of beginning.

The foregoing description is in accordance with a survey prepared by AFR Azzolina, Feury & Raimondi Engineering Group, P.E. & L.S. dated December 13, 2005.

FOR INFORMATIONAL PURPOSES ONLY:

"In compliance with Chapter 157, Laws of 1977, premises herein is Lot 7.02 in Block 2101 on the Tax Map of the Borough of Woodcliff Lake, County of Bergen, State of New Jersey.

The Mortgaged Premises is commonly known as 99 West Hill Road, Woodcliff Lake, NJ 07677, and is further described as Lot 7.02, Block 2101 on the Tax Map of The Borough of Woodcliff Lake.



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Bank of America, National Association v. William E. Dolan

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SHORT FORM LEGAL DESCRIPTION

Commonly known as address	99 West Hill Road, Woodcliff Lake, NJ 07677
Municipality	Borough of Woodcliff Lake
Lot and Block	Lot 7.02, Block 2101
Approximate dimensions	200.09 x 44.00 x 150.40 x 15.00 x 71.00 x 68.18 x 15.00 x 78.54 x 51.28 Feet (IRREGULAR)
Nearest cross street	Emery Lane
Subject to	Water in the amount of \$55.56 open plus penalty

****Surplus Money:** If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that persons claim an asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.**

**** THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION****

****To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act. ****

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New Jersey Managing Attorneys: Richard P. Haber, Esq. | Anthony J. Risalvato, Esq.

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