



**Ocean County
Document Summary Sheet**

OCEAN COUNTY CLERK
PO BOX 2191
COURTHOUSE
TOMS RIVER NJ 08754

INSTR # 2023043115
OR BK 19400 PG 1584
RECORDED 06/09/2023 08:40:19 AM
SCOTT M. COLABELLA, COUNTY CLERK
OCEAN COUNTY, NEW JERSEY
RECORDING FEES 116.00
REALTY TRANSFER TAX 1,613.60
Official Use Only

Transaction Identification Number

6695773 8155765

Submission Date(mm/dd/yyyy) 06/08/2023

No. of Pages (excluding Summary Sheet) 8

Recording Fee (excluding transfer tax) \$116.00

Realty Transfer Tax \$1,613.60

Total Amount \$1,729.60

Document Type SHERIFF'S DEED

Municipal Codes
BEACHWOOD BORO 5

Batch Type L2 - LEVEL 2 (WITH IMAGES)

1120664

Return Address (for recorded documents)

CAPITAL ABSTRACT CO

204 POWDERHORN DR
LAKEWOOD, NJ 08701

Additional Information (Official Use Only)

*** DO NOT REMOVE THIS PAGE.
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



Ocean County
Document Summary Sheet

SHERIFF'S DEED	Type	SHERIFF'S DEED				
	Consideration	\$287,000.00				
	Submitted By	CAPITAL ABSTRACT CO (CSC/INGEO SYSTEMS INC)				
	Document Date	05/30/2023				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		MICHAEL G MASTRONARDY OCEAN COUNTY SHERIFF			120 HOOPER AVE, TOMS RIVER, NJ 08754	
		NATIONSTAR MORTGAGE LLC			120 HOOPER AVE, TOMS RIVER, NJ 08754	
		LORI ROMAN			120 HOOPER AVE, TOMS RIVER, NJ 08754	
		WILLIAM ROMAN			120 HOOPER AVE, TOMS RIVER, NJ 08754	
		MR COOPER			120 HOOPER AVE, TOMS RIVER, NJ 08754	
	GRANTEE	Name			Address	
		JTB HOLDCO LLC			1776 AVENUE OF THE STATES, SUITE 104, LAKEWOOD, NJ 08701	
Parcel Info						
Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality	
	5	1.08	7		5	

*** DO NOT REMOVE THIS PAGE.**
COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF OCEAN COUNTY FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.

This Deed Prepared by:
Faith Schiabor
FAITH SCHIABOR
of the Ocean County Sheriff's Office

THIS INDENTURE,

made this 30TH day of MAY, 2023. Between

MICHAEL G. MASTRONARDY, Sheriff of the County of Ocean, in the State of New Jersey,
party of the first part and

JTB HOLDCO LLC
1776 AVENUE OF THE STATES
SUITE 104
LAKEWOOD, NJ 08701

party of the second part, witnesseth.

WHEREAS, on the 22ND day of DECEMBER, 2022, a certain
Writ of Execution was issued out of the Superior Court of New Jersey,
Chancery Division - Ocean County, Docket No. F-006531-22 directed and delivered
to the Sheriff of the said County of Ocean 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 Ocean,
Greeting:

WHEREAS, on the 22ND day of DECEMBER, 2022, by a
certain judgment made in our Superior Court of New Jersey, in a certain cause therein
pending, wherein the PLAINTIFF is:

NATIONSTAR MORTGAGE LLC, D/B/A MR. COOPER

and the following named parties are the DEFENDANTS:
LORI ROMAN; WILLIAM ROMAN

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, 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 7, in Block 1.08

COMMONLY KNOWN AS

85 NAUTILUS STREET
BEACHWOOD, NJ 08722

EXHIBIT A - LAND DESCRIPTION

All that certain lot, parcel or tract of land, situate and lying in the Borough of Beachwood, County of Ocean and State of New Jersey being more particularly described as follows:

BEING known as Lots 27, 28, 29 and 30 in Block A8, Plat AA, Map #1 as designated and delineated on map entitled "Beachwood, Ocean County, New Jersey" duly filed in the Office of the County Clerk in the County of Ocean which map is a subdivision of lands shown on map entitled "Boundary Line Map of '2000 acre' tract near Toms River, NJ, September 13, 1914 to be called Beachwood" surveyed by A.D. Mickerson C.E. and filed in the Ocean County Clerk's Office November 11, 1914.

BEGINNING AT THE INTERSECTION FORMED BY THE SOUTHEASTERLY LINE OF ENSIGN AVENUE (33.00 FOOT R.O.W.), AND THE SOUTHWESTERLY LINE OF NAUTILUS STREET (33.00 FOOT R.O.W.), AND RUNNING:

1. ALONG THE SOUTHWESTERLY LINE OF NAUTILUS STREET, SOUTH 45 DEGREES 29 MINUTES 30 SECONDS EAST, 100.00 FEET TO A POINT; THENCE
2. SOUTH 44 DEGREES 30 MINUTES 30 SECONDS WEST, 80.00 FEET TO A POINT; THENCE
3. NORTH 45 DEGREES 29 MINUTES 30 SECONDS WEST, 100.00 FEET TO A POINT IN THE SOUTHEASTERLY LINE OF ENSIGN AVENUE; THENCE
4. ALONG THE SOUTHEASTERLY LINE OF ENSIGN AVENUE, NORTH 44 DEGREES 30 MINUTES 30 SECONDS EAST, 80.00 FEET TO THE POINT AND PLACE OF BEGINNING.

THE ABOVE DESCRIPTION IS DRAWN IN ACCORDANCE WITH A SURVEY PREPARED BY DENNIS W. KORTZE, P.L.S. DATED 2/15/2007.

FOR INFORMATIONAL PURPOSES ONLY: Being also known as Lot 7 in Block 1.08 on the Official Tax Map of the Borough of Beachwood, Ocean County, NJ.

BEING the same premises conveyed to William Roman and Lori Roman, husband and wife by Deed from Daniel Disceenza, dated February 26, 2007 and recorded on March 19, 2007 in the Office of the Ocean County Clerk in Deed Book 13564 Page 1030.

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,
NATIONSTAR MORTGAGE LLC, D/B/A MR. COOPER

the sum of \$ 228,983.78 , being the principal, interest and advances secured by a certain mortgage dated OCTOBER 05, 2010 and given by WILLIAM ROMAN; LORI ROMAN BEING INDEBTED TO OCEANFIRST BANK

together with lawful interest thereon from OCTOBER 31, 2022

until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

AND for the purpose a Writ of Execution should issue, directed to the Sheriff of the County of Ocean 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: \$ 3,040.43

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 \$ 228,983.78 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 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 24 months.

WITNESS, the Honorable FRANCIS HODGSON, , P.J.CH. , Judge of the Superior Court at Toms River, aforesaid, the 22ND day of DECEMBER , 2022 .

/s/ MICHELLE M. SMITH, ESQUIRE , Clerk
Superior Court of New Jersey

/s/ ROBINSON, ANSCHUTZ, SCHNEID, CRANE AND PARTNERS,
PLLC
Attorney for Plaintiff

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, as Writ No. 22008071 , may more fully appear.

AND WHEREAS I, the said MICHAEL G. MASTRONARDY, 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 Ocean 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, Asbury Park Press, is a newspaper with circulation in Toms River, the County seat of said Ocean 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 venue at the County Administration Building, in the township of Toms River on the

16TH day of MAY, 2023, at the hour of 2 o'clock in the p.m.

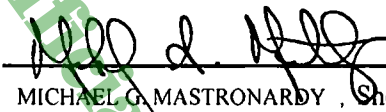
WHEREUPON the said party of the second part bidding therefore for the same, the sum of \$ 287,000.00 and no other person bidding as much, I did then and there openly and publicly in due form of law between the hours of 12 o'clock and 5 o'clock in the p.m., strike off and sell tracts or parcels of land and premises for the sum of \$ 287,000.00 to the said party of the second part being then and there the highest bidder for same. And on the 16TH 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, and by Assignment of Bid filed with the Sheriff of Ocean County said bidder assigned its bid to: N/A

STATE OF NEW JERSEY)
OCEAN COUNTY) ss.

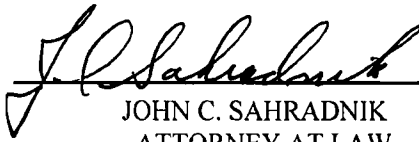
I, MICHAEL G. MASTRONARDY , Sheriff of the County of Ocean, do
solemnly swear that the real estate described in this deed made to

JTB HOLDCO LLC
1776 AVENUE OF THE STATES
SUITE 104
LAKEWOOD, NJ 08701

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 \$ 287,000.00

 L.S
MICHAEL G. MASTRONARDY , Sheriff

Sworn before me JOHN C. SAHRADNIK , on this
30TH day of MAY , 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.


JOHN C. SAHRADNIK
ATTORNEY AT LAW
of the State of New Jersey

STATE OF NEW JERSEY)
) ss.
OCEAN COUNTY)

On this 30TH day of MAY, 2023, the subscriber JOHN C. SAHRADNIK personally appeared MICHAEL G. MASTRONARDY, Sheriff of the County of Ocean 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.


JOHN C. SAHRADNIK

JOHN C. SAHRADNIK
ATTORNEY AT LAW
of the State of New Jersey

The full and actual consideration paid or to be paid for the transfer of title to realty evidenced by the within deed, as such consideration is defined in P.L. 1968, c49, Sec. 1(c), is \$ 287,000.00

MORTGAGE: \$ 228,983.78

**STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION
(STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBERANCES)
FOR SHERIFF'S DEEDS (c. 225, P.L. 1979)**

To Be Recorded With Deed Pursuant to c. 49 P.L. 1968, as amended and 225, P.L. 1979

STATE OF NEW JERSEY

FOR RECORDER'S USE ONLY

COUNTY ESSEX

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 of 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

NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER

(Plaintiff)

Dori Scovish, Esq.

(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

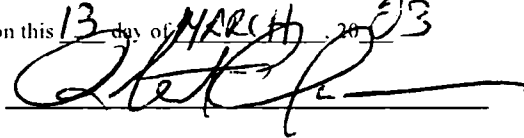
TOTAL \$0.00

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.

Subscribed and Sworn to before me

on this 13 day of MARCH, 2023



Name of Deponent: Dori Scovish, Esq.
130 Clinton Road, Suite 202, Fairfield, NJ 07004

AMOUNT BID AT SHERIFF SALE \$ <u>287,000.00</u>	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 _____

22-032876 - TaR