



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
 PO BOX 1251
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 FREEHOLD NJ 07728

Return Name and Address

Astoria Harbor, LLC
 PO Box 399
 Tennent, NJ 07763

**4010BO****Official Use Only****Submitting Company**

Astoria Harbor, LLC

Document Type

Sheriff's Deed of Foreclosure

Document Date (mm/dd/yyyy)

05/03/2017

Total Number of Pages

(Including the cover sheet)

7

Consideration Amount (If applicable)

\$333,000.00

Official Use Only

\$ 1972.40

MAY 19 2017

CHRISTINE GIORDANO HANLON
 COUNTY CLERK
 MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2017050912
 RECORDED ON
May 24, 2017
11:07:24 AM
 BOOK: OR-9228
 PAGE: 3849
 Total Pages: 7

REALTY TRANSFER FEES \$1,972.40

COUNTY RECORDING FEES \$142.00

TOTAL PAID \$2,114.40

	Name(s) (Last Name, First Name or Company Name)	Address (Optional)
First Party	Canberg, Michael Canberg, Patricia	
Second Party	Astoria Harbor, LLC	PO Box 399 Tennent, NJ 07763

The Following Section is Required for DEEDS Only

Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Manalapan	7229	1.01	—	1 Berkshire Court Manalapan, NJ 07726

Recording Reference to Original Document (if applicable)

Reference Information (Marginal Notation)	Book	Beginning Page	Instrument No.

Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

SHERIFF'S DEED OF FORECLOSURE

Sheriff's Number: 16005888

THIS INDENTURE, made this 3rd day of May 2017, between Shaun Golden, Sheriff of the County of Monmouth in the State of New Jersey, party of the first part and Astoria Harbor, LLC party of the second part, witnesseth.

WHEREAS, on the 17th day of October 2016, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Monmouth County, **Docket No. F04552714** 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 17th day of October 2016, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is:

U.S. Bank N.A., Successor Trustee to Bank of America, National Association as Successor by Merger to Lasalle Bank NA as Trustee for WAMU Mortgage Pass-Through Certificates Series 2006-AR19 Trust

Attorneys for PLAINTIFFS:

Milstead & Associates LLC

and the following named parties are the DEFENDANTS:

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Michael Canberg; Patricia Canberg; JPMorgan Chase Bank, N.A.; Chase Bank USA, N.A.; Ciao Bella Italian Deli & Pizzeria Inc; National Produce Company; Big M Inc T/A Mandee Karin Morgan; Adamar of New Jersey Inc.; T/A Tropicana Casino and Resort; Mario Paulis his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest; and State of New Jersey

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: **Tax Lot# 1.01, Block# 7229** of the Tax Map of Manalapan County of Monmouth, State of New Jersey

COMMONLY KNOWN AS: **1 Berkshire Court Manalapan, NJ 07726**

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, **U.S. Bank N.A., Successor Trustee to Bank of America, National Association as Successor by Merger to Lasalle Bank NA as Trustee for WAMU Mortgage Pass-Through Certificates Series 2006-AR19 Trust**, the sum of **\$400,185.04** being the principal, interest and advances secured by a certain mortgage dated: **11/20/2006** and given by **Michael Canberg and Patricia Canberg** together with lawful interest thereon from **3/2/2016** 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 **\$5269.80**.

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 **\$400,185.04** as of **10/17/2016** 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 **PAUL INNES, P.J.Ch, Judge of the Superior Court** at Trenton, aforesaid, the 17th day of **October 2016**

MICHELLE M. SMITH, ESQ.
Clerk of Superior Court

Attorneys for the Plaintiff:
Milstead & Associates LLC

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.

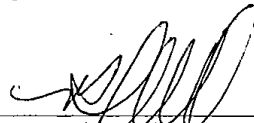
I also caused such notice to be published four times in two newspapers designated by me and printed and published in the said County, the County wherein the real estate sold is situate, the same being designated for the publication by the Laws of this State, and circulating in the neighborhood of said 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 Sheriff's Office Public Safety Center on the **5/1/2017**, at the hour of 2 o'clock in the p.m.

WHEREUPON the said party of the second part **Astoria Harbor, LLC** bidding therefore for the same, the sum of **\$333,000.00** 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 **\$333,000.00** to the said party **Astoria Harbor, LLC** being then and there the highest bidder for same. And on the **1st** day of **May 2017**, 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:

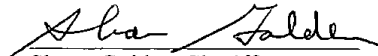
NOW, THEREFORE, this Indenture witnessed, that I, the said **Shaun Golden**, as such Sheriff as aforesaid under and by the virtue of the said Writ of Execution and in execution of the power and trust in me reposed and also for and in consideration of the said sum of **\$333,000.00** therefrom acquit, 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:



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



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:

Astoria Harbor, LLC

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 **\$333,000.00**

Astoria Harbor, LLC
PO Box 399
Tennent, NJ 07763

Shaun Golden
Shaun Golden, Sheriff

Signed before me, Michael D. Fitzgerald, County Counsel, on this **3rd** day of **May 2017**, 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
Michael D. Fitzgerald, County Counsel
Attorney at Law of New Jersey

STATE OF NEW JERSEY SS:
MONMOUTH COUNTY

On this **3rd** day of **May 2017**, 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
Michael D. Fitzgerald, County Counsel
Attorney at Law of New Jersey

SCHEDULE A- Legal Description

ALL the following described property located in the Township of Manalapan, County of Monmouth, State of New Jersey:

COMMONLY known as 1 Berkshire Court, Unit F1, Building 1001, Manalapan, NJ 07726-9343, with a mailing address of 1 Berkshire Court, Manalapan, NJ 07726-9343.

BEING also known as Lot 1.01, Block 7229 on the tax map of the Township of Manalapan.

Dimension: Approximately: N/A

Nearest Cross Street: Berkshire Court and Turnberry Drive

The following is the legal description as found in the Mortgage:

ALL that certain tract, lot or parcel of land and premises, situate lying and being in the Township of Manalapan, County of Monmouth and State of New Jersey.

BEING known and designated as Condominium Unit F1 in Building 1001 as set forth in that certain Master Deed for Fairways at Knob Hill, a Condominium, together with a 1.316 undivided percentage interest in the Common Elements of said Condominium appurtenant to the sforesaid units, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements, and other provisions as set forth in that certain Master Deed for "Fairways at Knob Hill, A CONDOMINIUM", dated August 12, 1997, recorded August 21, 1997 in Deed Book 5640 Page and re-recorded in Deed Book 5646 Page 452, et seq. in the Office of the Clerk of Monmouth County, New Jersey, as the same may now or hereafter be lawfully amended.

Note for Information Only:

Also known as Lot(s) 1.01, Block 7229 on the Tax Map of the Township of Manalapan, in the County of Monmouth, also known as 1 Berkshire Court.

272968-1/8.43715

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 Deeds 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 EXTINGUISHED BY THE SALE ARE AS LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

U.S. bank NA, successor trustee to bank of America National association as Successor by
merger to JPMorgan Chase Bank NA as trustee for WAFB mortgage pass-through Certificates
Series 2006-PR19 Trust (Plaintiff)
Milstead & Associates, LLC
(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 the 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

10 day of November, 2016

Shannon Greer

SHANNON GREER
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires 8/17/2020

[Signature]
Name of Deponent David Lipari, Esq.
Milstead & Associates, LLC
1 E. Stow Road
Marlton, NJ 08053
Address of Deponent

AMOUNT BID AT
SHERIFF SALE
\$ 333,000.00

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.
DUPLICATE to be retained by Sheriff Deed.
TRIPLICATE is your file copy.