



Office of the Sheriff
ARMANDO B. FONTOURA, SHERIFF

Essex County Veteran's Courthouse
Newark, New Jersey 07102

(973) 621-2848
Fax (973) 623-9599
www.essexsheriff.com

UNDERSHERIFFS

Amir D. Jones
Jesus A. Padilla
Kevin J. Ryan

CHIEF

John D. Dough

DEED

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

TO

BH LANDMARK LLC
24 W. RAILROAD AVE #410 TENAFLY, NJ 07670

SHERIFF'S FILE NO. 18007736

Consideration \$272,000.00

Dated 05/30/19

RECORD AND RETURN:

NAME:

ADDRESS:

ZIP CODE:

Deed Prepared By:



Armando B. Fontoura, SHERIFF County
of Essex, State of New Jersey

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, OR WHOM THEY MAY
CONCERN: I, Armando B. Fontoura, Sheriff of the County of Essex, in the State of New Jersey,
send GREETING:

WHEREAS, on September 25, 2018 a certain Writ of Execution was issued out of the Superior Court of
New Jersey, directed and delivered to me Armando B. Fontoura, then and still being Sheriff of the
said County of Essex, and which said Writ is in the words or the effect following--- THAT IS TO SAY:

NEW JERSEY TO WIT: THE STATE OF NEW JERSEY TO THE SHERIFF OF THE COUNTY OF
ESSEX: GREETING:

WHEREAS, on September 25, 2018, by a certain judgment made in our Superior Court of New
Jersey, in a certain cause therein depending wherein the plaintiff is:

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

and the following named parties are defendants:

STEPHEN L. SINOWAY, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF
RUSSELL SINOWAY, DECEASED; CELIA SINOWAY; PATRICIA SINOWAY; GERALDINE
K. FEE; RUSSELL SINOWAY HIS HEIRS, DEVISEES AND PERSONAL
REPRESENTATIVES, AND HIS, THEIR, OR ANY OF THEIR SUCCESSORS IN RIGHT,
TITLE AND INTEREST; SUPREME ENERGY INC; STATE OF NEW JERSEY; UNITED
STATES OF AMERICA

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 ANNEXED HERETO AND MADE A PART
HEREOF.

Together with all and singular and the rights, liberties, privileges, hereditaments and
appurtenances thereunto belonging, or in any wise 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, be sold, to pay and satisfy in the first
place unto Plaintiff, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, THE
SUM OF \$272,040.41 being principal, interest and advances secured by a certain mortgage dated
January 21, 2011 and given by STEPHEN L. SINOWAY and RUSSELL SINOWAY with lawful interest
from August 6, 2018 until the same is paid and satisfied.

And for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Essex, commanding him/her 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 said Superior Court of New Jersey, at Trenton, doth and may more fully appear.

AND WHEREAS, the costs of the said Plaintiff have been duly taxed at the following sum:
\$3,951.46

Therefore, you are hereby commanded, that you cause a sale 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 \$272,040.41 and the same you do pay to the said Plaintiff together with 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 the said Superior Court of New Jersey, aforesaid, at Trenton, within (30) days after sale. If no sale, Writ returnable within (24) months pursuant to, R.4:59-1(a), to abide the further order of our said Court according to the 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 shall have executed this our Writ, together with this Writ.

WITNESS, the Honorable WALTER KOPROWSKI, P.J., Judge of the Superior Court at Trenton, aforesaid, September 25, 2018.

PHELAN HALLINAN DIAMOND & JONES, PC
Attorneys for Plaintiff
JEFFREY STEPHENS, ESQ.

MICHELLE M. SMITH
Clerk of Superior Court

As by the record of the said Writ of Execution in the Office of the Clerk of the Superior Court of New Jersey in Book F18 of Executions, page 024339 may more fully appear.

AND WHEREAS, I, the said Armando B. Fontoura, as such Sheriff as aforesaid, did, in due form of law, advertise, the said lot of land and premises to be sold under and by virtue of the said Writ of Execution, at public auction, to be held at the Essex County Veterans Courthouse, in the City of Newark, on Tuesday January 15, 2019 at one-thirty, O'Clock (Prevailing Time) in the afternoon of that day.

By public advertisements signed by myself, and set up at two public places in the said County of Essex, one of which was in the Office of the Sheriff of the County of Essex, and the other where said real estate is situated, of the time and place appointed for such sale, for at least three weeks preceding the time appointed for said sale, and publishing the same in "The Star-Ledger" and "El Nuevo Coqui" two of the newspapers printed and published in the said State, where the lands above described are situated, the same being designated for the publication by the laws of this State, and circulating in the County of said real estate, for at least once a week during four consecutive calendar weeks, the first publication being at least twenty-one days prior, and the last publication being not more than eight days prior to the time so appointed for selling the same, one of which said newspapers to wit: The Star Ledger is printed and published at Newark, the County seat of said County, at which time and place I did adjourn said sale regularly from week to week until Tuesday 04/30/19, at the same time and place at which last mentioned time and place I did accordingly offer and expose the said lot of

land and premises for sale at public auction under and by virtue of the said Writ of Execution. And Thereupon BH LANDMARK LLC, 24 W. RAILROAD AVE #410, TENAFLY, NJ 07670, did bid for the same the sum of \$272,000.00(Two Hundred Seventy Two Thousand Dollars and Zero Cents), and no other person bidding as much, I did then and there, openly and publicly, in due form of law between the hours of twelve and five in the afternoon, strike off and sell the said lot of land and premises for the sum of \$272,000.00(Two Hundred Seventy Two Thousand Dollars and Zero Cents), to the said BH LANDMARK LLC, being then and there the highest bidder for the same.

NOW, THEREFORE, KNOW YE, That I, the said Armando B. Fontoura, as such Sheriff as aforesaid, under, and by 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 \$272,000.00(Two Hundred Seventy Two Thousand Dollars and Zero Cents); to me in hand, paid, the receipt whereof I do hereby acknowledge, and therefrom acquit, exonerate and forever discharge the said NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY, its successors and assigns, have granted, bargained, sold, assigned, transferred and conveyed, and by these presents do grant, bargain, sell, assign, transfer and convey, unto the said BH LANDMARK LLC, its successors and assigns, all and singular, the said lot of lands and premises, with the appurtenances, privileges, and hereditaments thereto belonging or in any way appertaining: TO HAVE AND HOLD the same unto the said BH LANDMARK LLC, its successors and assigns, to its and their only proper use, benefit and behoof forever, in as full, ample and beneficial a manner as by virtue of the said Writ of Execution, I may, can or ought to convey the same.

And I, the said Armando B. Fontoura, for myself, my heirs, executors and administrators, do hereby covenant, promise and agree to and with the said BH LANDMARK LLC, 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 estate hereby intended to be conveyed in and to the said lot of land and premises, with the appurtenances, is, may or can be changed, charged, encumbered, or defeated in any manner whatever.

IN WITNESS, WHEREOF, I, the said Armando B. Fontoura, AS SUCH Sheriff as aforesaid, have hereunto set my hand and seal this May 30, 2019, Signed, Sealed and Delivered in the Presence of



MICHAEL J. OLIVEIRA
Attorney at Law, State of New Jersey
NEW JERSEY, ESSEX COUNTY, SS.



Armando B. Fontoura, SHERIFF

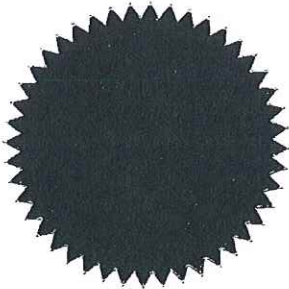
I, Armando B. Fontoura, Sheriff of the County aforesaid, do solemnly swear that the land and real estate described in the deed, made by me to BH LANDMARK LLC, 24 W. RAILROAD AVE #410, TENAFLY, NJ 07670, was sold by me by virtue of a good and subsisting execution, as is therein recited, that the money ordered to be paid has not been, to my knowledge of belief, paid or satisfied, that the time and place of sale of the said land and real estate was by me duly advertised, as required by law, and that the same was cried off and sold to a bonafide purchaser for the best price that could be obtained.



Armando B. Fontoura, SHERIFF

Sworn before me, one of the Attorneys at Law of the State of New Jersey, on May 30, 2019 and I having examined the Deed above mentioned, do approve the same and order it to be recorded as a good and sufficient conveyance consideration paid for the transfer of title to reality evidenced by within deed, as such consideration is defined in P.L. 1968, c. 49, Sec. 1 (c), is \$272,000.00 (Two Hundred Seventy Two Thousand Dollars and Zero Cents).

Prepared by Armando B. Fontoura, Sheriff of the County of Essex, State of New Jersey.


Armando B. Fontoura, SHERIFF
MICHAEL J. OLIVEIRA
Attorney at Law, State of NJ

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY SELLER
(STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBRANCES)
FOR
SHERIFF'S DEEDS
(c. 255, P.L. 1979)

To be recorded with deed pursuant to Chapter 49, P.L. 1968, as amended, and c. 255, P.L. 1979

789043

STATE OF NEW JERSEY
COUNTY OF BURLINGTON

} SS.

FOR RECORDER'S USE ONLY

Consideration \$ _____

Reality 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 LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY

(Plaintiff)

Phelan Hallinan Diamond & Jones, PC

(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 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©), to which such sale shall be subject. Such prior mortgagees, liens and encumbrances are as follows:

NAME OF SECURED PARTY

CURRENT AMOUNT DUE

TOTAL

NOTE: The amount of consideration on which the Reality 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.

Subscribe and Sworn to before me this

Dana Marks
Dana Marks, Esquire

400 Fellowship Road, Suite 100, Mt. Laurel, NJ 08054

Address of Deponent

27 day of September, 2018 (DARK)
CAITLIN P. DARK
NOTARY PUBLIC OF NEW JERSEY
Comm. # **53077638**
My Commission Expires **2/28/2023**

AMOUNT BID AT
SHERIFF SALE

\$ _____

FOR OFFICIAL USE ONLY

This space for use 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

**CHAPTER 255, 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 a 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 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 fee any deed excluded pursuant to section 6 of P.L. 1988, 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.

All that tract or parcel of land and premises, situate, lying and being in Township of South Orange Village in the County of Essex and State of New Jersey, more particularly described as follows:

BEGINNING at a point in the northeasterly side of South Orange Avenue, distant southeasterly 115.30 feet from the intersection of the same with the southeasterly side of Park Place, thence;

1) Along said side of South Orange Avenue, South 76 degrees 40 minutes East, 53.88 feet to the line of lands now or formerly of Seton Hall College, thence;

2) Along their lands, North 35 degrees 52 minutes East, 99.90 feet, thence;

3) North 54 degrees 08 minutes West, 53.21 feet to the line of lands now or formerly of Wilson Decker, thence;

4) Along his lands, South 34 degrees 27 minutes West, 119.35 feet to the aforementioned side of South Orange Avenue and the point or place of BEGINNING.

NOTE FOR INFORMATION ONLY:

Being commonly known as Tax Lot 32, Block 1009, Township of South Orange Village, County of Essex, in the State of New Jersey.

EXHIBIT A