



**Monmouth County Document Summary Sheet**

MONMOUTH COUNTY CLERK PO BOX 1251 MARKET YARD FREEHOLD NJ 07728	<b>Transaction Identification Number</b>	4031834	3650052
	<b>Recorded Document to be Returned by Submitter to:</b> CAMBRIDGE LAND TRANSFER CORP 53 DIVISION AVE MILLINGTON, NJ 07946		

**Official Use Only**

CHRISTINE GIORDANO HANLON  
 COUNTY CLERK  
 MONMOUTH COUNTY, NJ  
  
 INSTRUMENT NUMBER  
 2019096537  
 RECORDED ON  
 Oct 15, 2019  
 11:56:30 AM  
 BOOK:OR-9374 PAGE:70  
 Total Pages: 9  
  
 REALTY TRANSFER FEES \$444.00  
 COUNTY RECORDING FEES \$132.00  
 TOTAL PAID \$576.00

<b>Submission Date (mm/dd/yyyy)</b>	10/09/2019
<b>No. of Pages (excluding Summary Sheet)</b>	6
<b>Recording Fee (excluding transfer tax)</b>	\$150.00
<b>Realty Transfer Tax</b>	\$444.00
<b>Total Amount</b>	\$594.00
<b>Document Type</b>	SHERIFFS DEED
<b>Electronic Recapture Level</b>	L2 - Level 2 (With Images)
<b>Municipal Codes</b>	NEPTUNE TOWNSHIP 3501
1001243	

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**Additional Information (Official Use Only)**

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**Monmouth County Document Summary Sheet**

<b>SHERIFF'S DEED</b>	<b>Type</b>	<b>SHERIFF'S DEED</b>			
	<b>Consideration</b>	\$111,000.00			
	<b>Submitted By</b>	CAMBRIDGE LAND TRANSFER CORP (CSC/INGEO SYSTEMS INC)			
	<b>Document Date</b>	08/21/2019			
	<b>Reference Info</b>				
	<b>Book ID</b>	<b>Book</b>	<b>Beginning Page</b>	<b>Instrument No.</b>	<b>Recorded/File Date</b>
	<b>GRANTOR</b>	<b>Name</b>			<b>Address</b>
		RICK LOUIS			
		CHRISTINA LOUIS			
		MTGLQ INVESTORS LP			
		JOCELYN A LOUIS			
		THE ESTATE OF MULER LOUIS			
		MRS LOUIS SPOUSE OF JOCELYN A LOUIS			
	MARIE JOLIET LOUIS				
	MR LOUIS SPOUSE OF MARIE JOLIET LOUIS				
	MR LOUIS SPOUSE OF CHRISTINA LOUIS				
	MULER GO LOUIS A MINOR				
	STATE OF NEW JERSEY				
	UNITED STATES OF AMERICA				
	ALEX LOUIS				
	JOLIETTE LOUIS				
<b>GRANTEE</b>	<b>Name</b>			<b>Address</b>	
	135 LEONARD LLC				

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**Monmouth County Document Summary Sheet**

	<b>Parcel Info</b>					
	<b>Property Type</b>	<b>Tax Dist.</b>	<b>Block</b>	<b>Lot</b>	<b>Qualifier</b>	<b>Municipality</b>
		35	704	1		3501

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PREPARED BY  
*Shaun Golden*  
Shaun Golden

# SHERIFF'S DEED OF FORECLOSURE

Sheriff's Number: 19002102

**THIS INDENTURE**, made this 21st day of August 2019, between Shaun Golden, Sheriff of the County of Monmouth in the State of New Jersey, party of the first part and 135 Leonard LLC party of the second part, witnesseth.

**WHEREAS**, on the 2nd day of July 2019, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Monmouth County, Docket No. **F00948109** 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 2nd day of July 2019, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is:

**MTGLQ Investors, LP**

Attorneys for PLAINTIFFS:

**RAS Citron, LLC**

and the following named parties are the DEFENDANTS:

**Jocelyn A. Louis AKA Alex Louis, Individually and As Adminsitrator of The Estate of Muler Louis; Mrs. Louis, spouse of Jocelyn A. Louis; Marie Joliet Louis a/k/a Joliette Louis; Mr. Louis, spouse of Marie Joliet Louis a/k/a Joliette Louis; Rick Louis; Christina Louis; Mr. Louis, spouse of Christina Louis; Muler GQ Louis A Minor; State of New Jersey and United States of America**

**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: Lot 1, Block 704 Tax Map of the Township of Neptune County of Monmouth, State of New Jersey**

**COMMONLY KNOWN AS: 135 Leonard Avenue Neptune, NJ 07753**

**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;

**MTGLQ Investors, LP**, the sum of \$417,817.52 being the principal, interest and advances secured by a certain mortgage dated: 12/9/2003 and given by **Alex Louis and Muler Louis** together with lawful interest thereon from 3/6/2019 until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

PREPARED BY  
Shaun Golden  
Shaun Golden

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 \$5,323.17.

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 \$417,817.52 as of 7/2/2019 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 KATIE A. GUMMER, P.J.Ch, Judge of the Superior Court at Freehold, aforesaid, the 2nd day of July 2019

MICHELLE M. SMITH, ESQ.  
Clerk of Superior Court

Attorneys for the Plaintiff:  
RAS Citron, 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 8/19/2019, at the hour of 2 o'clock in the p.m.

PREPARED BY  
*Shaun Golden*  
Shaun Golden

WHEREUPON the said party of the second part **135 Leonard LLC** bidding therefore for the same, the sum of **\$111,000.00** 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 **\$111,000.00** to the said party **135 Leonard LLC** being then and there the highest bidder for same. And on the **19<sup>th</sup>** day of **August 2019**, 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 **\$111,000.00** 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:

*[Signature]*  
Michael D. Fitzgerald, County Counsel  
Attorney at Law of New Jersey

*[Signature]*  
Shaun Golden, Sheriff

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PREPARED BY  
Shaun Golden  
Shaun Golden

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:

**135 Leonard 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 **\$111,000.00**

**135 Leonard LLC**  
700 Emory Street  
Asbury Park, NJ 07712

Shaun Golden  
Shaun Golden, Sheriff

Signed before me, Michael D. Fitzgerald, County Counsel, on this **21st** day of **August 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 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 **21st** day of **August 2019**, 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

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**COMMITMENT FOR TITLE INSURANCE**  
Issued By  
**WFG NATIONAL TITLE INSURANCE COMPANY**

**EXHIBIT A**  
**PROPERTY DESCRIPTION**

ALL that certain tract, lot and parcel of land lying and being in the Township of Neptune, County of Monmouth and State of New Jersey, being more particularly described as follows:

BEGINNING at a point in the southeast intersection of Asbury Avenue (66 foot right of way) and Leonard Avenue (34 foot right of way) and running;

1. Along the south line of Asbury Avenue, South 63 degrees 00 minutes 05 seconds east, 111.55 feet to a pin found; thence
2. South 04 degrees 22 minutes 22 seconds west, 102.67 feet to a point; thence
3. North 86 degrees 00 minutes 00 seconds west, 102.02 feet to a point in the east line of Leonard Avenue; thence
4. Along the east line of Leonard Avenue, north 04 degrees 00 minutes 00 seconds east, 146.25 feet to a point in the south line of Asbury Avenue and the Place of BEGINNING

NOTE: Being Lot(s) 1, Block 704 (fka Lot 1 Block 188.01) on the official tax map of Township of Neptune, County of Monmouth, State of New Jersey.

NOTE: Lot and Block shown for informational purposes only.

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*This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by WFG National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

ALTA Commitment Exhibit A - 08-01-2016  
WFG Form No 3173834-BII Adopted by New Jersey Land Title Insurance Rating Bureau  
NJRB 3-09 Last Revised 5-23-2017



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

COUNTY ESSEX

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 of Register of Deeds for recording. One of the following blocks MUST be checked:

[ ] NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.

[x] PRIOR MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2

[ ] BELOW

(1) PARTY OR LEGAL REPRESENTATIVE

MTGLQ INVESTORS LP

(Plaintiff)

Philip Aimutis, 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, here 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

Year: 2017 - 2018 Type: 3RD PARTY TAX Amount: \$1,483.50 Cert. No.: 2018-095 Sold: 03/22/2018 To: THE APPROVED GROUP Notes: Lien amount is subject to subsequent taxes + interest.; Must call prior to settlement for redemption figures.; THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54

Year: 2019 Type: MUNICIPAL UTILITY Amount: \$772.00 Cert. No.: DPW Sold: 05/23/2019 To: NEPTUNE TOWNSHIP Notes: Lien amount is subject to subsequent taxes + interest.; Must call prior to settlement for redemption figures.; THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54

TOTAL \$ 1,483.50 & \$772.50

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 9 day of July, 2019

[Signature]

Name of Deponent: Philip Aimutis, Esq.
130 Clinton Road, Suite 202, , Fairfield, NJ 07004

AMOUNT BID AT SHERIFF SALE \$ 111,000.00
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This space for use of County Clerk or Register of Deeds
Instrument Number County
Deed Number Block Page
Deed Dated Date Recorded

