



Monmouth County Document Summary Sheet



MONMOUTH COUNTY CLERK
PO BOX 1251
MARKET YARD
FREEHOLD NJ 07728

Return Name and Address
The Beekman Law Firm, LLC
47 Main Avenue
PO Box 395
Ocean Grove, NJ 07756



700JTF

Official Use Only

Submitting Company: The Beekman Law Firm, LLC

Document Type: Deed

Document Date (mm/dd/yyyy): 7/20/2022

Total Number of Pages (Including the cover sheet): 9 ~~8~~

Consideration Amount (If applicable): 1,415,000.00

Official Use Only
JUL 25 2022M
\$14,596.50 / 14,150.⁰⁰ 8
9

CRISTINE GIORDANO HANLON
COUNTY CLERK
MONMOUTH COUNTY, NJ

INSTRUMENT NUMBER
2022077705

RECORDED ON
Jul 29, 2022
4:16:28 PM
BOOK: OR-9607
PAGE: 4548
Total Pages: 9

REALTY TRANSFER \$28,746.50
FEES
COUNTY RECORDING \$144.00
FEES
TOTAL PAID \$28,890.50

	Name(s) (Last Name, First Name or Company Name)	Address (Optional)
First Party	OGINN, LLC	(9)
Second Party	34 OPOG, LLC	

The Following Section is Required for DEEDS Only

Parcel Information	Municipality	Block	Lot	Qualifier	Property Address
	Ocean Grove	129	6		34 Ocean Pathway Ocean Grove, NJ 07756

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: 20000039

THIS INDENTURE made this 5th day of October 2021, between Shaun Golden, Sheriff of the County of Monmouth in the State of New Jersey, party of the first part and OGINN, LLC party of the second part, witnesseth.

WHEREAS, on the 19th day of November 2019, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Monmouth County, Docket No. F02578017 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 19th day of November 2019, by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the PLAINTIFF is:

Crown Bank

Attorneys for PLAINTIFFS:

Hill Wallack LLP

and the following named parties are the DEFENDANTS:

William Reilly; Kathleen Bothy; Patricia Garvey; Myles R. Garvey, Jr.; Federal Deposit Insurance Corporation, as Receiver; State of New Jersey; Jersey Central Power & Light Company and United States of America

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint, arising out of that certain Indenture of Lease, bearing the date November 15, 1870, made by The Ocean Grove Camp Meeting Association of The Methodist Episcopal Church and that certain Indenture of Lease, bearing the date of August 16, 1871, made by The Ocean Grove Camp Meeting Association of The Methodist Episcopal Church which defendant William Reilly received pursuant to an Assignment of Lease, dated July 1, 2005, and recorded with The Monmouth County Clerk's Office on September 13, 2005 in Deed Book 8494, Page 4494&c 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: Lot 6 f/k/a 480, Block 129 f/k/a 24 Tax Map of the Township of Neptune County of Monmouth, State of New Jersey

COMMONLY KNOWN AS: 34 Ocean Pathway Ocean Grove, NJ 07756

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;

Crown Bank, the sum of \$1,030,850.06 as of June 26, 2019 being principal, interest and advances secured by a certain mortgage dated: 7/1/2005 and given by **William Reilly** together with lawful contract interest at the rate of \$362.51 per day from and including June 26, 2019 through to the date of final judgement, being the principal sum in default and escrow advances, from through , the date of entry of Final Judgment, and lawful interest thereafter on all sums due to **Crown Bank**, 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 **\$1,065.00**.

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 **\$1,030,850.06** as of **June 26, 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 **4th** day of **December 2019**

MICHELLE M. SMITH, ESQ.
Clerk of Superior Court

Attorneys for the Plaintiff:
Hill Wallack LLP

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 Fire Academy on the **10/4/2021**, at the hour of 2 o'clock in the p.m.

WHEREUPON the said party of the second part **OGINN, LLC** bidding therefore for the same, the sum of **\$1,415,000.00** 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 **\$1,415,000.00** to the said party **OGINN, LLC** being then and there the highest bidder for same. And on the 4th day of **October 2021**, 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:

34 OPOG, LLC
c/o: **Christopher L. Beekman, Esq.**
The Beekman Law Firm, LLC
47 Main Street
Ocean Grove, NJ 07756.

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 **\$1,415,000.00** 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



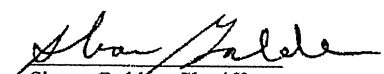
STATE OF NEW JERSEY SS:
MONMOUTH COUNTY

I, **Shaun Golden**, Sheriff, of the County of Monmouth, do solemnly swear that the real estate described in this deed made to:


34 OPOG, LLC
c/o: **Christopher L. Beekman, Esq.**
The Beekman Law Firm, LLC
47 Main Street
Ocean Grove, NJ 07756

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 **\$1,415,000.00**

34 OPOG, LLC
c/o: **Christopher L. Beekman, Esq.**
The Beekman Law Firm, LLC
47 Main Street
Ocean Grove, NJ 07756

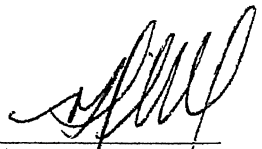

Shaun Golden, Sheriff

Signed before me, Michael D. Fitzgerald, County Counsel, on this **5th** day of **October 2021**, 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, County Counsel
Attorney at Law of New Jersey

STATE OF NEW JERSEY SS:
MONMOUTH COUNTY

On this **5th** day of **October 2021**, 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, County Counsel
Attorney at Law of New Jersey

SCHEDULE A

The interest arising out of in that certain Indenture of Lease, bearing the date of November 15, 1870, made by The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church and that certain Indenture of Lease, bearing the date of August 16, 1871, made by The Ocean Grove Camp Meeting Association of the Methodist Episcopal Church which defendant William Reilly received pursuant to an Assignment of Lease, dated July 1, 2005, and recorded with the Monmouth County Clerk's Office on September 13, 2005 in Deed Book 8494, Page 4494&c in real property

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

BEING known and designated as Lot No. 480, North and South, and the westerly 15 feet and 6 inches, more or less, of Lot No. 481, North or South, as shown on the Map of Lots of Camp Ground of the Ocean Grove Camp Meeting Association of the Methodist Episcopal Church, and also commonly known as the Albatross Hotel, No. 34 Ocean Pathway.

FOR INFORMATIONAL PURPOSES ONLY: Also known as Lot 480 in Block 24 on the Township of Neptune Tax Map.

Being the real property known as 34 Ocean Pathway, Ocean Grove, New Jersey 07756 and also known as Block 129 (f/k/a 24), Lot 6 (f/k/a 480), on the Tax Map of the Township of Neptune, Monmouth County, New Jersey

SCHEDULE B

Limited to tangible property located on the premises known as 34 Ocean Pathway, Ocean Grove, New Jersey 07756 and also known as Block 129 (f/k/a 24), Lot 6 (f/k/a 480), on the Tax Map of the Township of Neptune, Monmouth County, State of New Jersey.

Not Certified Copy

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION FOR USE BY BUYER

(Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006) (N.J.S.A. 46:15-6 et seq.)

PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE OF THIS FORM BEFORE COMPLETING THIS AFFIDAVIT

STATE OF NEW JERSEY

COUNTY Monmouth } SS. County Municipal Code 1335
MUNICIPALITY OF PROPERTY LOCATION Neptune

FOR RECORDER'S USE ONLY
Consideration \$ _____
RTF paid by buyer \$ _____
Date _____ By _____

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3 and #4 on reverse side)

Deponent, Christopher L. Beekman, being duly sworn according to law upon his/her oath, deposes and says that he/she is the Legal Representative in a deed dated 10/5/2021 transferring real property real property identified as Block number 129 Lot number 6 located at 34 Ocean Pathway, Ocean Grove, NJ 07756 and annexed thereto.

(2) CONSIDERATION \$ 1,415,000.00 (See Instructions #1, #5, and #11 on reverse side)

Entire consideration is in excess of \$1,000,000:

PROPERTY CLASSIFICATION CHECKED OR CIRCLED BELOW IS TAKEN FROM OFFICIAL ASSESSMENT LIST (A PUBLIC RECORD) OF MUNICIPALITY WHERE THE REAL PROPERTY IS LOCATED IN THE YEAR OF TRANSFER. REFER TO N.J.A.C. 18:12-2.2 ET SEQ.

(A) Grantee required to remit the 1% fee, complete (A) by checking off appropriate box or boxes below.

- Class 2 - Residential
- Class 3A - Farm property (Regular) and any other real property transferred to same grantee in conjunction with transfer of Class 3A property
- Class 4A - Commercial properties (if checked, calculation in (E) required below)
- Cooperative unit (four families or less) (See C. 46:8D-3.) Cooperative units are Class 4C.

(B) Grantee is not required to remit 1% fee (one or more of following classes being conveyed), complete (B) by checking off appropriate box or boxes below.

- Property class. Circle applicable class or classes: 1 3B 4B 4C 15
- Exempt organization determined by federal Internal Revenue Service/Internal Revenue Code of 1986, 26 U.S.C. s. 501.
- Incidental to corporate merger or acquisition; equalized assessed valuation less than 20% of total value of all assets exchanged in merger or acquisition. If checked, calculation in (E) required and MUST ATTACH COMPLETED RTF-4.
- Intercompany transfer between combined group members as part of the unitary business (See Instruction #13 on reverse side) List the Combined group NU ID number (Required).

(C) When grantee transfers properties involving block(s) and lot(s) of two or more classes in one deed, one or more subject to the 1% fee (A), with one or more than one not subject to the 1% fee (B) pursuant to N.J.S.A. 46:15-7.2, complete (C) by checking off appropriate box or boxes and (D).

- Property class. Circle applicable class or classes: 3B 4A 4B 4C 15

(D) EQUALIZED VALUE CALCULATION FOR ALL PROPERTIES CONVEYED, WHETHER THE 1% FEE APPLIES OR DOES NOT APPLY
Total Assessed Valuation + Director's Ratio = Equalized Valuation

Property Class	\$	%	= \$
Property Class	\$	%	= \$
Property Class	\$	%	= \$
Property Class	\$	%	= \$

(E) REQUIRED EQUALIZED VALUE CALCULATION FOR ALL CLASS 4A (COMMERCIAL) PROPERTY TRANSACTIONS: (See Instructions #6 and #7 on reverse side)

Total Assessed Valuation + Director's Ratio = Equalized Value
\$1,210,300 + 94.45 % = \$1,281,418.74

If Director's Ratio is less than 100%, the equalized valuation will be an amount greater than the assessed valuation. If Director's Ratio is equal to or exceeds 100%, the assessed valuation will be equal to the equalized value.

(3) TOTAL EXEMPTION FROM FEE (See Instruction #8 on reverse side)

Deponent states that this deed transaction is fully exempt from the Realty Transfer Fee imposed by C. 49, P.L. 1968, as amended through Chapter 33, P.L. 2006, for the following reason(s). Mere reference to exemption symbol is insufficient. Explain in detail.

(4) Deponent makes Affidavit of Consideration for Use by Buyer to induce county clerk or register of deeds to record the deed and accept the fee submitted herewith pursuant to the provisions of Chapter 49, P.L. 1968, as amended through Chapter 33, P.L. 2006.

Subscribed and sworn to before me this 27 day of Oct, 2022

Jeffrey P. Beekman
Attorney at Law of NJ

Signature of Deponent 34 OP06, LLC
Grantee Name

Deponent Address 4700 Via Ave, Ocean Grove, NJ 07756
Grantee Address at Time of Sale 34 Ocean Pathway, Ocean Grove, NJ 07756
Name/Company of Settlement Officer The Beekman Law Firm, LLC

County recording officers: forward one copy of each RTF-1EE to:

STATE OF NJ - DIVISION OF TAXATION
PO BOX 251
TRENTON, NJ 08695-0251
ATTENTION: REALTY TRANSFER FEE UNIT

FOR OFFICIAL USE ONLY
Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

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 Deed Pursuant to c. 49 P.L. 1968, as amended, and c. 225, P.L. 1979

STATE OF NEW JERSEY }
COUNTY OF Mercer } 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 EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2 BELOW.

(1) - PARTY OR LEGAL REPRESENTATIVE

Crown Bank
(Plaintiff)
Hill Wallack LLP
(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
Year Part 2017-2018, 3rd Party Tax, Sewer Lien, Cert No. 2018-003, Sold 3/22/2018 to CHRISTIANA TRUST AS CUSTODIAN GSRAN	\$ 87,968.08
TOTAL	\$ 87,968.08

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

this 31st

Day of December 2018

Russel

Name of Deponent: *Michael Kahme, Esq.*
Address of Deponent: *21 Roszel Road, Princeton, NJ 08543*

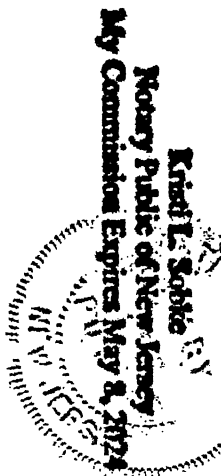
AMOUNT BID AT SHERIFF SALE
\$ 1,415,000.00

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.
COPY to be retained by Sheriff Deed.



Not Certified Copy

