

Order# 759912

Reference No: DKA-5306

Property and Ownership Information			
Name	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST	Completed Date	08/19/2021
		Index Date	08/04/2021
Property Address	149 No. 15th St. (60-YEAR-SEARCH), East Orange, NJ 07017-5235	Report Type	Full Search
APN# / Parcel # / PIN#	Block 64, Lot 13	County	Essex
Title Defect Category	NONMTGLN: Possible senior non-mortgage lien recorded.; Title Requirement Notice - PLAT Map not found.		
Alert Note:	NO TAX MAP AVIALABLE		

Vesting Information			
Grantee(s)/Deed Owner	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST	Deed Date	01/18/2019
Grantor / Prior Owner	Armando B. Fontoura, Sheriff of the County of Essex	Recorded Date	02/20/2019
Instrument#	2019015204	Book#	
Consideration (\$)		Page#	
Sale Price(\$)		Deed Type	Sheriff's Deed
Notes			

Chain Of Title 1			
Grantee(s)/Deed Owner	SYLVIA DANIELS, UNMARRIED	Deed Date	05/10/1999
Grantor / Prior Owner	MARK E. DILLEY, MARRIED	Recorded Date	05/11/1999
Instrument#		Book#	5614
Consideration (\$)		Page#	0689
Sale Price(\$)		Deed Type	Deed
Notes			

Chain Of Title 2			
Grantee(s)/Deed Owner	MARK E. DILLEY, married	Deed Date	09/07/1995
Grantor / Prior Owner	EVELYN BELL, AUDREY BELL, and ROSA HAMILTON	Recorded Date	12/23/1996
Instrument#		Book#	5452
Consideration (\$)	1.00	Page#	0471
Sale Price(\$)		Deed Type	Deed
Notes			

This title report was performed in accordance with generally accepted standards. ProTitleUSA does not guarantee the completeness, currency or accuracy of this report and will not assume responsibilities for misrepresented information due to clerical indexing errors such as but not limited to misspellings and inaccurate property descriptions. ProTitleUSA is not liable for any loss resulting from or caused by information data sources such as Treasurers, Records, County Clerks, Township Officials, Collection Attorneys and similar entities. This report is a search to reflect the recorded information of public record at the county level. It does not include any matters related to information held at the township level, unless specifically ordered. ProTitleUSA is not responsible for reporting items that are outside of the scope of the search. This report is for informational purposes only.

Chain Of Title 3			
Grantee(s)/Deed Owner	EVELYN BELL, AUDREY BELL, and ROSA HAMILTON	Deed Date	09/07/1995
Grantor / Prior Owner	MARK E. DILLEY	Recorded Date	02/07/1996
Instrument#		Book#	D5403
Consideration (\$)		Page#	808
Sale Price(\$)		Deed Type	Bargain and Sale
Notes			

Chain Of Title 4			
Grantee(s)/Deed Owner	BISHOP JAMES BEALES, et. als.	Deed Date	07/26/1988
Grantor / Prior Owner	MARK E. DILLEY	Recorded Date	07/27/1988
Instrument#		Book#	D55037
Consideration (\$)		Page#	331
Sale Price(\$)		Deed Type	Affidavit
Notes			

Chain Of Title 5			
Grantee(s)/Deed Owner	BISHOP JAMES BEALES and PENNY BEALES, his wife, and THOMAS BEALES and ESSIE BEALES, his wife	Deed Date	06/22/1976
Grantor / Prior Owner	GLEN RIDGE SAVINGS AND LOAN ASSOCIATION	Recorded Date	06/28/1976
Instrument#		Book#	D4538
Consideration (\$)		Page#	237
Sale Price(\$)		Deed Type	Deed
Notes			

Chain Of Title 6			
Grantee(s)/Deed Owner	GLEN RIDGE SAVINGS AND LOAN ASSOCIATION	Deed Date	03/15/1976
Grantor / Prior Owner	JOHN F. CRYAN, Sheriff of the County of Essex	Recorded Date	03/26/1976
Instrument#		Book#	D4530
Consideration (\$)		Page#	396
Sale Price(\$)		Deed Type	Sheriff's Deed
Notes			

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Chain Of Title 7			
Grantee(s)/Deed Owner	JOHN LOUIS CLAY, single	Deed Date	01/15/1963
Grantor / Prior Owner	FRANK CASIERI and MARY CASIERI, his wife	Recorded Date	01/16/1963
Instrument#		Book#	D3916
Consideration (\$)	1.00	Page#	54
Sale Price(\$)		Deed Type	Bargain and Sale
Notes			

Chain Of Title 8			
Grantee(s)/Deed Owner	FRANK CASIERI and MARY CASIERI, his wife	Deed Date	06/29/1955
Grantor / Prior Owner	JEAN L. VERRIER and DAVID VERRIER, her husband	Recorded Date	06/29/1955
Instrument#		Book#	3329
Consideration (\$)	1.00	Page#	148
Sale Price(\$)		Deed Type	Deed
Notes			

Open Mortgages Information 1			
Borrower	SYLVIA DANIELS UNMARRIED	Date Signed	11/07/2007
Lender	Wells Fargo Financial New Jersey, Inc.	Date Recorded	11/13/2007
Trustee		Instr Book/Page#	12099 / 8170
Mortgage Type	FORECLOSED	Original Amount(\$)	138,506.56
Comments		Mortgage Maturity Date	11/13/2037

Related Documents for Mortgage 1							
Document Type	Instrument	Book	Page	Sign Date	Recording Date	Party 1 / Assignor Name	Party 2 / Assignee Name
Assignment of Mortgage (or DoT)	2016052506			06/14/2016	06/23/2016	WELLS FARGO FINANCIAL NEW JERSEY, INC	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
Lis Pendens (Notice of Pendency or Notice of Default)	2017025788			03/16/2017	03/21/2017	U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST	SYLVIA DANIELS; MR. SANIELS, SPOUSE OF SYLVIA DANIELS; MARK E. DILLEY

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Active Judgments and Liens					
Doc # or Case# or Blk/Pg	Plaintiff's Name	Defendant's Name	Description	Date Recorded	Amount(\$)
2018037717 /	COLLECTOR OF TAXES	DANIELS, SYLVIA	CERTIFICATE OF SALE FOR UNPAID MUNICIPAL LIENS (Water/Sewer/Utilities)	05/01/2018	1,792.27
2018057011 /	COLLECTOR OF TAXES	DANIELS, SYLVIA	CERTIFICATE OF SALE FOR UNPAID MUNICIPAL LIENS (Water/Sewer/Utilities)	07/02/2018	1,792.27

Judgment Notes
Superior Court results limited to the county of the subject property.

Tax Status: Tax Cert Required

Property Tax Status						
Tax Year	Jurisdiction	Installment	Property Tax Status	Date (Due Paid)	Good Through	Amount(\$)
Parcel# Block 64, Lot 13						
Tax Status Disclaimer						
Please note that ProTitleUSA has made every effort to ensure the accuracy of this tax information. With that said, ProTitleUSA will not assume responsibility for any inaccuracies in the tax reporting as collecting agencies continually modify and update their records. If at any time it appears that a tax amount has been adjusted, please contact us immediately so we can investigate and update our records accordingly. Exact charges and figures depend on many factors which can be detailed by local officials. The tax information contained within this report was the most accurate information available at the time the search was completed. This data will not appear on any title policy as this is solely for informational purposes.						

Tax Notes
Tax Printout is Unavailable

Property Tax Assessment				
Parcel #	Block 64, Lot 13	Annual Tax Amount	0.00	
Legal Description				
Tax Year	Land Value(\$)	Improvements(\$)	Home Exemp(\$)	Total Assessed(\$)
2020	42,500.00	62,500.00	0.00	105,000.00

Additional Information
HOA Name:

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New Search

Block: 64 Prop Loc: 149 NO. 15TH ST. Owner: U.S. BANK TRUST, N.A. Square Ft: 1476
 Lot: 13 District: 0705 EAST ORANGE Street: 13801 WIRELESS WAY Year Built: 1895
 Qual: Class: 2 City State: OKLAHOMA CITY, OK 73134 Style:
 Additional Information
 Prior Block: Acct Num: 00071854 Addl Lots: EPL Code: 0 0 0
 Prior Lot: Mtg Acct: Land Desc: 25X100 Statute:
 Prior Qual: Bank Code: 0 Bldg Desc: 2S-F-CL Initial: 000000 Further: 000000
 Updated: 02/25/19 Tax Codes: Class4Cd: 0 Desc:
 Zone: Map Page: 5-1 Acreage: 0.0573 Taxes: 5670.00 / 0.00

Sale Date: 01/18/19 Book: 20190 Page: 15204 Price: 174100 NU#: 12

Sr1a	Date	Book	Page	Price	NU#	Ratio	Grantee
More Info	09/07/95	5403	808	90000	15.78		BELL, EVELYN & AUDREY & HAMILTON, R
More Info	09/07/95	5452	471	1	5	0	DILLEY, MARK E.
More Info	05/10/99	5614	689	87000	16.32		DANIELS, SYLVIA
More Info	01/18/19	20190	15204	174100	12	0	U.S. BANK TRUST, N.A.

TAX-LIST-HISTORY

Year	Property Location	Land/Imp/Tot	Exemption	Assessed	Property Class
2020	149 NO. 15TH ST.	42500 62500 105000	0	105000	2
2019	149 NO. 15TH ST.	42500 62500 105000	0	105000	2
2018	149 NO. 15TH ST.	42500 62500 105000	0	105000	2
2017	149 NO. 15TH ST.	42500 62500 105000	0	105000	2

[*Click Here for More History](#)

~~4538/237~~
4538/237

~~7224/439~~
7224/439

3916/54
57011

3916/54

3329 PAGE 148

108—N. J. DEED—FULL COVENANT WARRANTY,
IND. TO IND. OR CORP.

ALL STATE OFFICE SUPPLY CO.
NEWARK, N. J.

This Indenture,

Made the 29th day of June, in the year of our Lord
One Thousand Nine Hundred and Fifty-five

Between

JEAN L. VERRIER and DAVID VERRIER, her husband

residing at 149 North 15th Street
in the City of East Orange
Essex and State of New Jersey in the County of
party of the first part:

And

FRANK CASIERI and MARY CASIERI, his wife,
residing at 149 North 15th Street
in the City of East Orange
Essex and State of New Jersey in the County of
party of the second part:

Witnesseth, That the said party of the first part, for and in consideration of

ONE (\$1.00) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION
lawful money of the United States of America, to THEM in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented
and paid, have given, granted, bargained, sold, aliened, released, enfeoffed, conveyed and confirmed,
and by these presents do give, grant, bargain, sell, alien, release, enfeoff, convey and confirm
unto the said party of the second part, and to their heirs
and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the City of East Orange
in the County of Essex and State of New Jersey;
BEGINNING in the westerly line of North Fifteenth Street at a point
therein distant southerly three hundred twenty-six feet and twelve
hundredths of a foot from the southwest corner of the same and Park
Avenue, as laid down on a Map of property of William F. Kidder situate
in the Township of East Orange and City of Newark, N. J. made by
William A. V. Reimer; and from thence running along North Fifteenth
Street southerly twenty-five feet; thence westerly and at right
angles or nearly so with North Fifteenth Street one hundred feet;
thence northerly parallel with North Fifteenth Street twenty-five
feet and thence Easterly parallel with second course one hundred
feet to North Fifteenth Street and place of BEGINNING.

BEING the same premises conveyed to the said Jean L. Verrier by
deed dated August 1, 1922 and recorded August 4, 1922 in the Office
of the Register of Essex County in Book A 67 of Deeds for said county,
page 454.

This conveyance is made subject to restrictions of record, if any.

Together with all and singular the houses, buildings, trees, ways, waters, profits, privileges, and advantages, with appurtenances to the same belonging or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and the profits thereof, and of every part and parcel thereof;

And also, all the estate, right, title, interest, property, possession, claim and demand whatsoever, as well in law as in equity, of the said party of the first part, of, in and to the above described premises, and every part and parcel thereof, with the appurtenances.

To have and to hold, all and singular, the above mentioned premises, together with the appurtenances, unto the said party of the second part, their heirs and assigns, to their own proper use, benefit and behoof forever.

BOOK 3329 PAGE 150

And the said JEAN L. VERRIER and DAVID VERRIER, her husband,
for themselves, their
heirs, executors and administrators, do covenant, grant and agree to and with the said party
of the second part, their heirs and assigns, that the said

JEAN L. VERRIER and DAVID VERRIER, her husband
at the time of the sealing and delivery of these presents, are lawfully seized in
their own rights of a good, absolute and indefeasible estate of
inheritance in fee simple, of and in all and singular the above granted, bargained and described
premises, with the appurtenances
and have good right, full power and lawful authority to grant, bargain, sell and convey the same
in manner and form aforesaid.

And that the said party of the second part, their heirs and assigns, shall and
may at all times hereafter, peaceably and quietly have, hold, use, occupy, possess and enjoy the
above granted premises, and every part and parcel thereof, with the appurtenances, without any
let, suit, trouble, molestation, eviction or disturbance of the said party of the first part,
their heirs and assigns, or of any other person or persons lawfully claiming or to
claim the same.

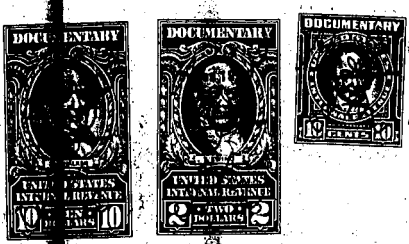
And that the same now are free, clear, discharged and unencumbered of and from all former
and other grants, titles, charges, estates, judgments, taxes, assessments and incumbrances of what
nature and kind whatsoever, except as aforesaid.

And also, that the said party of the first part, and their heirs,
and all and every other person or persons whomsoever, lawfully or equitably deriving any estate,
right, title or interest of, in or to the hereinbefore granted premises, by, from, or in trust for
them, shall and will at any time or times hereafter, upon the reasonable
request, and at the proper costs and charges in the law, of the said party of the second part,
their heirs and assigns, make, do, and execute, or cause or procure
to be made done or executed, all and every such further and other lawful and reasonable acts, convey-
ances and assurances in the law for the better and more effectually vesting and confirming the
premises hereby intended to be granted in and to the said party of the second part,
their heirs and assigns forever, as by the said party of the second part,
their heirs or assigns, or their counsel learned in the
law, shall be reasonably advised or required.

And the said JEAN L. VERRIER and DAVID VERRIER, her husband,
their heirs, shall and will Warrant and by these presents forever Defend the above
described and hereby granted and released premises, and every part and parcel thereof, with the
appurtenances, unto the said party of the second part, their heirs and
assigns, against the said party of the first part, and their heirs, and
against all and every person or persons whomsoever, lawfully claiming or to claim the same.

In Witness Whereof, the said party of the first part have hereunto set their
hands and seals the day and year first above written.

Signed, Sealed and Delivered }
in the Presence of }
Anthony L. Cecere
JEAN L. VERRIER (L.S.)
DAVID VERRIER (L.S.)



State of New Jersey,
County of ESSEX

BOOK 3329 151

Be it Remembered, that on this 29th day of June
in the year of our Lord One Thousand Nine Hundred and Fifty-five
the subscriber,

a Master of the Superior Court of New Jersey,
personally appeared

JEAN L. VERRIER and DAVID VERRIER, her husband

who, I am satisfied, are the grantors mentioned in the within Instrument, to
whom I first made known the contents thereof, and thereupon they acknowledged that,
they signed, sealed and delivered the same as their voluntary act and
deed, for the uses and purposes therein expressed.

Anthony L. Cecere
Anthony L. Cecere
A Master of the Superior Court of
New Jersey

RECORDED
REGISTER'S OFFICE
ESSEX COUNTY
JUN 29 3 05 PM '55
NEWARK, N. J.
BOOK PAGE

95
290
50
50
Deed. 390

11.19
JEAN L. VERRIER and
DAVID VERRIER, her husband

TO
11.13
FRANK CASIERI and
MARY CASIERI, his wife

Dated,	19 55
Retrieved in the	Office of
the County of	on
the day of	A. D.,
19 at o'clock, in the	noon
and Recorded in Book	of DEEDS
for said County, on page	

Charge return to:
I. HENRY COYNE
786 Broad St.
Newark 2, N.J.
COUNSELLOR AT-LAW
NEWARK, N. J.
111 Clinton Ave.

BOOK 916 PAGE 34

This Indenture,

Made the 15th day of January, in the year of our Lord
One thousand Nine hundred and Sixty-three

Between FRANK CASIERI and MARY CASIERI, his wife,

of the City of East Orange County of Essex
and State of New Jersey party of the first part;

And JOHN LOUIS CLAY, single,
about to reside at 149 North 15th Street

in the City of East Orange County of Essex
and State of New Jersey party of the second part;

Witnesseth, that the said party of the first part, for and in consideration of
ONE (\$1,000) DOLLAR AND OTHER GOOD AND VALUABLE CONSIDERATION, all
lawful money of the United States of America, to them in hand well and truly paid by the said
party of the second part, at or before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, and the said party of the first part being therewith fully satisfied, contented and
pay have given, granted, bargained, sold, aliened, released, entailed, conveyed and confirmed and by
these presents do give, grant, bargain, sell, alien, release, entail, convey and confirm unto the said
party of the second part, and to his heirs
and assigns, forever,

All that certain
tract or parcel of land and premises, hereinafter particularly described, situate, lying and being
in the City of East Orange County of Essex
and State of New Jersey

BEGINNING in the westerly line of North Fifteenth Street at a point
therein distant southerly three hundred twenty feet and twelve
hundredths of a foot from the southwest corner of the same and Park
Avenue, as laid down on a Map of property of William F. Kidder situate
in the Township of East Orange and City of New Jersey, N.J. made by
William A. Reimer; and from thence running along North Fifteenth
Street southerly twenty-five feet; thence westerly and at right
angles or nearly so with North Fifteenth Street one hundred feet;
thence northerly parallel with North Fifteenth Street twenty-five feet
and thence easterly parallel with second course one hundred feet to
North Fifteenth Street and place of BEGINNING.

BEING commonly known and designated as 149 North 15th Street, East Orange,
New Jersey.

BEING the same premises conveyed to the said Frank Casieri and Mary
Casieri, his wife, by deed dated June 29, 1955, and recorded June 29, 1955
in the Office of the Register of Essex County, Book 3329 of Deeds for
Essex County, page 148.

And the said party of the first part do hereby certify that there is no other deed or any.

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.
JAN 16 9 26 AM '63

William F. Kidder
REGISTER

Together with all and singular the house, buildings, trees, ways, waters, profits, privileges, and advantages, with the appurtenances to the same belonging or in anywise appertaining;

Also, all the estate, right, title, interest, property, claim and demand, whatsoever, of the said party of the first part, or to the same, and of, in and to every part and parcel thereof.

To have and to hold all and singular the above described land and premises, with the appurtenances unto the said party of the second part, his heirs and assigns, to the only proper use, benefit and behoof of the said party of the second part, his heirs and assigns forever:

WITNESSETH

And the said FRANK CASIERI and MARY CASIERI, his wife,

for themselves, their heirs, executors and administrators, do covenant, promise and agree to and with the said party of the second part, his heirs and assigns that they have not made, done, committed, executed or suffered any act or acts, thing or things whatsoever, whereby or by means whereof the above mentioned and described premises, or any part or parcel thereof, now are, or at any time hereafter shall or may be impeached, charged or encumbered, in any manner or way whatsoever.

In Witness Whereof, the parties of the first part have set their hands and seals, and the parties of the second part have signed by their proper officers, at the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Jerome H. Scher
JEROME H. SCHER

Frank Casieri (L.S.)
FRANK CASIERI
Mary Casieri (L.S.)
MARY CASIERI



4:10 PM
3

FRANK CASIERI and
MARY CASIERI, his wife

TO
JOHN LOUIS CLAY, singl.

January 15

Witness in the
the County of
on the day of
at o'clock in the
said County of

Law Offices
JEROME H. SCHER
11 Commerce Street
Newark, New Jersey

State of New Jersey,
County of ESSEX ss.

Be it Remembered, that on this 15th day of January
in the year One Thousand Nine Hundred and Sixty-three
personally appeared Frank Casieri and Mary Casieri, his wife,
who are the grantors mentioned in the within Instrument, to
who I first made known the contents thereof, and thereupon they acknowledged that they
signed, sealed and delivered the same as their voluntary act and deed, for the uses and
purposes therein expressed.

Jerome H. Scher
JEROME H. SCHER
An Attorney at Law of New Jersey

TO ALL PERSONS TO WHOM THESE PRESENTS SHALL COME, OR WHOM THEY MAY CONCERN:

I, JOHN F. CRYAN, Sheriff of the County of Essex, in the State of New Jersey, send GREETING:

WHEREAS, on the 5th day of January in the year of our Lord, Nineteen Hundred and Seventy-six a certain Writ of Execution was issued out of the Superior Court of New Jersey, directed and delivered to me JOHN F. CRYAN, then and still being Sheriff of the said County of Essex, and which said Writ is in the words or to 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 the 23rd day of December, in the year of our Lord, Nineteen Hundred and Seventy-five by a certain judgment made in (L.S.) our Superior Court of New Jersey, in a certain cause therein depending wherein GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey Corporation, is plaintiff, and JOHN LOUIS CLAY, single, a/k/a JOHN L. CLAY a/k/a JOHN LEWIS CLAY, FRANK CASIERI and MARY CASIERI, his wife, COMMERCIAL TIMES SALES CO., and BANK OF COMMERCE, were defendants,

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.

MAR 26 10 00 AM '76

Levin J. H. H. H.
REGISTER

CONFIDENTIAL
RECEIVED
DATE
\$100.00
\$11.75

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: All the following tract or parcel of land and premises hereinafter particularly described, situate, lying and being in the City of East Orange in the County of Essex and State of New Jersey:

BEGINNING in the westerly line of North Fifteenth Street at a point therein distant southerly three hundred twenty-six feet and twelve hundredths of a foot from

397D

the southwest corner of the same and Park Avenue; and from thence running (1) along North Fifteenth Street south 29 degrees 35 minutes west 25 feet; thence (2) north 60 degrees 25 minutes west 100 feet; thence (3) north 29 degrees 35 minutes east and parallel with North Fifteenth Street 25 feet; and thence (4) south 60 degrees 25 minutes east and parallel with second course 100 feet to North Fifteenth Street and place of BEGINNING.

THE dwelling on said premises being commonly known and designated as No. 149 North Fifteenth Street, East Orange, New Jersey.

THE above description being in accordance with a survey made by Borrie and McDonald, surveyors, dated October 1, 1962.

BEING the same premises conveyed to John Louis Clay, single, by Deed from Frank Casieri and Mary Casieri, his wife, dated January 15th, 1963, and recorded in the Essex County Register's Office on January 16, 1963, in Book 3916 of Deeds for said County at page 54.

Together with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging, or in any wise appertaining, and the reversions 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 the said Plaintiff, Glen Ridge Savings and Loan Association the sum of \$7,136.81, the principal and interest secured by a certain mortgage given by John Louis Clay, single to Glen Ridge Savings and Loan Association, a New Jersey corporation, bearing date the 15th day of January in the year one thousand nine hundred and sixty-three together with lawful interest thereon from the 28th day of November nineteen hundred and seventy-five until the same be paid and satisfied and also the costs of the said plaintiff, Glen Ridge Savings and Loan Association, a New Jersey Corporation,

and that for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Essex, commanding him to make sale as aforesaid, and that the surplus money arising from such sale, if any there be, should be brought into the said Court, subject to the further order of the 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 sum of \$441.51;

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 \$7,136.81 and the same you do pay to the said plaintiff, together with lawful interest thereon as aforesaid, and the sum aforesaid of costs,

and that you have the surplus money, if any there be, before the said Superior Court of New Jersey, aforesaid, at Trenton, on the 6th day of April, 1976, next, 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, his Honor, SAMUEL D. LENOX, JR., Judge of the Superior Court
at Trenton aforesaid, the 5th day of January in the year of our
Lord, One Thousand Nine Hundred and Seventy-six
Booth, Bate, Hagoort, Keith & Harris
By Gloria E. Grieco
a partner, Plaintiff's Attorneys
W. LEWIS BAMBRICK
Acting Clerk

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 F-75 of Executions, page 1557 may more fully appear.

AND WHEREAS I, the said JOHN F. CRYAN, 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 Courts Building, in the City of Newark, on Tuesday, the Second day of March A.D., Nineteen Hundred and Seventy-six 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

"The Nutley Sun"

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 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 GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation, of the Borough of Glen Ridge, County of Essex and State of New Jersey, did bid for the same the sum of ONE HUNDRED DOLLARS (\$100.00);

and no other person bidding as much, I did then and there, openly and publicly, in due form of law, between the hours of twelve and five in the afternoon, strike off and sell the said lot of land and premises for the sum of

ONE HUNDRED DOLLARS (\$100.00);

to the said GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation, it being then and there the highest bidder for the same.

NOW, THEREFORE, KNOW YE, That I, the said JOHN F. CRYAN, 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

ONE HUNDRED DOLLARS (\$100.00);

to me in hand paid, the receipt whereof I do hereby acknowledge, and therefrom acquit, exonerate and forever discharge the said

GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation, 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

GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation. 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

GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation, 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.

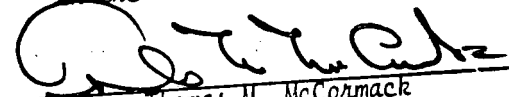
And I, the said JOHN F. CRYAN, for myself, my heirs, executors and administrators, do hereby covenant, promise and agree to and with the said

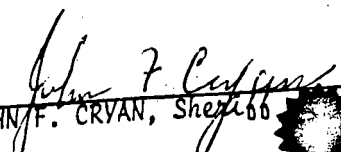

GLEN RIDGE SAVINGS AND LOAN ASSOCIATION, a New Jersey corporation, its

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 JOHN F. CRYAN, as such Sheriff as aforesaid,
have hereunto set my hand and seal this Fifteenth day of March,
in the year of our Lord, Nineteen Hundred and Seventy-six.
Signed, Sealed and Delivered.

in the Presence of

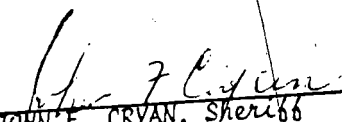

Thomas M. McCormack
Attorney at Law


JOHN F. CRYAN, Sheriff 

NEW JERSEY, ESSEX COUNTY, SS.


I, JOHN F. CRYAN, Sheriff of the County aforesaid, do solemnly swear that the
land and real estate described in this deed, made by me to GLEN RIDGE SAVINGS AND
LOAN ASSOCIATION, a New Jersey corporation, having its principal Office at 227
Ridgewood Avenue, of the Borough of Glen Ridge, County of Essex and State of New
Jersey;

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 or 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.


JOHN F. CRYAN, Sheriff

Sworn before me, one of the Attorneys at Law of the State of New Jersey, on this
Fifteenth day of March, in the year of our Lord, Nineteen
Hundred and Seventy-six, 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 land and real estate therein described; that 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, c. 49, Sec. 1 (c), is ONE HUNDRED
DOLLARS (\$100.00).

Prepared by JOHN F. CRYAN, Sheriff of the County of Essex, State of New Jersey.


Thomas M. McCormack
Attorney at Law

This Deed, made the 22 day of June 19 76 ,

Between GLEN RIDGE SAVINGS AND LOAN ASSOCIATION,

a corporation existing under and by virtue of the laws of the State of New Jersey
having its principal office at 227 Ridgewood Avenue
in the Borough of Glen Ridge in the County of
Essex and State of New Jersey herein designated as the Grantor,

And BISHOP JAMES BEALES and PENNY BEALES, his wife, and
THOMAS BEALES and ESSIE BEALES, his wife

residing or located at 533 Ingram Avenue in the County of
in the City of Trenton
Mercer and State of New Jersey herein designated as the Grantees;

Witnesseth, that the Grantor, for and in consideration of

SEVEN THOUSAND FIVE HUNDRED and NO/100 (\$7,500.00)-----Dollars

lawful money of the United States of America, to it in hand well and truly paid by the Grantees, at or
before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, and the
Grantor being therewith fully satisfied, does by these presents grant, bargain, sell and convey unto the
Grantees forever,

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

BEGINNING in the westerly line of North Fifteenth Street at a
point therein distant southerly three hundred twenty-six feet
and twelve hundredths of a foot from the southwest corner of the
same and Park Avenue; and from thence running (1) along North
Fifteenth Street south 29 degrees 35 minutes west 25 feet; thence
(2) north 60 degrees 25 minutes west 100 feet; thence (3) north
29 degrees 35 minutes east and parallel with North Fifteenth
Street 25 feet; and thence (4) south 60 degrees 25 minutes east
and parallel with second course 100 feet to North Fifteenth
Street and place of BEGINNING.

THE dwelling on said premises being commonly known and designated
as No. 149 North Fifteenth Street, East Orange, New Jersey.

THE above description being in accordance with a survey made by
Borrie and McDonald, surveyors, dated October 1, 1962.

BEING the same premises conveyed to Glen Ridge Savings and Loan
Association, a New Jersey Corporation, by Deed dated March 15, 1976,
from John F. Cryan, Sheriff of the County of Essex, and recorded
in the Essex County Register's Office on March 26, 1976, in Book
4530 of Deeds for said County at page 396.

THIS conveyance is made expressly subject to restrictions of
record, if any, affecting said premises; to zoning ordinances
of the City of East Orange and other governmental regulations, if
any, affecting said premises or the use to which they may be put;
to such facts as would be disclosed by an inspection of said
premises; and to such facts as would be disclosed by an accurate
survey of said premises.

RECEIVED & RECORDED
REGISTER'S OFFICE
ESSEX COUNTY, N.J.

JUN 28 3 19 PM '76

L. J. [Signature]
REGISTER

Together with all and singular the buildings, improvements, ways, woods, waters, watercourses, rights, liberties, privileges, hereditaments and appurtenances to the same belonging or in anywise appertaining; and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and of every part and parcel thereof; And also all the estate, right, title, interest, use, possession, property, claim and demand whatsoever, of the Grantor both in law and in equity, of, in and to the premises herein described, and every part and parcel thereof, with the appurtenances. To Have and to Hold all and singular, the premises herein described, together with the appurtenances, unto the Grantees and to Grantees' proper use and benefit forever.

And the Grantor covenants that it has not done or executed, or knowingly suffered to be done or executed, any act, deed or thing whatsoever whereby or by means whereof the premises conveyed herein, or any part thereof, now are or at any time hereafter, will or may be charged or encumbered in any manner or way whatsoever.

In all references herein to any parties, persons, entities or corporations, the use of any particular gender or the plural or singular number is intended to include the appropriate gender or number as the text of the within instrument may require.

Wherever in this instrument any party shall be designated or referred to by name or general reference, such designation is intended to and shall have the same effect as if the words "heirs, executors, administrators, personal or legal representatives, successors and assigns" had been inserted after each and every such designation.

In Witness Whereof, the Grantor has caused these presents to be signed and attested by its proper corporate officers and its corporate seal to be hereto affixed the day and year first above written.



ATTEST:
NANCY J. OZMANSKI, Assistant Secretary

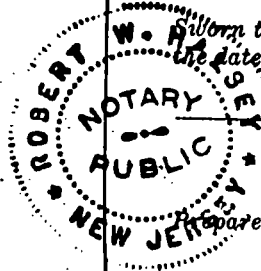
By: Walter H. Foster, Sr.
WALTER H. FOSTER, SR. President

State of New Jersey, County of ESSEX
that on 22nd day of June 1976, before me, the subscriber,

personally appeared NANCY J. OZMANSKI

who, being by me duly sworn on her oath, deposes and makes proof to my satisfaction, that she is the Assistant Secretary of Glen Ridge Savings and Loan Association, the Corporation named in the within Instrument;

that WALTER H. FOSTER, SR. is the President of said Corporation; that the execution, as well as the making of this Instrument, has been duly authorized by a proper resolution of the Board of Directors of the said Corporation; that deponent well knows the corporate seal of said Corporation; and that the seal affixed to said Instrument is the proper corporate seal and was thereto affixed and said Instrument signed and delivered by said President as and for the voluntary act and deed of said Corporation, in presence of deponent, who thereupon subscribed her name thereto as attesting witness; and that 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, c. 49, Sec. 1(c), is \$ 7,500.00.



Subscribed to and subscribed before me,
the date aforesaid.

Robert W. Grieco
NOTARY PUBLIC OF NEW JERSEY
My Commission Expires October 15, 1979

Nancy J. Ozmanski
NANCY J. OZMANSKI

Prepared by: Gloria E. Grieco, Esq.
Attorney at Law of New Jersey

MADORA JANE DOHERTY, ESQ.
1545 Highway 9
Toms River, New Jersey 08755
201-244-1520
Attorney for Plaintiff

FILED
SUPERIOR COURT OF N.J.

JUL 26 1988

RECEIVED
REGISTERED
DEPT. OF TREASURY

JUL 27 9 00 AM '88

MARK E. DILLEY,

Plaintiff

v.

BISHOP JAMES BEALES, et. als.

Defendants

J.M.M.

: SMK SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION-ESSEX COUNTY

: Docket No.: F 5003-86

: CIVIL ACTION

: FINAL JUDGMENT

It appearing by affidavit filed in this proceeding that all of the defendants in this action have had notice of the time and place fixed for redemption of the premises described in the Complaint filed herein, and that no redemption has been made, all as provided in the Order of this Court dated May 9, 1988.

It is thereupon on this 26th day of July, 1988, on motion of Madora Jane Doherty, Esq., attorney for Plaintiff, Ordered and Adjudged,

1. That the defendants, BISHOP JAMES BEALES and PENNY BEALES, his wife; THOMAS BEALES and ESSIE BEALES, his wife; FELLOWSHIP SAVINGS AND LOAN; ALVIN LINTON, MRS. ALVIN LINTON, his wife; PATRICIA YOLANDA PHILLIPS, JOHN DOE, husband of Patricia Yolanda Phillips, said name "John Doe" being fictitious; KAREN RENE ELDER, her heirs, devisees or personal representatives, or her, their or any of their successors in right, title and interest and JOHN DOE, husband of Karen Rene Elder, said name "John Doe" being fictitious; INTERCOUNTY MORTGAGE CORPORATION; ESSEX COUNTY WELFARE BOARD; CITY CONSUMER SERVICE; ALICE R. MOONEY, widow; HENRY J. LOMBARDI, JR.; FIRST FIDELITY BANK; UNKNOWN OWNERS, their HEIRS, devisees or personal representatives or their or any of their successors in right, title and interest and each of them and any persons claiming by, from or under them or any of them, stand absolutely debarred and foreclosed of and from all right and equity of redemption of, in and to the said lands and premises and every part thereof.

EX-103726-331

2. It is further Ordered and Adjudged as follows:

The said lands and premises referred to herein are more particularly described as follows:

A. All that certain lot or parcel of land and premises situate, lying and being in the City of East Orange, County of Essex, State of New Jersey, being also known as Block 64, Lot 13 on the East Orange Tax Map.

Being further described as follows:

BEGINNING in the westerly line of North Fifteenth Street at a point therein distant southerly three hundred twenty-six feet and twelve hundredths of a foot from the southwest corner of the same and Park Avenue; and from thence running (1) along North Fifteenth Street south 29 degrees 35 minutes west 25 feet; thence (2) north 60 degrees 25 minutes west 100 feet; thence (3) north 29 degrees 35 minutes east and parallel with North Fifteenth Street 25 feet; and thence (4) South 60 degrees 25 minutes east and parallel with second course 100 feet to North Fifteenth Street and place of Beginning.

Being also known as 149 North Fifteenth Street, East Orange, New Jersey.

B. All that certain lot or parcel of land and premises situate, lying and being in the City of East Orange, County of Essex, and State of New Jersey, being known as Block 174, Lot 21 on the East Orange Tax Map.

Being further described as follows:

BEGINNING at a point in the Easterly line of North Maple Avenue distant 273.84 feet Southerly of the Southerly line of William Street as presently monumented; thence running (1) South 21 degrees 5 minutes west 33.25 feet; thence (2) South 66 degrees 51 minutes East 160.38 feet; thence (3) North 22 degrees 34 minutes East 3.35 feet; thence (4) South 66 degrees 53 minutes East 0.19 feet; thence (5) North 22 degrees 55 minutes East 29.98 feet; thence (6) North 66 degrees 53 minutes West 161.61 feet to the Easterly line of North Maple Avenue and the point and place of Beginning.

Being commonly known as 112 North Maple Avenue, East Orange, New Jersey.

C. All that certain lot or parcel of land and premises situate in the City of East Orange, County of Essex and State of New Jersey, being known as Block 121, Lot 39 on the East Orange Tax Map.

BEGINNING in the northerly line of Rutledge Avenue at a point therein distant one hundred sixty-five feet on a course of north fifty-one degrees thirty-seven minutes west from the intersection of the same with the westerly line of Grove Street; thence along the line of Rutledge Avenue north fifty-one degrees and thirty-seven minutes west forty feet; thence north forty-four degrees and two minutes east one hundred twenty feet; thence south fifty-one degrees and thirty-seven minutes east forty feet; thence south forty-four degrees west one hundred twenty feet to the place of Beginning.

Being commonly known as 216 Rutledge Avenue, East Orange, New Jersey.

3. It is further Ordered and Adjudged that an absolute and indefeasible estate of inheritance in fee simple with respect to the aforescribed premises is hereby vested in the Plaintiff, Mark E. Dilley.

Respectfully recommended: R. 1:34-6

Myron C. Weinstein
Myron C. Weinstein
Chief, Office of Foreclosure

Paul Levy
Paul Levy J.S.C.

J.S.C.

I, John M. Mayson Clerk of the Superior Court of New Jersey,
the same being a Court of Record, do hereby certify that the foregoing
is a true copy of the *Final Judgment*
now of the file of my office.
IN TESTIMONY WHEREOF, I have hereunto set my hand and
affixed the seal of said Court at Trenton, this *26th* day of
July, Nineteen hundred and *eighteen*

John M. Mayson
JOHN M. MAYSON
Clerk of Superior Court

BK503776 333

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on September 7, 1995

WILLIAM T. YADLON, ESQ.

BETWEEN

MARK E. DILLEY, married

whose address is P. O. Box 924, Springfield, New Jersey 07061
referred to as the Grantor,

AND

EVELYN BELL, AUDREY BELL and ROSA HAMILTON

whose post office address is about to be 149 North 15th Street, East Orange,
New Jersey referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of NINETY THOUSAND AND 00/100 DOLLARS (\$90,000.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of East Orange
Block No. 64 Lot No. 13 Account No.
☐ No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of East Orange and State of New Jersey. The legal description is:

BEGINNING in the westerly line of North Fifteenth Street at a point therein distant southerly three hundred twenty-six feet and twelve hundreds of a foot from the southwest corner of the same and Park Avenue; and from thence running (1) along North Fifteenth Street south 29 degrees 35 minutes west 25 feet; thence (2) north 60 degrees 25 minutes west 100 feet; thence (3) north 29 degrees 35 minutes east and parallel with North Fifteenth Street 25 feet; and thence (4) South 60 degrees 25 minutes east and parallel with the second course 100 feet to North Fifteenth Street and the place of BEGINNING.

BEING the same premises conveyed to the Grantor by Final Judgment entered by Paul Levy, J.S.C. on July 26, 1988 in the matter of Mark E. Dilley v. Bishop James Seales, et als., Superior Court of New Jersey, Chancery Division, Essex County, Docket No. F 5003-06, which said Judgment was recorded in the Office of The Essex County Register on July 27, 1988 in Deed Book 5037 at Page 331.

808 51604

Received & Recorded
Essex County, NJ
FEB 07 11:57 AM
CAROLE A. GAVES
8960045107330
Consideration:
R. T. I.: \$15

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

WILLIAM T. YADLON, ESQ.

MARK E. DILLEY

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF UNION
I CERTIFY that on September 7, 19 95,

SS.:

MARK E. DILLEY, married

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,

(c) made this Deed for \$ 90,000.00 as the full and actual consideration paid or to be paid for the transfer of title.
(Such consideration is defined in N.J.S.A. 46:15-5.)

(Print name and title below signature)

WILLIAM T. YADLON
An Attorney At Law of
the State of New Jersey

BK 5403 PG 809

BK5452 PG0471

GVS-2

DEED

Prepared by: (Print signer's name below signature)

This Deed is made on September 7, 1995.

WILLIAM T. YADLON, ESQ.

BETWEEN

EVELYN BELL, AUDREY BELL and ROSA HAMILTON

whose address is about to be 149 North 15th Street, East Orange, New Jersey referred to as the Grantor.

AND

MARK E. DILLEY, married

whose post office address is P. O. Box 924, Springfield, New Jersey 07081

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

Transfer of Ownership. The Grantor grants and conveys (transfers ownership of) the property described below to the Grantee. This transfer is made for the sum of ONE DOLLAR (\$1.00).

The Grantor acknowledges receipt of this money.

Tax Map Reference. (N.J.S.A. 46:15-1.1) Municipality of

East Orange

Block No. 64

Lot No. 13

Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable).

Property. The property consists of the land and all the buildings and structures on the land in the City of East Orange, Essex County, New Jersey. The legal description is:

BEGINNING in the westerly line of North Fifteenth Street at a point therein distant southerly three hundred twenty-six feet and twelve hundreds of a foot from the southwest corner of the same and Park Avenue; and from thence running (1) along North Fifteenth Street south 29 degrees 35 minutes west 25 feet; thence (2) north 60 degrees 25 minutes west 100 feet; thence (3) north 29 degrees 35 minutes east and parallel with North Fifteenth Street 25 feet; and thence (4) south 60 degrees 25 minutes east and parallel with the second course 100 feet to North Fifteenth Street and the place of BEGINNING.

Received & Recorded
Register's Office
Essex County, NJ
DEC 23, 11:52 AM '96
Carole A. Graves
896004288110857836
Consideration: \$1
R. T. : \$0.00

Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

Signatures. The Grantor signs this Deed as of the date at the top of the first page.

Witnessed by:

WILLIAM T. YADLON, ESQ.

EVELYN BELL

AUDREY BELL

ROSA HAMILTON

STATE OF NEW JERSEY, COUNTY OF UNION

SS.:

I CERTIFY that on September 7, 1995,

EVELYN BELL, AUDREY BELL and ROSA HAMILTON

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

- (a) was the maker of the attached deed;
- (b) executed this deed as his or her own act; and,

(c) made this Deed for \$ 1.00 as the full and actual consideration paid or to be paid for the transfer of title.
(Such consideration is defined in N.J.S.A. 46:15-5.)

(Print name and title below signature)

WILLIAM T. YADLON
An Attorney At Law of
the State of New Jersey

STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION OR EXEMPTION
(c. 49, P.L. 1968)

BK5452 PG0173
ALL-STATE LEGAL SUPPLY CO.
One Commerce Drive, Cranford, N. J. 07016
DG VST-1

or
PARTIAL EXEMPTION
(c. 176, P. L. 1975)

To Be Recorded With Deed Pursuant to c. 49, P.L. 1968, as amended by c. 225, P.L. 1985 (N.J.S.A. 46:15-5 et seq.)

STATE OF NEW JERSEY

COUNTY OF UNION

ss.

FOR RECORDER'S USE ONLY

Consideration \$ _____

Realty Transfer Fee \$ _____ *

Date _____ By _____

*Use symbol "C" to indicate that fee is exclusively for county use.

(1) PARTY OR LEGAL REPRESENTATIVE (See Instructions #3, 4 and 5 on reverse side)

Deponent, Evelyn Bell

(Name)

says that he/she is the

Grantor

(State whether Grantor, Grantee, Legal Representative, Corporate Officer, Officer of Title Co. Lending Institution, etc.)

in a deed dated September 7, 1995, transferring real property identified as Block No. 64

Lot No. 13 located at 149 North 15th Street, East Orange, Essex County
(Street Address, Municipality, County)

and annexed hereto.

(2) CONSIDERATION (See Instruction #6)

Deponent states that, with respect to deed hereto annexed, the actual amount of money and the monetary value of any other thing of value constituting the entire compensation paid or to be paid for the transfer of title to the lands, tenements or other realty, including the remaining amount of any prior mortgage to which the transfer is subject or which is to be assumed and agreed to be paid by the grantee and any other lien or encumbrance thereon not paid, satisfied or removed in connection with the transfer of title is \$ 1.00

(3) FULL EXEMPTION FROM FEE

Deponent claims that this deed transaction is fully exempt from the Realty Transfer Fee imposed by

c. 49, P.L. 1968, for the following reason(s): Explain in detail. (See Instruction #7.) Mere reference to exemption symbol is not sufficient.

consideration of less than \$100.00

(4) PARTIAL EXEMPTION FROM FEE

NOTE: All boxes below apply to grantor(s) only. ALL BOXES IN APPROPRIATE

CATEGORY MUST BE CHECKED. Failure to do so will void claim for partial exemption. (See Instructions #8 and #9)

Deponent claims that this deed transaction is exempt from the increased portion of the Realty Transfer Fee imposed by c. 176, P.L. 1975 for the following reason(s):

(a) SENIOR CITIZEN (See Instruction #8)

- ☐ Grantor(s) 62 yrs. of age or over.*
☐ One or two-family residential premises

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

(b) BLIND (See Instruction #8)

- ☐ Grantor(s) legally blind.*
☐ One or two-family residential premises.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ No joint owners other than spouse or other qualified exempt owners.

(c) DISABLED (See Instruction #8)

- ☐ Grantor(s) permanently and totally disabled.*
☐ One or two-family residential premises.
☐ Receiving disability payments.

- ☐ Owned and occupied by grantor(s) at time of sale.
☐ Not gainfully employed.
☐ No joint owners other than spouse or other qualified exempt owners.

IN THE CASE OF HUSBAND AND WIFE, ONLY ONE GRANTOR NEED QUALIFY.

(d) LOW AND MODERATE INCOME HOUSING (See Instruction #8)

- ☐ Affordable According to H.U.D. Standards.
☐ Meets Income Requirements of Region.

- ☐ Reserved for Occupancy.
☐ Subject to Resale Controls.

(e) NEW CONSTRUCTION (See Instruction #9)

- ☐ Entirely new improvement.
☐ Not previously used for any purpose.

- ☐ Not previously occupied.

Deponent makes this 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.

Subscribed and Sworn to before me

this 7th day of September, 1995

Evelyn Bell
Name of Deponent (sign above line)
149 North 15th Street
East Orange, NJ

Evelyn Bell
Name of Grantor (type above line)
same

Miam T. Yadlon
Attorney At Law of
New Jersey

Address of Deponent

Address of Grantor at Time of Sale

FOR OFFICIAL USE ONLY This space for use of County Clerk or Register of Deeds.

Instrument Number _____ County _____
Deed Number _____ Book _____ Page _____
Deed Dated _____ Date Recorded _____

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE INSTRUCTIONS ON THE REVERSE SIDE HEREOF.

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 - White copy to be retained by County.

DUPLICATE - Yellow copy to be forwarded by County to Division of Taxation on partial exemption from fee (N.J.A.C. 18:16-8.12).

TRIPPLICATE - Pink copy is your file copy.

WHITE AND YELLOW COPIES MUST BE SUBMITTED WITH DEED TO COUNTY RECORDING OFFICER

BK5614 PG0689

Deed

This Deed is made on MAY 10, 1999
BETWEEN

MARK E. DILLEY, MARRIED

whose post office address is POST OFFICE BOX 924, SPRINGFIELD, NEW JERSEY 07081

referred to as the Grantor,
AND

SYLVIA DANIELS, UNMARRIED

whose post office address is 149 NORTH FIFTEENTH STREET
EAST ORANGE, NEW JERSEY 07017

referred to as the Grantee.

The words "Grantor" and "Grantee" shall mean all Grantors and all Grantees listed above.

1. **Transfer of Ownership.** The Grantor grants and conveys (transfers ownership of) the property (called the "Property") described below to the Grantee. This transfer is made for the sum of EIGHTY-SEVEN THOUSAND (\$87,000.00) DOLLARS.
The Grantor acknowledges receipt of this money.

2. **Tax Map Reference.** (N.J.S.A. 46:15-1.1) Municipality of EAST ORANGE, NEW JERSEY
Block No. 64 Lot No. 13 Account No.

☐ No property tax identification number is available on the date of this Deed. (Check box if applicable.)

3. **Property.** The Property consists of the land and all the buildings and structures on the land in the CITY of EAST ORANGE and State of New Jersey. The legal description is:

☐ Please see attached Legal Description annexed hereto and made a part hereof (check box if applicable).

BEGINNING in the westerly line of North Fifteenth Street at a point therein distant southerly three hundred twenty-six feet and twelve hundredths of a foot from the Southwest corner of the same and Park Avenue; and from thence running (1) along North Fifteenth Street, South 29 degrees 35 minutes West 25 feet; thence (2) North 60 degrees 25 minutes West 100 feet; thence (3) North 29 degrees 35 minutes East and parallel with North Fifteenth Street 25 feet; and thence (4) South 60 degrees 25 minutes East and parallel with the second course 100 feet to North Fifteenth Street and the place of BEGINNING.

BEING known and designated as Lot 13 in Block 64 on the Tax Map of the City of East Orange, Essex County.

Received & Recorded
Register's Office
Essex County, NJ
05/11/1999 10:06:5
Carole A. Graves
24 1 145419
Cons: \$87,000.00
RTT: \$304.50

Prepared by: (print signer's name below signature)

Mark E. Dilley
MARK E. DILLEY

(For Recorder's Use Only)



BK5614 PG0690

25/45421

The street address of the Property is:

4. Promises by Grantor. The Grantor promises that the Grantor has done no act to encumber the Property. This promise is called a "covenant as to grantor's acts" (N.J.S.A. 46:4-6). This promise means that the Grantor has not allowed anyone else to obtain any legal rights which affect the Property (such as by making a mortgage or allowing a judgment to be entered against the Grantor).

5. Signatures. The Grantor signs this Deed as of the date at the top of the first page. (Print name below each signature).

Witnessed By:

DAN von SCHAUMBURG

MARK E. DILLEY

(Seal)

(Seal)

STATE OF NEW JERSEY, COUNTY OF UNION
I CERTIFY that on MAY 10, 1999

SS.:

MARK E. DILLEY, MARRIED

personally came before me and stated to my satisfaction that this person (or if more than one, each person):

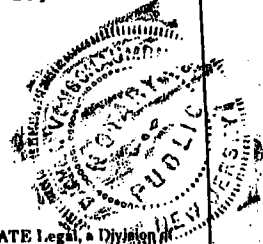
- (a) was the maker of this Deed;
- (b) executed this Deed as his or her own act; and,

(c) made this Deed for \$ 87,000.00 as the full and actual consideration paid or to be paid for the transfer of title. (Such consideration is defined in N.J.S.A. 46:15-5.)

RECORD AND RETURN TO:

MARK E. DILLEY
P.O. BOX 924
SPRINGFIELD, NEW JERSEY 07081

(Print name and title below signature)
DANIEL von SCHAUMBURG, NOTARY PUBLIC
My Commission Expires February 16, 2001



RECORDING INFORMATION SHEET

ESSEX COUNTY REGISTER'S OFFICE
HALL OF RECORDS , ROOM 130
465 MARTIN LUTHER KING Jr. Blvd
NEWARK NJ 07102

INSTRUMENT NUMBER:

7136072

DOCUMENT TYPE :

MORTGAGE**Official Use Only**

CAROLE A. GRAVES, REGISTER
ESSEX COUNTY, NJ

INSTRUMENT NUMBER
7136072

RECORDED ON
November 13, 2007 09:15 am
BOOK:12099 PAGE:8170

LJ

MAIL COPY _____
NO COPY _____
ENVELOPE _____

ADDITIONAL STAMPINGS _____

Return Address (for recorded documents)

NATIONAL REAL ESTATE INFO SERVICES

401 ROUTE 70 EAST

SUITE 210

CHERRY HILL NJ 08034

No. Of Pages (excluding Summary Sheet)

11

Recording Fee (excluding Transfer Tax)

\$130.00

Realty Transfer Tax

\$0.00

Amount Charged (Check # 2837)

\$120.00

Municipality

EAST ORANGE

Parcel Information**Block**
Lot**First Party Name**

SYLVIA DANIELS

Second Party Name

WELLS FARGO FINANCIAL

Additional Information (Official Use Only)

***** DO NOT REMOVE THIS PAGE. *****
COVER SHEET (DOCUMENT SUMMARY FORM) IS PART OF ESSEX COUNTY FILING RECORD
***** RETAIN THIS PAGE FOR FUTURE REFERENCE. *****

Prepared by: Wells Fargo Financial, Inc.
800 Walnut Street
Des Moines, Iowa 50309

R+R
N.R.E.I.S. of N.J., Inc.
401 Route 70 East
Suite 210
Cherry Hill, N.J. 08034

Return to: WELLS FARGO FINANCIAL NEW JERSEY, INC.
1597 ROUTE 23 S. STE2
WAYNE, NJ 07470

MORTGAGE

DEFINITIONS

Words used in multiple sections of this document are defined below and other words are defined in Sections 9, 11, 16, 18 and 19. Certain rules regarding the usage of words used in this document are also provided in Section 14.

- (A) "Security Instrument" means this document, which is dated 11/07/07, together with all Riders to this document.
- (B) "Borrower" is SYLVIA DANIELS UNMARRIED

Borrower is the mortgagor under this Security Instrument.

- (C) "Lender" is Wells Fargo Financial New Jersey, Inc. Lender is a corporation organized and existing under the laws of New Jersey. Lender's address is 1597 ROUTE 23 S. STE2 WAYNE, NJ 07470. Lender is the mortgagee under this Security Instrument.

- (D) "Note" means the promissory note signed by Borrower and dated 11/07/07. The Note states that Borrower owes Lender \$138506.56 (U.S. Dollars) plus interest. Borrower has promised to pay this debt in regular Periodic Payments and to pay the debt in full not later than 11/13/37.

- (E) "Property" means the property that is described below under the heading "Transfer of Rights in the Property."

- (F) "Loan" means the debt evidenced by the Note, plus interest, any prepayment charges and late charges due under the Note, and all sums due under this Security Instrument, plus interest.

- (G) "Riders" means all Riders to this Security Instrument that are executed by Borrower. The following Riders are to be executed by Borrower [check box as applicable]:

- | | | |
|--|---|---|
| <input type="checkbox"/> Adjustable Rate Rider | <input type="checkbox"/> Condominium Rider | <input type="checkbox"/> Second Home Rider |
| <input type="checkbox"/> Balloon Rider | <input type="checkbox"/> Planned Unit Development Rider | <input type="checkbox"/> Other(s) [specify] _____ |
| <input type="checkbox"/> 1-4 Family Rider | <input type="checkbox"/> Biweekly Payment Rider | |

- (H) "Applicable Law" means all controlling applicable federal, state and local statutes, regulations, ordinances and administrative rules and orders (that have the effect of law) as well as all applicable final, non-appealable judicial opinions.

- (I) "Community Association Dues, Fees, and Assessments" means all dues, fees, assessments and other charges that are imposed on Borrower or the Property by a condominium association, homeowners association or similar organization.

- (J) "Electronic Funds Transfer" means any transfer of funds, other than a transaction originated by check, draft, or similar paper instrument, which is initiated through an electronic terminal, telephonic instrument, computer, or magnetic tape so as to order, instruct, or authorize a financial institution to

debit or credit an account. Such term includes, but is not limited to, point-of-sale transfers, automated teller machine transactions, transfers initiated by telephone, wire transfers, and automated clearinghouse transfers.

(K) "Miscellaneous Proceeds" means any compensation, settlement, award of damages, or proceeds paid by any third party (other than insurance proceeds paid under the coverages described in Section 4) for: (i) damage to, or destruction of, the Property; (ii) condemnation or other taking of all or any part of the Property; (iii) conveyance in lieu of condemnation; or (iv) misrepresentations of, or omissions as to, the value and/or condition of the Property.

(L) "Mortgage Insurance" means insurance protecting Lender against the nonpayment of, or default on, the Loan.

(M) "Periodic Payment" means the regularly scheduled amount due for principal and interest under the Note.

(N) "RESPA" means the Real Estate Settlement Procedures Act (12 U.S.C. §2601 et seq.) and its implementing regulation, Regulation X (24 C.F.R. Part 3500), as they might be amended from time to time, or any additional or successor legislation or regulation that governs the same subject matter. As used in this Security Instrument, "RESPA" refers to all requirements and restrictions that are imposed in regard to a "federally related mortgage loan" even if the Loan does not qualify as a "federally related mortgage loan" under RESPA.

(O) "Successor in Interest of Borrower" means any party that has taken title to the Property, whether or not that party has assumed Borrower's obligations under the Note and/or this Security Instrument.

TRANSFER OF RIGHTS IN THE PROPERTY

This Security Instrument secures to Lender: (i) the repayment of the Loan, and all renewals, extensions and modifications of the Note; and (ii) the performance of Borrower's covenants and agreements under this Security Instrument and the Note. For these purposes, Borrower does hereby mortgage, grant and convey to Lender the following described property located in the

COUNTY of ESSEX
[Type of Recording Jurisdiction] [Name of Recording Jurisdiction]

The Description of the Property is attached hereto as "Addendum A to Mortgage - Description of Property," and is specifically incorporated herein.

which currently has the address of 149 N 15TH STREET
[Street]
EAST ORANGE, New Jersey 07017 ("Property Address"):
[City] [Zip Code]

TOGETHER WITH all the improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property. All replacements and additions shall also be covered by this Security Instrument. All of the foregoing is referred to in this Security Instrument as the "Property."

BORROWER COVENANTS that Borrower is lawfully seised of the estate hereby conveyed and has the right to grant and convey the Property and that the Property is unencumbered, except for encumbrances of record. Borrower warrants and will defend generally the title to the Property against all claims and demands, subject to any encumbrances of record.

THIS SECURITY INSTRUMENT combines uniform covenants for national use and non-uniform covenants with limited variations by jurisdiction to constitute a uniform security instrument covering real property.

UNIFORM COVENANTS. Borrower and Lender covenant and agree as follows:

1. **Payment of Principal, Interest, Escrow Items, Prepayment Charges, and Late Charges.** Borrower shall pay when due the principal of, and interest on, the debt evidenced by the Note and any prepayment charges and late charges due under the Note. Payments due under the Note and this Security Instrument shall be made in U.S. currency. However, if any check or other instrument received by Lender as payment under the Note or this Security Instrument is returned to Lender unpaid, Lender may require that any or all subsequent payments due under the Note and this Security Instrument be made in

one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality, or entity; or (d) Electronic Funds Transfer.

2. Application of Payments or Proceeds. Except as otherwise described in this Section 2, all payments accepted and applied by Lender shall be applied in the following order of priority: (a) fees and charges due under the Note; (b) interest due under the Note; and (c) principal due under the Note. Such payments shall be applied to each Periodic Payment in the order in which it became due. Any remaining amounts shall be applied first to any other amounts due under this Security Instrument, and then to reduce the principal balance of the Note.

Any application of payments, insurance proceeds, or Miscellaneous Proceeds to principal due under the Note shall not extend or postpone the due date, or change the amount, of the Periodic Payments.

3. Charges; Liens. Borrower shall pay all taxes, assessments, charges, fines, and impositions attributable to the Property which can attain priority over this Security Instrument, leasehold payments or ground rents on the Property, if any, and Community Association Dues, Fees, and Assessments, if any.

Borrower shall promptly discharge any lien which has priority over this Security Instrument unless Borrower: (a) agrees in writing to the payment of the obligation secured by the lien in a manner acceptable to Lender, but only so long as Borrower is performing such agreement; (b) contests the lien in good faith by, or defends against enforcement of the lien in, legal proceedings which in Lender's opinion operate to prevent the enforcement of the lien while those proceedings are pending, but only until such proceedings are concluded; or (c) secures from the holder of the lien an agreement satisfactory to Lender subordinating the lien to this Security Instrument. If Lender determines that any part of the Property is subject to a lien which can attain priority over this Security Instrument, Lender may give Borrower a notice identifying the lien. Within 10 days of the date on which that notice is given, Borrower shall satisfy the lien or take one or more of the actions set forth above in this Section 3.

Lender may require Borrower to pay a one-time charge for a real estate tax verification and/or reporting service used by Lender in connection with this Loan.

4. Property Insurance. Borrower shall keep the improvements now existing or hereafter erected on the Property insured against loss by fire, hazards included within the term "extended coverage," and any other hazards including, but not limited to, earthquakes and floods, for which Lender requires insurance. This insurance shall be maintained in the amounts (including deductible levels) and for the periods that Lender requires. What Lender requires pursuant to the preceding sentences can change during the term of the Loan. The insurance carrier providing the insurance shall be chosen by Borrower subject to Lender's right to disapprove Borrower's choice, which right shall not be exercised unreasonably. Lender may require Borrower to pay, in connection with this Loan, either: (a) a one-time charge for flood zone determination, certification and tracking services; or (b) a one-time charge for flood zone determination and certification services and subsequent charges each time remappings or similar changes occur which reasonably might affect such determination or certification. Borrower shall also be responsible for the payment of any fees imposed by the Federal Emergency Management Agency in connection with the review of any flood zone determination resulting from an objection by Borrower.

If Borrower fails to maintain any of the coverages described above, Lender may obtain insurance coverage, at Lender's option and Borrower's expense. Lender is under no obligation to purchase any particular type or amount of coverage. Therefore, such coverage shall cover Lender, but might or might not protect Borrower, Borrower's equity in the Property, or the contents of the Property, against any risk, hazard or liability and might provide greater or lesser coverage than was previously in effect. Borrower acknowledges that the cost of the insurance coverage so obtained might significantly exceed the cost of insurance that Borrower could have obtained. Any amounts disbursed by Lender under this Section 4 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

All insurance policies required by Lender and renewals of such policies shall be subject to Lender's right to disapprove such policies, shall include a standard mortgage clause, and shall name Lender as mortgagee and/or as an additional loss payee. Lender shall have the right to hold the policies and renewal certificates. If Lender requires, Borrower shall promptly give to Lender all receipts of paid premiums and renewal notices. If Borrower obtains any form of insurance coverage, not otherwise required by Lender, for damage to, or destruction of, the Property, such policy shall include a standard mortgage clause and shall name Lender as mortgagee and/or as an additional loss payee.

In the event of loss, Borrower shall give prompt notice to the insurance carrier and Lender. Lender

may make proof of loss if not made promptly by Borrower. Unless Lender and Borrower otherwise agree in writing, any insurance proceeds, whether or not the underlying insurance was required by Lender, shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such insurance proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such insurance proceeds, Lender shall not be required to pay Borrower any interest or earnings on such proceeds. Fees for public adjusters, or other third parties, retained by Borrower shall not be paid out of the insurance proceeds and shall be the sole obligation of Borrower. If the restoration or repair is not economically feasible or Lender's security would be lessened, the insurance proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such insurance proceeds shall be applied in the order provided for in Section 2.

If Borrower abandons the Property, Lender may file, negotiate and settle any available insurance claim and related matters. If Borrower does not respond within 30 days to a notice from Lender that the insurance carrier has offered to settle a claim, then Lender may negotiate and settle the claim. The 30-day period will begin when the notice is given. In either event, or if Lender acquires the Property under Section 20 or otherwise, Borrower hereby assigns to Lender (a) Borrower's rights to any insurance proceeds in an amount not to exceed the amounts unpaid under the Note or this Security Instrument, and (b) any other of Borrower's rights (other than the right to any refund of unearned premiums paid by Borrower) under all insurance policies covering the Property, insofar as such rights are applicable to the coverage of the Property. Lender may use the insurance proceeds either to repair or restore the Property or to pay amounts unpaid under the Note or this Security Instrument, whether or not then due.

5. Occupancy. Borrower shall occupy, establish, and use the Property as Borrower's principal residence within 60 days after the execution of this Security Instrument and shall continue to occupy the Property as Borrower's principal residence for at least one year after the date of occupancy, unless Lender otherwise agrees in writing, which consent shall not be unreasonably withheld, or unless extenuating circumstances exist which are beyond Borrower's control.

6. Preservation, Maintenance and Protection of the Property; Inspections. Borrower shall not destroy, damage or impair the Property, allow the Property to deteriorate or commit waste on the Property. Whether or not Borrower is residing in the Property, Borrower shall maintain the Property in order to prevent the Property from deteriorating or decreasing in value due to its condition. Unless it is determined pursuant to Section 4 that repair or restoration is not economically feasible, Borrower shall promptly repair the Property if damaged to avoid further deterioration or damage. If insurance or condemnation proceeds are paid in connection with damage to, or the taking of, the Property, Borrower shall be responsible for repairing or restoring the Property only if Lender has released proceeds for such purposes. Lender may disburse proceeds for the repairs and restoration in a single payment or in a series of progress payments as the work is completed. If the insurance or condemnation proceeds are not sufficient to repair or restore the Property, Borrower is not relieved of Borrower's obligation for the completion of such repair or restoration.

Lender or its agent may make reasonable entries upon and inspections of the Property. If it has reasonable cause, Lender may inspect the interior of the improvements on the Property. Lender shall give Borrower notice at the time of or prior to such an interior inspection specifying such reasonable cause.

7. Borrower's Loan Application. Borrower shall be in default if, during the Loan application process, Borrower or any persons or entities acting at the direction of Borrower or with Borrower's knowledge or consent gave materially false, misleading, or inaccurate information or statements to Lender (or failed to provide Lender with material information) in connection with the Loan. Material representations include, but are not limited to, representations concerning Borrower's occupancy of the Property as Borrower's principal residence.

8. Protection of Lender's Interest in the Property and Rights Under this Security Instrument. If (a) Borrower fails to perform the covenants and agreements contained in this Security Instrument, (b) there is a legal proceeding that might significantly affect Lender's interest in the Property and/or rights under this Security Instrument (such as a proceeding in bankruptcy, probate, for condemnation or forfeiture, for enforcement of a lien which may attain priority over this Security Instrument or to enforce laws or regulations), or (c) Borrower has abandoned the Property, then Lender may do and pay for whatever is reasonable or appropriate to protect Lender's interest in the Property and rights under this Security Instrument, including protecting and/or assessing the value of the Property,

and securing and/or repairing the Property. Lender's actions can include, but are not limited to: (a) paying any sums secured by a lien which has priority over this Security Instrument; (b) appearing in court; and (c) paying Reasonable Attorneys' Fees to protect its interest in the Property and/or rights under this Security Instrument, including its secured position in a bankruptcy proceeding. Securing the Property includes, but is not limited to, entering the Property to make repairs, change locks, replace or board up doors and windows, drain water from pipes, eliminate building or other code violations or dangerous conditions, and have utilities turned on or off. Although Lender may take action under this Section 8, Lender does not have to do so and is not under any duty or obligation to do so. It is agreed that Lender incurs no liability for not taking any or all actions authorized under this Section 8.

Any amounts disbursed by Lender under this Section 8 shall become additional debt of Borrower secured by this Security Instrument. These amounts shall bear interest at the Note rate from the date of disbursement and shall be payable, with such interest, upon notice from Lender to Borrower requesting payment.

If this Security Instrument is on a leasehold, Borrower shall comply with all the provisions of the lease. If Borrower acquires fee title to the Property, the leasehold and the fee title shall not merge unless Lender agrees to the merger in writing.

9. Assignment of Miscellaneous Proceeds; Forfeiture. All Miscellaneous Proceeds are hereby assigned to and shall be paid to Lender.

If the Property is damaged, such Miscellaneous Proceeds shall be applied to restoration or repair of the Property, if the restoration or repair is economically feasible and Lender's security is not lessened. During such repair and restoration period, Lender shall have the right to hold such Miscellaneous Proceeds until Lender has had an opportunity to inspect such Property to ensure the work has been completed to Lender's satisfaction, provided that such inspection shall be undertaken promptly. Lender may pay for the repairs and restoration in a single disbursement or in a series of progress payments as the work is completed. Unless an agreement is made in writing or Applicable Law requires interest to be paid on such Miscellaneous Proceeds, Lender shall not be required to pay Borrower any interest or earnings on such Miscellaneous Proceeds. If the restoration or repair is not economically feasible or Lender's security would be lessened, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower. Such Miscellaneous Proceeds shall be applied in the order provided for in Section 2.

In the event of a total taking, destruction, or loss in value of the Property, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument, whether or not then due, with the excess, if any, paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is equal to or greater than the amount of the sums secured by this Security Instrument immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the sums secured by this Security Instrument shall be reduced by the amount of the Miscellaneous Proceeds multiplied by the following fraction: (a) the total amount of the sums secured immediately before the partial taking, destruction, or loss in value divided by (b) the fair market value of the Property immediately before the partial taking, destruction, or loss in value. Any balance shall be paid to Borrower.

In the event of a partial taking, destruction, or loss in value of the Property in which the fair market value of the Property immediately before the partial taking, destruction, or loss in value is less than the amount of the sums secured immediately before the partial taking, destruction, or loss in value, unless Borrower and Lender otherwise agree in writing, the Miscellaneous Proceeds shall be applied to the sums secured by this Security Instrument whether or not the sums are then due.

If the Property is abandoned by Borrower, or if, after notice by Lender to Borrower that the Opposing Party (as defined in the next sentence) offers to make an award to settle a claim for damages, Borrower fails to respond to Lender within 30 days after the date the notice is given, Lender is authorized to collect and apply the Miscellaneous Proceeds either to restoration or repair of the Property or to the sums secured by this Security Instrument, whether or not then due. "Opposing Party" means the third party that owes Borrower Miscellaneous Proceeds or the party against whom Borrower has a right of action in regard to Miscellaneous Proceeds.

Borrower shall be in default if any action or proceeding, whether civil or criminal, is begun that, in Lender's judgment, could result in forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. Borrower can cure such a default and, if acceleration has occurred, reinstate as provided in Section 17, by causing the action or proceeding to be dismissed with a ruling that, in Lender's judgment, precludes forfeiture of the Property or other material impairment of Lender's interest in the Property or rights under this Security Instrument. The proceeds of

any award or claim for damages that are attributable to the impairment of Lender's interest in the Property are hereby assigned and shall be paid to Lender.

All Miscellaneous Proceeds that are not applied to restoration or repair of the Property shall be applied in the order provided for in Section 2.

10. Borrower Not Released; Forbearance By Lender Not a Waiver. Extension of the time for payment or modification of amortization of the sums secured by this Security Instrument granted by Lender to Borrower or any Successor in Interest of Borrower shall not operate to release the liability of Borrower or any Successors in Interest of Borrower. Lender shall not be required to commence proceedings against any Successor in Interest of Borrower or to refuse to extend time for payment or otherwise modify amortization of the sums secured by this Security Instrument by reason of any demand made by the original Borrower or any Successors in Interest of Borrower. Any forbearance by Lender in exercising any right or remedy including, without limitation, Lender's acceptance of payments from third persons, entities or Successors in Interest of Borrower or in amounts less than the amount then due, shall not be a waiver of or preclude the exercise of any right or remedy.

11. Joint and Several Liability; Co-signers; Successors and Assigns Bound. Borrower covenants and agrees that Borrower's obligations and liability shall be joint and several. However, any Borrower who co-signs this Security Instrument but does not execute the Note (a "co-signer"): (a) is co-signing this Security Instrument only to mortgage, grant and convey the co-signer's interest in the Property under the terms of this Security Instrument; (b) is not personally obligated to pay the sums secured by this Security Instrument; and (c) agrees that Lender and any other Borrower can agree to extend, modify, forbear or make any accommodations with regard to the terms of this Security Instrument or the Note without the co-signer's consent.

Subject to the provisions of Section 16, any Successor in Interest of Borrower who assumes Borrower's obligations under this Security Instrument in writing, and is approved by Lender, shall obtain all of Borrower's rights and benefits under this Security Instrument. Borrower shall not be released from Borrower's obligations and liability under this Security Instrument unless Lender agrees to such release in writing. The covenants and agreements of this Security Instrument shall bind (except as provided in Section 18) and benefit the successors and assigns of Lender.

12. Loan Charges. Lender may charge Borrower fees for services performed in connection with Borrower's default, for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument, including, but not limited to, attorneys' fees, property inspection and valuation fees. In regard to any other fees, the absence of express authority in this Security Instrument to charge a specific fee to Borrower shall not be construed as a prohibition on the charging of such fee. Lender may not charge fees that are expressly prohibited by this Security Instrument or by Applicable Law.

If the Loan is subject to a law which sets maximum loan charges, and that law is finally interpreted so that the interest or other loan charges collected or to be collected in connection with the Loan exceed the permitted limits, then: (a) any such loan charge shall be reduced by the amount necessary to reduce the charge to the permitted limit; and (b) any sums already collected from Borrower which exceeded permitted limits will be refunded to Borrower. Lender may choose to make this refund by reducing the principal owed under the Note or by making a direct payment to Borrower. If a refund reduces principal, the reduction will be treated as a partial prepayment without any prepayment charge (whether or not a prepayment charge is provided for under the Note). Borrower's acceptance of any such refund made by direct payment to Borrower will constitute a waiver of any right of action Borrower might have arising out of such overcharge.

13. Notices. All notices given by Borrower or Lender in connection with this Security Instrument must be in writing. Any notice to Borrower in connection with this Security Instrument shall be deemed to have been given to Borrower when mailed by first class mail or when actually delivered to Borrower's notice address if sent by other means. Notice to any one Borrower shall constitute notice to all Borrowers unless Applicable Law expressly requires otherwise. The notice address shall be the Property Address unless Borrower has designated a substitute notice address by notice to Lender. Borrower shall promptly notify Lender of Borrower's change of address. If Lender specifies a procedure for reporting Borrower's change of address, then Borrower shall only report a change of address through that specified procedure. There may be only one designated notice address under this Security Instrument at any one time. Any notice to Lender shall be given by delivering it or by mailing it by first class mail to Lender's address stated herein unless Lender has designated another address by notice to Borrower. Any notice in connection with this Security Instrument shall not be deemed to have been given to Lender until actually received by Lender. If any notice required by this Security Instrument is also required under Applicable Law, the Applicable Law requirement will satisfy the corresponding requirement under this Security Instrument.

14. Governing Law; Severability; Rules of Construction. This Security Instrument shall be

governed by federal law and the law of the jurisdiction in which the Property is located. All rights and obligations contained in this Security Instrument are subject to any requirements and limitations of Applicable Law. Applicable Law might explicitly or implicitly allow the parties to agree by contract or it might be silent, but such silence shall not be construed as a prohibition against agreement by contract. In the event that any provision or clause of this Security Instrument or the Note conflicts with Applicable Law, such conflict shall not affect other provisions of this Security Instrument or the Note which can be given effect without the conflicting provision.

As used in this Security Instrument: (a) words of the masculine gender shall mean and include corresponding neuter words or words of the feminine gender; (b) words in the singular shall mean and include the plural and vice versa; and (c) the word "may" gives sole discretion without any obligation to take any action.

15. Borrower's Copy. Borrower shall be given one copy of the Note and of this Security Instrument.

16. Transfer of the Property or a Beneficial Interest in Borrower. As used in this Section 16, "Interest in the Property" means any legal or beneficial interest in the Property, including, but not limited to, those beneficial interests transferred in a bond for deed, contract for deed, installment sales contract or escrow agreement, the intent of which is the transfer of title by Borrower at a future date to a purchaser.

If all or any part of the Property or any Interest in the Property is sold or transferred (or if Borrower is not a natural person and a beneficial interest in Borrower is sold or transferred) without Lender's prior written consent, Lender may require immediate payment in full of all sums secured by this Security Instrument. However, this option shall not be exercised by Lender if such exercise is prohibited by Applicable Law.

If Lender exercises this option, Lender shall give Borrower notice of acceleration. The notice shall provide a period of not less than 30 days from the date the notice is given in accordance with Section 13 within which Borrower must pay all sums secured by this Security Instrument. If Borrower fails to pay these sums prior to the expiration of this period, Lender may invoke any remedies permitted by this Security Instrument without further notice or demand on Borrower.

17. Borrower's Right to Reinstate After Acceleration. If Borrower meets certain conditions, Borrower shall have the right to have enforcement of this Security Instrument discontinued at any time prior to the earliest of: (a) five days before sale of the Property pursuant to any power of sale contained in this Security Instrument; (b) such other period as Applicable Law might specify for the termination of Borrower's right to reinstate; or (c) entry of a judgment enforcing this Security Instrument. Those conditions are that Borrower: (a) pays Lender all sums which then would be due under this Security Instrument and the Note as if no acceleration had occurred; (b) cures any default of any other covenants or agreements; (c) pays all expenses incurred in enforcing this Security Instrument, including, but not limited to, Reasonable Attorneys' Fees, property inspection and valuation fees, and other fees incurred for the purpose of protecting Lender's interest in the Property and rights under this Security Instrument; and (d) takes such action as Lender may reasonably require to assure that Lender's interest in the Property and rights under this Security Instrument, and Borrower's obligation to pay the sums secured by this Security Instrument, shall continue unchanged. Lender may require that Borrower pay such reinstatement sums and expenses in one or more of the following forms, as selected by Lender: (a) cash; (b) money order; (c) certified check, bank check, treasurer's check or cashier's check, provided any such check is drawn upon an institution whose deposits are insured by a federal agency, instrumentality or entity; or (d) Electronic Funds Transfer. Upon reinstatement by Borrower, this Security Instrument and obligations secured hereby shall remain fully effective as if no acceleration had occurred. However, this right to reinstate shall not apply in the case of acceleration under Section 16.

18. Sale of Note; Change of Loan Servicer; Notice of Grievance. The Note or a partial interest in the Note (together with this Security Instrument) can be sold one or more times without prior notice to Borrower. A sale might result in a change in the entity (known as the "Loan Servicer") that collects Periodic Payments due under the Note and this Security Instrument and performs other mortgage loan servicing obligations under the Note, this Security Instrument, and Applicable Law. There also might be one or more changes of the Loan Servicer unrelated to a sale of the Note. If there is a change of the Loan Servicer, Borrower will be given written notice of the change which will state the name and address of the new Loan Servicer, the address to which payments should be made and any other information RESPA requires in connection with a notice of transfer of servicing. If the Note is sold and thereafter the Loan is serviced by a Loan Servicer other than the purchaser of the Note, the mortgage loan servicing obligations to Borrower will remain with the Loan Servicer or be transferred to a successor Loan Servicer and are not assumed by the Note purchaser unless otherwise provided by the Note purchaser.

19. **Hazardous Substances.** As used in this Section 19: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

20. **Acceleration; Remedies.** Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 16 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property; (e) the Borrower's right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure; and (f) any other disclosure required under the Fair Foreclosure Act, codified at §§ 2A:50-53 et seq. of the New Jersey Statutes, or other Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 20, including, but not limited to, attorneys' fees and costs of title evidence permitted by Rules of Court.

21. **Release.** Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

22. **No Claim of Credit for Taxes.** Borrower will not make deduction from or claim credit on the principal or interest secured by this Security Instrument by reason of any governmental taxes, assessments or charges. Borrower will not claim any deduction from the taxable value of the Property by reason of this Security Instrument.

19. Hazardous Substances. As used in this Section 19: (a) "Hazardous Substances" are those substances defined as toxic or hazardous substances, pollutants, or wastes by Environmental Law and the following substances: gasoline, kerosene, other flammable or toxic petroleum products, toxic pesticides and herbicides, volatile solvents, materials containing asbestos or formaldehyde, and radioactive materials; (b) "Environmental Law" means federal laws and laws of the jurisdiction where the Property is located that relate to health, safety or environmental protection; (c) "Environmental Cleanup" includes any response action, remedial action, or removal action, as defined in Environmental Law; and (d) an "Environmental Condition" means a condition that can cause, contribute to, or otherwise trigger an Environmental Cleanup.

Borrower shall not cause or permit the presence, use, disposal, storage, or release of any Hazardous Substances, or threaten to release any Hazardous Substances, on or in the Property. Borrower shall not do, nor allow anyone else to do, anything affecting the Property (a) that is in violation of any Environmental Law, (b) which creates an Environmental Condition, or (c) which, due to the presence, use, or release of a Hazardous Substance, creates a condition that adversely affects the value of the Property. The preceding two sentences shall not apply to the presence, use, or storage on the Property of small quantities of Hazardous Substances that are generally recognized to be appropriate to normal residential uses and to maintenance of the Property (including, but not limited to, hazardous substances in consumer products).

Borrower shall promptly give Lender written notice of (a) any investigation, claim, demand, lawsuit or other action by any governmental or regulatory agency or private party involving the Property and any Hazardous Substance or Environmental Law of which Borrower has actual knowledge, (b) any Environmental Condition, including but not limited to, any spilling, leaking, discharge, release or threat of release of any Hazardous Substance, and (c) any condition caused by the presence, use or release of a Hazardous Substance which adversely affects the value of the Property. If Borrower learns, or is notified by any governmental or regulatory authority, or any private party, that any removal or other remediation of any Hazardous Substance affecting the Property is necessary, Borrower shall promptly take all necessary remedial actions in accordance with Environmental Law. Nothing herein shall create any obligation on Lender for an Environmental Cleanup.

NON-UNIFORM COVENANTS. Borrower and Lender further covenant and agree as follows:

20. Acceleration; Remedies. Lender shall give notice to Borrower prior to acceleration following Borrower's breach of any covenant or agreement in this Security Instrument (but not prior to acceleration under Section 16 unless Applicable Law provides otherwise). The notice shall specify: (a) the default; (b) the action required to cure the default; (c) a date, not less than 30 days from the date the notice is given to Borrower, by which the default must be cured; and (d) that failure to cure the default on or before the date specified in the notice may result in acceleration of the sums secured by this Security Instrument, foreclosure by judicial proceeding and sale of the Property; (e) the Borrower's right to reinstate after acceleration and the right to assert in the foreclosure proceeding the non-existence of a default or any other defense of Borrower to acceleration and foreclosure; and (f) any other disclosure required under the Fair Foreclosure Act, codified at §§ 2A:50-53 et seq. of the New Jersey Statutes, or other Applicable Law. If the default is not cured on or before the date specified in the notice, Lender at its option may require immediate payment in full of all sums secured by this Security Instrument without further demand and may foreclose this Security Instrument by judicial proceeding. Lender shall be entitled to collect all expenses incurred in pursuing the remedies provided in this Section 20, including, but not limited to, attorneys' fees and costs of title evidence permitted by Rules of Court.

21. Release. Upon payment of all sums secured by this Security Instrument, Lender shall release this Security Instrument. Borrower shall pay any recordation costs. Lender may charge Borrower a fee for releasing this Security Instrument, but only if the fee is paid to a third party for services rendered and the charging of the fee is permitted under Applicable Law.

22. No Claim of Credit for Taxes. Borrower will not make deduction from or claim credit on the principal or interest secured by this Security Instrument by reason of any governmental taxes, assessments or charges. Borrower will not claim any deduction from the taxable value of the Property by reason of this Security Instrument.

BY SIGNING BELOW, Borrower accepts and agrees to the terms and covenants contained in this Security Instrument and in any Rider executed by Borrower and recorded with it.

Signed, sealed and delivered in the presence of:

Borrower

Sylvia Daniels 11-7-07 (Seal)

SYLVIA DANIELS

Borrower

(Seal)

Borrower

(Seal)

Borrower

(Seal)

[Space Below This Line For Acknowledgment]

State of New Jersey)

) SS:

County of PASSAIC)

Be it remembered that on this 7th day of November, 2007, before me a Notary Public, came the above named SYLVIA DANIELS UNMARRIED

and Not Certified Copy and acknowledged the foregoing mortgage to be their act and deed for the uses and purposes therein expressed and desired the same to be recorded as such as certified their receipt of a true copy of said mortgage.

Subscribed and sworn to before me LYNN M. PAWLOWSKI the day and year aforesaid.

Lynn M Pawlowski
Notary Public

My Commission Expires _____

LYNN M PAWLOWSKI
Notary Public
State of New Jersey
My Commission Expires December 1, 2008

ADDENDUM A
TO
MORTGAGE

Description of Property

ALL THAT CERTAIN PROPERTY SITUATED IN THE CITY OF E. ORANGE
IN THE COUNTY OF ESSEX AND STATE OF NEW JERSEY, BEING
DESCRIBED AS FOLLOWS: LOT NUMBER(S) 13 BLOCK 64, AND BEING
MORE FULLY DESCRIBED IN A DEED DATED 05/10/1999 AND
RECORDED 05/11/1999, AMONG THE LAND RECORDS OF THE COUNTY
AND STATE SET FORTH ABOVE, IN DEED VOLUME 5614 AND PAGE
689.

ADDRESS: 149 N. 15TH STREET; EAST ORANGE, NJ 07017 TAX
MAP OR PARCEL ID NO.: LOT 13 BLOCK 64

Not Certified Copy



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		2729712	2046392
	Return Address <i>(for recorded documents)</i> WELLS FARGO - LSA L2 733 MARQUETTE AVE MINNEAPOLIS, MN 55402			
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> DANA RONE REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 3 INSTRUMENT NUMBER 2016052506 RECORDED ON Jun 23, 2016 12:27:36 PM Total Pages: 3 NJ PRESERVATION ACCOUNT \$10.00 REGISTER RECORDING FEE \$30.00 TOTAL PAID \$40.00 INV: 61468 USER: BB </div>	Submission Date <i>(mm/dd/yyyy)</i>		06/20/2016	
	No. of Pages <i>(excluding Summary Sheet)</i>		1	
	Recording Fee <i>(excluding transfer tax)</i>		\$40.00	
	Convenience Charge		\$0.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$40.00	
	Document Type	MTGE ASSGN		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
	Municipal Codes		ESSEX FELLS 06	
	Bar Code(s)			

Additional Information (Official Use Only)

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Essex County Register Document Summary Sheet

MTGE ASSGN	Type	MTGE ASSGN				
	Consideration					
	Submitted By	WELLS FARGO - LSA L2 (CSC/INGEO SYSTEMS INC)				
	Document Date	06/20/2016				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	OR	12099	8170	7136072		
	MORTGAGOR	Name			Address	
		WELLS FARGO FINANCIAL NEW JERSEY INC				
	ASSIGNEE	Name			Address	
		US BANK TRUST NA LSF9 MASTER PARTICIPATION TRUST				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality

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Recording Requested By:
WELLS FARGO BANK, N.A.

When Recorded Return To:

ASSIGNMENT TEAM
WELLS FARGO BANK, N.A.
1000 BLUE GENTIAN RD #200
MAC: N9289-018
EAGAN, MN 55121-4400

CORPORATE ASSIGNMENT OF MORTGAGE

Essex, New Jersey
"DANIELS"

Date of Assignment: March 16th, 2016
Assignor: WELLS FARGO FINANCIAL NEW JERSEY, INC. at 800 WALNUT ST, DES MOINES, IA 50309
Assignee: U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST at 13801
WIRELESS WAY, OKLAHOMA CITY, OK 73134

Executed By: SYLVIA DANIELS UNMARRIED To: WELLS FARGO FINANCIAL NEW JERSEY, INC.
Date of Mortgage: 11/07/2007 Recorded: 11/13/2007 in Book/Reel/Liber: 12099 Page/Folio: 8170 as Instrument
No.: 7136072 in the County of Essex, State of New Jersey.

KNOW ALL MEN BY THESE PRESENTS, that for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the said Assignor hereby assigns unto the above-named Assignee, the said Mortgage having an original principal sum of \$138,508.56 with interest, secured thereby, and the full benefit of all the powers and of all the covenants and provisos therein contained, and the said Assignor hereby grants and conveys unto the said Assignee, the Assignor's interest under the Mortgage.

TO HAVE AND TO HOLD the said Mortgage, and the said property unto the said Assignee forever, subject to the terms contained in said Mortgage.

WELLS FARGO FINANCIAL NEW JERSEY, INC.

On 6/14/16

By:

Juliane M. Christensen
Vice President

STATE OF Minnesota
COUNTY OF Dakota

On 6/14/2016, before me, Jennifer Rae Anderson, a Notary Public in the State of Minnesota, personally appeared Juliane M. Christensen, Vice President, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity, and that by his/her/their signature on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal,

Jennifer Rae Anderson
Notary Expires: 1/31/2020




(This area for notarial seal)

PREPARED BY: WELLS FARGO BANK, N.A.



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		2971624	2342772
	Recorded Document to be Returned by Submitter to: RAS CITRON 130 CLINTON RD STE 202 FAIRFIELD, NJ 07004			
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> DANA RONE REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 25 INSTRUMENT NUMBER 2017025788 RECORDED ON Mar 21, 2017 3:04:19 PM Total Pages: 4 NJ PRESERVATION ACCOUNT \$15.00 REGISTER RECORDING FEE \$35.00 EFILING CONVENIENCE FEES \$3.00 TOTAL PAID \$53.00 INV: 119360 USER: JM </div>	Submission Date (mm/dd/yyyy)		03/21/2017	
	No. of Pages (excluding Summary Sheet)		2	
	Recording Fee (excluding transfer tax) <i>(Convenience Charge of \$3.00 included)</i>		\$40.00	
	Realty Transfer Tax		\$0.00	
	Total Amount		\$40.00	
	Document Type	LISPENS FORCLOSURE AND RECOVERY		
	Electronic Recordation Level L2 - Level 2 (With Images)			
	Municipal Codes EAST ORANGE 05			
Bar Code(s) <div style="text-align: center;">  188987 </div>				

Additional Information (Official Use Only)

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Essex County Register Document Summary Sheet

LISPENDENS FORCLOSURE AND RECOVERY	Type	LISPENDENS FORCLOSURE AND RECOVERY				
	Consideration					
	Submitted By	RAS CITRON (CSC/INGEO SYSTEMS INC)				
	Document Date	03/21/2017				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	PLAINTIFF	Name			Address	
		SYLVIA DANIELS				
		MARK E DILLEY				
	DEFEDENT	Name			Address	
		US BANK TRUST NA				
		LSF9 MASTER PARTICIPATION TRUST				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
<p align="center">* DO NOT REMOVE THIS PAGE. COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD. RETAIN THIS PAGE FOR FUTURE REFERENCE.</p>						

RAS Citron, LLC
130 Clinton Road, Suite 202
FAIRFIELD, NJ 07004
973-575-0707
ATTORNEYS FOR PLAINTIFF
Donald V. Valenzano Jr, Esq.
STATE BAR NUMBER: 011282010

U.S. BANK TRUST, N.A., AS TRUSTEE FOR
LSF9 MASTER PARTICIPATION TRUST,
Plaintiff/Mortgagee

vs.

SYLVIA DANIELS; MR. DANIELS, SPOUSE OF
SYLVIA DANIELS; MARK E. DILLEY,
Defendant(s)/Mortgagor(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

ESSEX COUNTY

DOCKET NO. F-006523-17

LIS PENDENS

TO WHOM IT MAY CONCERN:

Notice is hereby given of the commencement and pendency of the above entitled Civil Action, the general object of which is:

1. To foreclose the following mortgage covering the premises hereinafter described, to wit:

Mortgage made by **WELLS FARGO FINANCIAL NEW JERSEY, INC.** to **SYLVIA DANIELS** recorded **November 13, 2007** and recorded in the County of **ESSEX** in Mortgage Book 12099 at Page 8170.

2. To recover possession of the lands and premises hereinafter described:

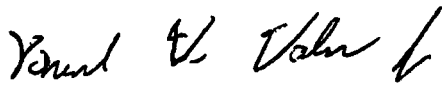
The lands and premises to be affected by said suit are described in SCHEDULE A attached hereto and made a part hereof.

3. The Complaint in the above entitled action was filed in the Office of the Clerk of the Superior Court of New Jersey, Chancery Division on March 16, 2017.

RAS Citron, LLC
ATTORNEYS FOR THE PLAINTIFF

DATED: March 20 2017

By:



Donald V. Valenzano Jr, Esquire
New Jersey Bar No. 011282010
Communication Email: dvalenzano@rasnj.com



16-235819 - LaF

EXHIBIT A - LAND DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF EAST ORANGE, COUNTY OF ESSEX AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY LINE OF NORTH FIFTEENTH STREET AT A POINT THEREIN DISTANT SOUTHERLY THREE HUNDRED TWENTY-SIX-FEET AND TWELVE HUNDREDS OF A FOOT FROM THE SOUTHWEST CORNER OF THE SAME AND PARK AVENUE: AND FROM THENCE RUNNING

(1) ALONG NORTH FIFTEENTH STREET, SOUTH 29 DEGREES 35 MINUTES WEST 25 FEET; THENCE

(2) NORTH 60 DEGREES 25 MINUTES WEST 100 FEET; THENCE

(3) NORTH 29 DEGREES 35 MINUTES EAST AND PARALLEL WITH NORTH FIFTEENTH STREET 25 FEET; AND THENCE

(4) SOUTH 60 DEGREES 25 MINUTES EAST AND PARALLEL WITH THE SECOND COURSE 100 FEET TO THE NORTH FIFTEENTH STREET AND THE PLACE OF BEGINNING.

BEING COMMONLY KNOWN AND DESIGNATED AS 149 NORTH 15TH STREET, EAST ORANGE, NJ 07017.

NOW KNOWN AS BLOCK 64 LOT 13 ON THE TAX MAP OF THE CITY OF EAST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY.

Not Certified Copy

16-235819 - CaG



Essex County Register Document Summary Sheet

ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES HALL OF RECORDS - ROOM 130 465 DR. MARTIN LUTHER KING BLVD NEWARK NJ 07102	Transaction Identification Number		3737909	3265193
	Recorded Document to be Returned by Submitter to: RAS CITRON 130 CLINTON RD STE 202 FAIRFIELD, NJ 07004			
Official Use Only <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> DANA RONE REG. OF DEEDS & MORTGAGES ESSEX COUNTY New Jersey DOCUMENT TYPE 1 INSTRUMENT NUMBER 2019015204 RECORDED ON Feb 20, 2019 11:44:49 AM Total Pages: 9 COUNTY REALTY TAX \$174.50 COUNTY REALTY TAX - PHPFA \$87.25 NJ PRESERVATION ACCOUNT \$45.00 REGISTER RECORDING FEE \$55.00 EFILING CONVENIENCE FEES \$3.00 STATE REALTY TAX \$436.25 STATE REALTY TAX - EAA \$29.40 NJAHTF \$36.75 HOMELESSNESS TRUST FUND \$3.00 TOTAL PAID \$870.15 INV: 263002 USER: KWG </div>	Submission Date (mm/dd/yyyy)		02/18/2019	
	No. of Pages (excluding Summary Sheet)		7	
	Recording Fee (excluding transfer tax) <i>(Convenience Charge of \$3.00 included)</i>		\$106.00	
	Realty Transfer Tax		\$764.15	
	Total Amount		\$870.15	
	Document Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE		
	Electronic Recordation Level		L2 - Level 2 (With Images)	
Municipal Codes EAST ORANGE 05				
288987				

Additional Information (Official Use Only)

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Essex County Register Document Summary Sheet

DEED/NO EXEMPTION FROM REALTY TRANSFER FEE	Type	DEED/NO EXEMPTION FROM REALTY TRANSFER FEE				
	Consideration	\$174,100.00				
	Submitted By	RAS CITRON (CSC/INGEO SYSTEMS INC)				
	Document Date	01/18/2019				
	Reference Info					
	Book ID	Book	Beginning Page	Instrument No.	Recorded/File Date	
	GRANTOR	Name			Address	
		SYLVIA DANIELS				
	GRANTEE	Name			Address	
		US BANK TRUST NA LSF9 MASTER PARTICIPATION TRUST				
	Parcel Info					
	Property Type	Tax Dist.	Block	Lot	Qualifier	Municipality
		05	64	13		05

*** DO NOT REMOVE THIS PAGE.**

**COVER SHEET [DOCUMENT SUMMARY FORM] IS PART OF ESSEX COUNTY REGISTER FILING RECORD.
RETAIN THIS PAGE FOR FUTURE REFERENCE.**



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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

TO

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
13801 WIRELESS WAY OKLAHOMA CITY, OK 73134

SHERIFF'S FILE NO. 18006873

Consideration \$100.00

Dated 1/18/2019

Not Certified Copy


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 June 21, 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 June 21, 2018, by a certain judgment made in our Superior Court of New Jersey, in a
certain cause therein depending wherein the plaintiff is:

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST

and the following named party is a defendant:

SYLVIA DANIELS

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: All the following tract
or parcel of land and premises hereinafter particularly described in rider attached hereto and
marked EXHIBIT A

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 the Plaintiff, U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION
TRUST, THE SUM OF \$242,402.78 being the principal, interest and advances secured by a certain
mortgage given by SYLVIA DANIELS, being indebted to WELLS FARGO FINANCIAL NEW JERSEY,
INC. bearing the date of November 7, 2007 together with lawful interest thereon from January 22,
2018 until the same be paid and satisfied and also the costs of the aforesaid plaintiff, with interest
thereon, and that for that purpose an Writ of Execution should issue, directed to the Sheriff of the
County of Essex, commanding him to make sale as aforesaid, and that the surplus money arising from
such sale, if any there be, should be brought into the said Court, subject to the further order of the
Court, as by the said judgment remaining as of record, in our 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:
\$2,988.03

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 \$242,402.78 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, ESQ., Judge of the Superior Court at Trenton, aforesaid, June 21, 2018.

RAS CITRON, LLC
Attorneys for Plaintiff
JENNIFER STEAD, ESQ.

MICHELLE SMITH, ESQ.
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 016925 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 December 11, 2018 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 12/11/2018, 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134, did bid for the same the sum of \$100.00(One Hundred 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 \$100.00(One Hundred Dollars and Zero Cents), to the said U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION

TRUST, 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 \$100.00(One Hundred 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST, 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.

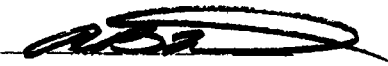
IN WITNESS, WHEREOF, I, the said Armando B. Fontoura, AS SUCH Sheriff as aforesaid, have hereunto set my hand and seal this January 18, 2019, Signed, Sealed and Delivered in the Presence of


 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 U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST 13801 WIRELESS WAY OKLAHOMA CITY, OK 73134 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.



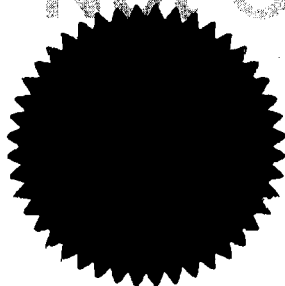
Armando B. Fontoura, SHERIFF

Sworn before me, one of the Attorneys at Law of the State of New Jersey, on January 18, 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 \$100.00 (One Hundred 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

Not Certified Copy



**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

U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST
(Plaintiff)

Marguerite Mounier-Wells, ESQ.
(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 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

- INDEMNIFICATION ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR PRIOR MORTGAGE OF SALE BOOK 6614 PAGE 0061 IN THE AMOUNT OF \$87,000.00
- INDEMNIFICATION ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY FOR PRIOR MORTGAGE OF SALE BOOK 7274 PAGE 0439 IN THE AMOUNT OF \$87,000.00
- CERTIFICATE OF SALE 14-00065 IN THE AMOUNT OF \$1,143.71

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

on this 29 day of June, 2018

Lauren M Fano

M. Wells

Name of Deponent Marguerite Mounier-Wells
130 Clinton Road, Suite 202 FAIRFIELD, NJ 07004

AMOUNT BID AT SHERIFF SALE \$ <u>100</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 _____
--	---

The property to be sold is located in the municipality of EAST ORANGE in the County of ESSEX and State of New Jersey.

Commonly known as 149 NORTH 15TH STREET, EAST ORANGE, NJ 07017

16-235819 - JoA

Lauren M Fano
Notary Public
New Jersey
My Commission Expires 6-7-22
No. 50061994

EXHIBIT A - LAND DESCRIPTION

ALL THAT CERTAIN LOT, PARCEL OR TRACT OF LAND, SITUATE AND LYING IN THE CITY OF EAST ORANGE, COUNTY OF ESSEX AND STATE OF NEW JERSEY, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING IN THE WESTERLY LINE OF NORTH FIFTEENTH STREET AT A POINT THEREIN DISTANT SOUTHERLY THREE HUNDRED TWENTY-SIX-FEET AND TWELVE HUNDREDS OF A FOOT FROM THE SOUTHWEST CORNER OF THE SAME AND PARK AVENUE: AND FROM THENCE RUNNING

(1) ALONG NORTH FIFTEEN STREET, SOUTH 29 DEGREES 35 MINUTES WEST 25 FEET; THENCE

(2) NORTH 60 DEGREES 25 MINUTES WEST 100 FEET; THENCE

(3) NORTH 29 DEGREES 35 MINUTES EAST AND PARALLEL WITH NORTH FIFTEENTH STREET 25 FEET; AND THENCE

(4) SOUTH 60 DEGREES 25 MINUTES EAST AND PARALLEL WITH THE SECOND COURSE 100 FEET TO THE NORTH FIFTEENTH STREET AND THE PLACE OF BEGINNING.

BEING COMMONLY KNOWN AND DESIGNATED AS 149 NORTH 15TH STREET EAST ORANGE, NJ 07017.

NOW KNOWN AS BLOCK 64 LOT 13 ON THE TAX MAP OF THE CITY OF EAST ORANGE, COUNTY OF ESSEX, STATE OF NEW JERSEY.

Not Certified Copy

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
COMIAN INVESTMENTS GROUP
700 ROUTE 130 NORTH
SUITE 101
CINNAMINSON, NJ 08077

Instrument Number - 2018037717

Recorded On 5/1/2018 At 9:37:08 AM

*** Instrument Type - MORTGAGE**

Invoice Number - 203322 User ID: YN

*** Mortgagor - DANIELS, SYLVIA**

*** Mortgagee - COMIAN XIV TAX LIEN FUND, LLC**

*** PARCEL IDENTIFICATION NUMBER**

Block: 64 Lot: 13 - EAST ORANGE

***Total Pages - 4**

*** FEES**

NJ PRESERVATION ACCOUNT \$20.00

REGISTER RECORDING FEE \$30.00

HOMELESSNESS TRUST FUND \$3.00

TOTAL PAID \$53.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE


Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2018037717



Essex County Recording Data Page Honorable Dana Rone Essex County Register		Official Use Only
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Official Use Only:

Date of Document: November 30, 2017	Type of Document: Certificate of Sale for Unpaid Municipal Liens
---	---

First Party Name: Daniels, Sylvia	Second Party Name: Comian XIV Tax Lien Fund
---	---

Additional Parties:	
----------------------------	--

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
Block: 64	Lot: 13	Qualifier:

Municipality: City of East Orange

Consideration:

Mailing Address of Grantee: Comian Investments Group 700 Route 130 North Suite 101 Cinnaminson NJ 08077

THE FOLLOWING SECTION IS REQUIRED FOR MORTGAGE RECORDING INFORMATION ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
--	--

Original Book:	Original Page:
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ESSEX COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 17-00036

I, **ANNMARIE CORBITT** CITY of **EAST ORANGE** COLLECTOR OF TAXES of the taxing district of the in the COUNTY of **ESSEX** and State of New Jersey, do hereby certify that on the **30th** day of **November** **2017** at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to **COMIAN XIV TAX LIEN FUND, LLC**

DUPLICATE

whose address is **700 ROUTE 130 NORTH SUITE 101, CINNAMINSON, 08077** for **One Thousand Seven Hundred Ninety Two** dollars and **Twenty Seven** cents, the land in said taxing district described as Block No. **64** Lot No. **13** and known as **149 NO. 15TH ST.** , on the tax duplicate thereof and assessed thereon to **DANIELS, SYLVIA**

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2016 Water	1,563.18	120.42	1,683.60
Assessments For Improvements			
Total Cost of Sale	108.67		108.67
Total			1,792.27
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of **18.00** per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after **December 31, 2016** ; municipal authority charges accruing after **December 31, 2016** and assessment installments not yet due, amounting to **0.00** dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this **4th** day of **December** **2017**

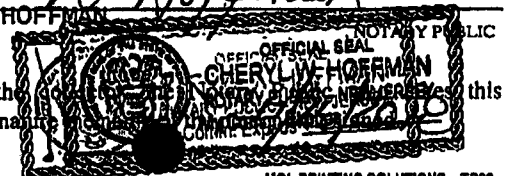
STATE OF NEW JERSEY
COUNTY OF: **ESSEX**

Annmarie Corbitt
ANNMARIE CORBITT
COLLECTOR OF TAXES

BE IT REMEMBERED, that on this **4th** day of **December** **2017** before me a Notary Public of New Jersey, personally appeared **ANNMARIE CORBITT** of the City of **EAST ORANGE** in the County of **ESSEX** who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: *Annmarie Corbitt*
ANNMARIE CORBITT
CHERYL W. HOFFMAN
PREPARER

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector of taxes and the preparer shall be printed, typed or stamped underneath such signature



AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Municipality _____

BY: _____
Mayor

ATTEST: _____
Municipal Clerk

(N.J.S.A. 46:18-6 & 54: 5-55)

DUPLICATE

Seal of Municipality to be affixed

No. _____

Tax Sale Certificate

Collector of Taxes

Municipality of _____

County, New Jersey

To _____

Entered

Compared

Checked

Received in the Register Office of the County of _____

New Jersey

on the

day of

A.D. 20

, at

o'clock in the

noon and

Recorded in Book

for said

County on Pages

COMIAN INVESTMENTS GROUP
700 ROUTE 130 NORTH
SUITE 101
CINNAMINSON NJ 08077

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Corporation _____

BY: _____
President

ATTEST: _____
Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

A Notary Public of New Jersey

Signature of Holder of Certificate

DANA RONE
ESSEX COUNTY REGISTER OF DEEDS & MORTGAGES



Hall of Records
465 Martin Luther King Jr Blvd
Room 130
Newark, NJ 07102
(973) 621-4960

***RETURN DOCUMENT TO:**
COMIAN INVESTMENT GROUP
700 ROUTE 130 N.
SUITE 101
CINNAMINSON, NJ 08077

Instrument Number - 2018057011

Recorded On 7/2/2018 At 11:19:59 AM

*** Instrument Type - MORTGAGE**

Invoice Number - 216301 User ID: MR

***Total Pages - 4**

*** Mortgagor - DANIELS, SYLVIA EAST ORANGE, CITY OF**

*** Mortgagee - COMIAN XIV TAX LIEN FUND, LLC**

*** PARCEL IDENTIFICATION NUMBER**

Block: 64 Lot: 13 - EAST ORANGE

*** FEES**

NJ PRESERVATION ACCOUNT \$20.00

REGISTER RECORDING FEE \$30.00

HOMELESSNESS TRUST FUND \$3.00

TOTAL PAID \$53.00

I hereby CERTIFY that this document is
Recorded in the Register of Deeds & Mortgages Office
of Essex County, New Jersey

Dana Rone
Register of Deeds & Mortgages

THIS IS A CERTIFICATION PAGE


Do Not Detach

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

* - Information denoted by an asterisk may change during the verification process and may not be reflected on this page.

INSTRUMENT NUMBER - 2018057011



Essex County Recording Data Page Honorable Dana Rone Essex County Register	Official Use Only	
		
Official Use Only:		
Date of Document: November 30, 2017	Type of Document: Certificate of Sale for Unpaid Municipal Taxes	
First Party Name: Daniels, Sylvia	Second Party Name: Comair XIV Taxidermy Fund LLC	
Additional Parties:		
THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY		
Block: 64	Lot: 13	Qualifier:
Municipality: East Orange		
Consideration:		
Mailing Address of Grantee: Comair Investment Group 700 Rt. 130 N. Suite 101 Cranford NJ 08077		
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY		
Original Book:	Original Page:	
ESSEX COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.		

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE

No. 17-00036

I, Annmarie Corbitt
CITY of EAST ORANGE COLLECTOR OF TAXES of the taxing district of the
the COUNTY of ESSEX in
the 30th day of November 2017
delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements
thereto I sold to COMIAN XIV TAX LIEN FUND, LLC
whose address is 700 ROUTE 130 NORTH
SUITE 101, CINNAMINSON, 08077
for One Thousand Seven Hundred Ninety Two
in said taxing district described as Block No. 64
and known as 149 NO. 15TH ST.
duplicate thereof and assessed thereon to DANIELS, SYLVIA
dollars and Twenty Seven cents, the land
Lot No. 13
, on the tax

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2016 water	1,563.18	120.42	1,683.60
Assessments For Improvements			
Total Cost of sale	108.67		108.67
Total			1,792.27
Premium (if any) Paid	0.00		

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of 18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after December 31, 2016; municipal authority charges accruing after December 31, 2016 and assessment installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 4th day of December, 2017

STATE OF NEW JERSEY
COUNTY OF: ESSEX

Annmarie Corbitt
Annmarie Corbitt
COLLECTOR OF TAXES

BE IT REMEMBERED, that on this 4th day of December 2017 before me a Notary Public of New Jersey personally appeared Annmarie Corbitt the Collector of Taxes of the taxing district of CITY OF EAST ORANGE in the County of ESSEX who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: *Annmarie Corbitt*
Annmarie Corbitt
PREPARER

Cheryl W. Hoffman
Cheryl W. Hoffman
OFFICIAL SEAL
CHERYL W. HOFFMAN
NOTARY PUBLIC - NEW JERSEY
NOTARY PUBLIC - CHRYL W. HOFFMAN
NOTARY PUBLIC

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Municipality _____

BY: _____ ATTEST: _____
Mayor Municipal Clerk

(NJSA 46:18-6 & 54: 5-55)

Seal of Municipality to be affixed

No. _____

Tax Sale Certificate

Collector of Taxes

Municipality of _____

County, New Jersey

To _____

Entered _____

Compared _____

Checked _____

Received in the Register Office of the County of _____

New Jersey

on the _____

day of _____

A.D. 20 _____

, at _____

o'clock in the _____

noon and _____

Recorded in Book _____

for said _____

County on Pages _____

COMIAN INVESTMENT GROUP
700 ROUTE 130 N.
SUITE 101
CINNAMINSON, NJ 08077

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Corporation _____

BY: _____ ATTEST: _____
President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

A Notary Public of New Jersey

Signature of Holder of Certificate