

Prepared By:

**\_\_\_\_\_ (Plaintiff Attorney)**  
**..... (Plaintiff attorney)**

THIS INDENTURE,  
made this **(today's date)** day of **(current month), (year)**. Between MICHAEL G.  
MASTRONARDY, Sheriff of the County of Ocean in the State of New Jersey, party of the first  
part and

**(BIDDER /PLAINTIFF NAME AND ADDRESS ALL CAPITAL LETTERS)**

party of the second part, witnesseth.

WHEREAS, on the **(date of Writ) day of (Writ month), (year)**, a certain Writ of Execution  
was issued out of the Superior Court of New Jersey, Chancery Division- Ocean County, Docket  
No. **(Docket No.)** directed and delivered to the Sheriff of the said County of Ocean and which  
said Writ is in the words or to the effect following that is to say:

THE STATE OF NEW JERSEY to the Sheriff of the County of Ocean,

Greeting:

WHEREAS, on the **(Judgment date)** day of **(Judgment month), (year)**, by a certain judgment  
made in our Superior Court 30 of New Jersey, in a certain cause therein pending, wherein the  
PLAINTIFF is:

**(PLAINTIFF(S) ALL CAPITAL LETTERS)**

and the following named parties are the DEFENDANTS:

**(DEFENDANT(S) ALL CAPITAL LETTERS)**

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the  
appurtenances in the Complaint, and Amendment to Complaint, if any, in the said cause  
particularly set forth and described, that is to say:

The mortgaged premises are described as set forth upon the RIDER ANNEXED HERETO AND  
MADE A PART HEREOF. BEING KNOWN AS Tax Lot **(Lot number)** in Block **(Block  
number)** COMMONLY KNOWN AS **(street address ALL CAPTIAL LETTERS)**

TOGETHER, with all and singular the rights, liberties, privileges, hereditaments and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, interest, use, property, claim and demand of the said defendants of, in, to and out of the same, to be sold, to pay and satisfy in the first place unto the plaintiff,

(Plaintiff(s) name ALL CAPITAL LETTERS)

the sum of \$(Judgment amount) being the principal, interest and advances secured by a certain mortgage dated (Mortgage Date) and given by (Borrower/Mortgagor name(s) ALL CAPITAL LETTERS) together with lawful interest thereon from (Good Through Date from Certification of Amount Due) until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

AND for that purpose a Writ of Execution should issue, directed to the Sheriff of the County of Ocean commanding him to make sale as aforesaid; and that the surplus money arising from such sale, if any there be, should be brought into our said Court, as by the judgment remaining as of record in our said Superior Court of New Jersey, at Trenton, doth and more fully appear; and whereas, the costs and Attorney's fees of the said plaintiff have been duly taxed at the following sum: \$(Amount)

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 \$(Amount) and the same you do pay to the said plaintiff together with contract and 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 our said Superior Court of New Jersey, aforesaid at Trenton, within 30 days after pursuant to R.4:59-1(a), to abide the further Order of the said Court, according to judgment aforesaid, and you are to make return at the time and place aforesaid, by certificate under your hand, of the manner in which you have executed this our Writ, together with this Writ, and if no sale, this Writ shall be returnable within 24 months.

WITNESS, the Honorable (Name of Judge All Capital Letter), Judge of the Superior Court at Trenton, aforesaid, the (date) day of (month), (year).

/s/ MICHELLE M.SMITH, Clerk  
Superior Court of New Jersey

/s/ .....  
Attorney for Plaintiff

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, as **Writ No. (Writ number)**, may more fully appear.

AND WHEREAS I, the said MICHAEL G. MASTRONARDY, as such Sheriff as aforesaid did in due form of law, before making such sale give notice of the time and place of such sale by public advertisement signed by myself, and set up in my office in the Justice Complex in Ocean County, being the County in which said real estate is situate and also set up at the premises to be sold at least three weeks next before the time appointed for such sale.

I also caused such notice to be published four times in two newspapers designated by me and printed and published in the said County, the County wherein the real estate sold is situate, the same being designated for the publication by the Laws of this State, and circulating in the neighborhood of said real estate, at least once a week during four consecutive calendar weeks. One of such newspapers, Asbury Park Press is a newspaper with circulation in the Township of Toms River, the County seat of said Ocean County. The first publication was at least twenty-one days prior and the last publication not more than eight days prior to the time appointed for the sale of such real estate, and by virtue of the said Writ of Execution, I did offer for sale said land and premises at public venue at the County Administration Building in the Township of Toms River on the **(Sale date)** day of **(month) (year)** at the hour of 2 o'clock in the p.m.

WHEREUPON the said party of the second part bidding therefore for the same, the sum of \$**(bid amount)** and no other person bidding as much I did then and there openly and publicly in due form of law between the hours of 12 o'clock and 5 o'clock in the p.m., strike off and sell tracts or parcels of land and premises for the sum of \$**(bid amount)** to the said party of the second part being then and there the highest bidder for same. And on the **(redemption expiration date)** of **(month)** in the year last aforesaid I did truly report the said sale to the Superior Court of New Jersey, Chancery Division and no objection to the said sale having been made, and by Assignment of Bid filed with the Sheriff of Ocean County said bidder assigned its bid to: N/A

NOW, THEREFORE, This Indenture witnesseth, that I, the said MICHAEL G. MASTRONARDY, as such Sheriff as aforesaid under and by the virtue of the said Writ of Execution and in execution of the power and trust in me reposed and also for and in consideration of the said sum of \$ **(bid amount)** therefrom acquit, exonerate and forever discharge to the said party of the second part, its successors and assigns, all and singular the said tract or parcel of lands and premises, with the appurtenances, privileges, and hereditaments thereunto belonging or in any way appertaining; to have and hold the same, unto the said party of the second part, its successors and assigns to its and their only proper use, benefit, and behoof forever, in as full, ample and beneficial manner as by virtue of said Writ of Execution I may, can or ought to convey the same.

And, I, the said MICHAEL G. MASTRONARDY, do hereby covenant, promise and agree, to and with the said party of the second part, its successors and assigns, that I have not, as such Sheriff as aforesaid, done or caused, suffered or procured to be done any act, matter or thing whereby the said premises, or any part thereof, with the appurtenances, are or may be charged or encumbered in estate, title or otherwise.

IN WITNESS WHEREOF, I the said MICHAEL G. MASTRONARDY as such Sheriff as aforesaid, have hereunto set my hand and seal the day and year aforesaid.

Signed, sealed and delivered in the presence of

\_\_\_\_\_

\_\_\_\_\_  
**MICHAEL G. MASTRONARDY, Sheriff**



STATE OF NEW JERSEY )

SS.

COUNTY OF OCEAN )

On this (date) day of (month), (year), before me, the subscriber,

\_\_\_\_\_ personally appeared MICHAEL G. MASTRONARDY,

Sheriff of the County of Ocean aforesaid, who is, I am satisfied, the grantor in the within

Indenture named, and I having first made known to him the contents thereof, he did thereupon

acknowledge that he signed, sealed and delivered the same on his voluntary act and deed, for the

uses and purposes therein expressed.

\_\_\_\_\_

The full and actual consideration  
Paid or to be paid for the transfer of  
Title to realty evidence by the  
Within deed, as such consideration  
Is defined in P.L. 1968, c49,  
Sec. 1(c) is \$(bid amount)

MORTGAGE \$ (Amount of Mortgage Foreclosed)