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C.R.
161 Broadway LLC

Hudson County Recording Data Page Jeffrey Dublin Hudson County Register 165 Broadway Bayonne NJ 07002 		Official Use Only-Barcode 20220720010076220 07/20/2022 01:08:07 pm Consideration: \$590000.00 Exempt Code: Regular County: \$590.00 - State: \$1475.00 NJAHTF: \$660.00 PHPF: \$295.00 ERA: \$957.00 General: \$1102.00 Buyer's Fee: \$0.00 Total RTF: \$5079.00
Official Use-Only-Realty Transfer Fee 20220720010076220 1/5 07/20/2022 01:08 PM DEED Bk: 9683 Pg: 335 JEFFREY DUBLIN Hudson County, Register of Deeds Receipt No. 206312		
Date of Document: 6/28/22	Type of Document:	
First Party Name: Dilawar Bakht	Second Party Name: 161 Broadway LLC	
Additional Parties:		

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block: 330	Lot: 12
Municipality: Bayonne	
Consideration: 590,000	
Mailing Address of Grantee: 165 Broadway Bayonne NJ 07002	
THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book:	Original Page: ()
HUDSON 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.	

DISCLAIMER:
 A recording officer shall not be liable for differences between the cover sheet or the electronic synopsis and the document. If discrepancies are found, the entire document will be rejected.

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PREPARED BY:
Robin Moses
Robin Moses, Esq.
Assistant County Counsel

Hudson County Sheriff's Deed, Case: 20040492 Sale Date: 6/23/2022

SHERIFF'S DEED OF FORECLOSURE



THIS DEED, made this 28th day of June 2022, between Frank X. Schillari, Sheriff of the County of Hudson in the State of New Jersey, party of the first part and

161 BROADWAY LLC
165 BROADWAY
BAYONNE, NJ 07002, party of the second part,

WITNESS:

WHEREAS, on the 10th day of September 2019, a certain Writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division- Hudson County, Docket No. F-009181-19 directed and delivered to the Sheriff of the said County of Hudson and which said Writ is in the words or to the effect following:

THE STATE OF NEW JERSEY

TO: THE SHERIFF OF HUDSON COUNTY

GREETINGS:

The **PLAINTIFF** is:

DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2007-CH3

Attorneys for **PLAINTIFFS:**

RAS CITRON

and the following named parties are the **DEFENDANTS:**

DILAWAR BAKHAT

IT WAS ORDERED AND ADJUDGED that certain mortgaged premises, with the appurtenances in the Complaint and Amendment to Complaint, if any, in the said cause particularly set forth and described: The mortgaged premises are described as set forth in the **SCHEDULE "A" RIDER, ANNEXED HERETO AND MADE A PART HEREOF.**

BEING KNOWN AS TAX LOT(S): 12 F/K/A 17 BLOCK: 330 F/K/A 476, Tax Map of BAYONNE, County of Hudson, State of New Jersey

COMMONLY KNOWN AS: 161 BROADWAY, BAYONNE, NJ 07002

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, the sum of **\$332,106.33** being the principal, interest and advances secured by a certain mortgage dated **May 16, 2005** and given by **DILAWAR BAKHAT** being indebted to **CHASE BANK USA, N.A.**, together with lawful interest thereon from **June 13, 2019** until the same be paid and satisfied and also the costs of the aforesaid plaintiff with interest thereon.

THEREFORE for that purpose, a Writ of Execution was issued, directed to the Sheriff of Hudson County, commanding him to make such sale by selling the same as may be needful and necessary for the purpose the said sum of **\$332,106.33** together with lawful interest thereon as aforesaid, and whereas, the costs and Attorney's fees of the said plaintiff has been duly taxed at the following sum: **\$3,920.06**, and that if any surplus monies arising from such sale, they be brought into the Superior Court of New Jersey, at Trenton.

PREPARED BY:
Robin Moses
Robin Moses, Esq.
Assistant County Counsel

Hudson County Sheriff's Deed, Case: 20040492 Sale Date: 6/23/2022

WITNESS, the Honorable Jeffrey R. Jablonski, P.J. Ch., Judge of the Superior Court at Jersey City, aforesaid the 10th day of September 2019.

Michelle M. Smith, Esq., Clerk
Superior Court of New Jersey

As by the record of said Writ of Execution in the Office of the Superior Court of New Jersey, at Trenton, in Book: 6066 of Executions, Page Number: 213, as may more fully appear.

AND WHEREAS, I, Frank X. Schillari, as Sheriff, published a legal notice in at least two local newspapers designated by me, The Star Ledger and The Jersey Journal in Hudson County, the same being designated for the publication by the Laws of New Jersey, at least once a week, during four consecutive weeks. 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 first sale date 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 Jersey City on June 23, 2022, at 2:30 p.m.

WHEREUPON the said party of the second part, bidding the sum of FIVE HUNDRED NINETY THOUSAND (\$590,000.00) DOLLARS and with no other person bidding more, I did then, openly and publicly, without objection, in due form of law between the hours of 2:30 and 6 p.m., strike off and sell the tracts or parcels of land and premises described to the party of the second part being then and there to the highest bidder.

STATE OF NEW JERSEY SS:
HUDSON COUNTY

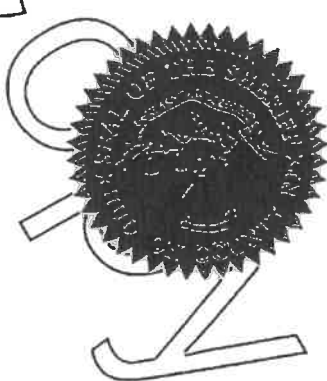
NOW THEREFORE I, Frank X. Schillari, as Sheriff and by the virtue of the Writ of Execution and in execution of the power and trust in me, and for the consideration, the sum of \$590,000.00, the best price that could be obtained, therefore acquit, exonerate and forever discharge to the said party of the second part, a bona fide purchaser, its successors and assigns, all and singular, the said tract or parcel of lands and premises described herein.

Frank X. Schillari
Frank X. Schillari, Sheriff of Hudson County

WITNESSED, on this 23th day of June, 2022, Frank X. Schillari, Sheriff of Hudson County personally appeared before me, I am satisfied, that as grantor of this Deed, and having first made known contents thereof, he did thereupon acknowledge and sign, seal and deliver this Deed, for the uses and purposes expressed.

I CERTIFY that on the 28th day of June, 2022, I have examined, approve this deed and order it be recorded as a good and sufficient conveyance of the property described.

Robin Moses
Robin Moses, Assistant County Counsel
Attorney at Law of New Jersey



**STATE OF NEW JERSEY
AFFIDAVIT OF CONSIDERATION
(STATEMENT OF PRIOR MORTGAGE, LIENS OR ENCUMBERANCES)
FOR SHERIFF'S DEEDS (c. 225, P.L. 1979)**

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STATE OF NEW JERSEY
COUNTY ESSEX

To Be Recorded With Deed Pursuant to c. 49 P.L. 1968, as amended and 225, P.L. 1979

FOR RECORDER'S USE ONLY
Consideration \$ 590,000.00
Realty Transfer Fee \$ 5,079.00
Date 7-20-22 By RS

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.
- PRIOR MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2
- BELOW

(1) PARTY OR LEGAL REPRESENTATIVE
DEUTSCHE BANK NATIONAL TRUST COMPANY AS TRUSTEE ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2007-CH3 ASSET BACKED PASS-THROUGH CERTIFICATES SERIES 2007-CH3
(Plaintiff)

Melissa Crotty, 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

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.

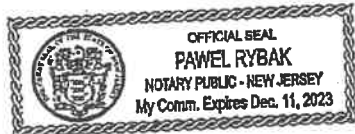
Deponent makes affidavit to induce the County Clerk or Register of Deeds to record the deed and accept the fee submitted herewith in accordance with the provisions of c. 49, P.L. 1968, as amended, and c. 225, P.L. 1979.

Subscribed and Sworn to before me
on this 13 day of SEPTEMBER, 2019

[Signature]

Melissa Crotty
Name of Deponent: Melissa Crotty, Esq.
130 Clinton Road, Suite 202, Fairfield, NJ 07004

AMOUNT BID AT SHERIFF SALE \$ <u>590,000.00</u> ^{xx} / ₁₀₀	FOR OFFICIAL USE ONLY		
	This space for use of County Clerk or Register of Deeds		
	Instrument Number	County	<u>Hudson</u>
	Deed Number	Block	Page
	<u>62822</u>		
	Deed Dated	Date Recorded	<u>7-20-22</u>



Recorded in the Office of the Superior Court Clerk Pg 4 of 5 v

EXHIBIT A - LAND DESCRIPTION

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

All that certain Lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Bayonne, County of Hudson, State of New Jersey.

Beginning at a point in the westerly line of Broadway distant 75.31 feet northerly from its intersection with the northerly line of West 3rd Street, and running thence

1) North 81 deg. 41 min. west 115.99 feet to a point thence

2) North 8 deg. 19 min. east 25.00 feet to a point thence

3) South 81 deg. 41 min. east 119.09 feet to a point thence

4) Along the same on a curve to the left, having a radius of 75.31 feet an arc distance of 75.32 feet to the point and place of Beginning.

NOTE: Being Lots 17, Block 476, Tax Map of the City of Bayonne, County of Hudson.

NOTE: Lot and Block shown for informational purposes only.

BEING COMMONLY KNOWN AND DESIGNATED AS 161 BROADWAY BAYONNE, NJ 07002.

NOW KNOWN AS BLOCK 330 F/K/A 476 LOT 12 F/K/A 17 ON THE TAX MAP OF BAYONNE CITY, COUNTY OF HUDSON, STATE OF NEW JERSEY.

FILED
20220720010076220
07/20/2022 01:08 PM
DEED
NUMBER OF PAGES : 5
RBROWN