

**Joanne Rajoppi,**  
**Union County Clerk**  
 Union County, New Jersey  
 Recording Data Cover Page  
 Pursuant to N.J.S.A. 46:26A-5

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Received & Recorded Deed-1  
 Union County, NJ Inst# **33388** Pgs-9  
 11/02/2023 15:03  
**Joanne Rajoppi** Consider. 332,000.00  
**County Clerk** RT Fee 1,964.60  
 Operator  
 BENITEZ



**DATE OF DOCUMENT**  
**10/31/2023**

**TYPE OF DOCUMENT DEED**

**FIRST PARTY NAME UNION COUNTY SHERIFF**  
 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
 CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2  
 ACQUISITION TRUST VS. RUBEN ALARCON JR; MRS. RUBEN  
 ALARCON JR., HIS WIFE; PNC BANK, NATIONAL ASSOCIATION

**SECOND PARTY NAME**  
**OVERCOMERS ABA SERVICES**

**ADDITIONAL FIRST PARTIES**

**ADDITIONAL SECOND PARTIES**

**THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY**

**BLOCK**  
**4902**

**LOT**  
**13**

**MUNICIPALITY UNION**

**CONSIDERATION**  
**\$332,000.00**

**MAILING ADDRESS OF GRANTEE**  
**1292B STUYVASANT AVE**  
**UNION, NJ 07803**

**THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR  
 ASSIGNMENTS, RELEASES, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY**

**ORIGINAL BOOK**

**ORIGINAL PAGE**

**UNION COUNTY, NEW JERSEY RECORDING DATA PAGE**

This cover page is for use in Union County, New Jersey only.  
 Please do not detach this page from the original document as it  
 contains important recording information and is part of the  
 permanent record. Forms available at [clerk.ucnj.org](http://clerk.ucnj.org)

**DB6527-0097**

Prepared by:  
Naser Selmanovic, Esquire  
Signature not required pursuant to  
N.J.S.A. §46:26A-3(a)(5)(c).

THIS INDENTURE,

Made this **31<sup>st</sup> day of October, 2023.**

Between **Peter Corvelli**, Sheriff of the County of **Union**, in the State of New Jersey, party of the first part and **OVERCOMERS ABA SERVICES** party of the second part, witnesseth.

WHEREAS, on the 28<sup>th</sup> day of June, 2023 a certain writ of Execution was issued out of the Superior Court of New Jersey, Chancery Division-**Union** County, Docket No. **F-012239-19** directed and delivered to the Sheriff of the said County of **Union** 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 Union.

Greeting;

WHEREAS, ON THE 28<sup>th</sup> day of June, 2023 by a certain judgment made in our Superior Court of New Jersey, in a certain cause therein pending, wherein the

PLAINTIFF is:

**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**

And the following named parties are the DEFENDANTS:

**RUBEN ALARCON JR.; MRS. RUBEN ALARCON JR., HIS WIFE; PNC BANK NATIONAL ASSOCIATION**

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: RIDER ANNEXED HERETO AND MADE A PART HEREOF.

BEING KNOWN AS Tax Lot 13 in Block 4902. COMMONLY KNOWN AS **1329 LINCREST TER, UNION, NJ 07083.**

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 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, **U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST**

The sum of \$159,679.07 being principal, interest and advances secured by a certain mortgage dated January 27, 2003 and given by Sandra Alarcon and Ruben Alarcon Jr. with interest at the contract rate of 5.75% on \$138,694.20 being the principal sum in default including advances from May 10, 2023 to June 28, 2023 and lawful interest thereafter to be added on the total sum 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 **Union** 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 of New Jersey, 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 \$2,552.75

THEREFORE, you are hereby commanded that you cause to be made of the premises aforesaid, by selling so much of the same may be needful and necessary for the purpose, the said sum \$159,679.07 and the same to 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 30days after pursuant of 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 12 months.

**DB6527-0098**

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

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

STATE OF NEW JERSEY  
COUNTY OF BURLINGTON

} SS.

FOR RECORDER'S USE ONLY	
Consideration \$	<u>332,000.00</u>
Realty Transfer Fee \$	<u>1964.60</u>
Date <u>11/2/23</u> By	<u>AB</u>

IMPORTANT NOTES:

This form is to be attached to all Sheriff's Deed not otherwise exempt pursuant to N.J.S.A 46:15-10, when presented to the County Clerk or Register of Deeds for recording. One of the following blocks MUST be checked:

- NO PRIOR MORTGAGES OR LIENS ARE OUTSTANDING.
- PRIOR MORTGAGE OR LIENS OUTSTANDING AND NOT EXTINGUISHING BY THE SALE ARE AS LISTED IN SECTION 2 BELOW.

(1) PARTY OR LEGAL REPRESENTATIVE

U.S. Bank Trust National Association, not in its individual capacity but solely as owner trustee for RCF 2 Acquisition Trust  
(Plaintiff)

Brock & Scott, PLLC  
(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:

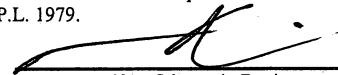
NAME OF SECURED PARTY	CURRENT AMOUNT DUE
_____	\$ _____
_____	_____
_____	_____
_____	_____
TOTAL \$ _____	

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

this  
11<sup>th</sup> Day of July, 2023

  
Naser Selmanovic, Esquire

Brock & Scott, PLLC  
302 Fellowship Rd, Suite 130  
Mount Laurel, NJ 08054

RACHELE A WILT  
Commission # 50188761  
Notary Public, State of New Jersey  
My Commission Expires  
March 18, 2027

AMOUNT BID AT  
SHERIFF SALE  
\$ 332,000.00

FOR OFFICIAL USE ONLY	
This space for use of County Clerk or Register of Deeds	
Instrument Number <u>33388</u>	County <u>Union</u>
Deed Number _____	Block <u>6527</u> Page <u>97</u>
Deed Dated <u>10/31/23</u>	Date Recorded <u>11/2/23</u>

IMPORTANT - BEFORE COMPLETING THIS AFFIDAVIT, PLEASE READ THE FOLLOWING PAGE.

This form is prescribed by the Director, Division of Taxation in the Department of the Treasury, as required by law, and may not be altered or amended without the approval of the Director.

ORIGINAL to be attached to Sheriff's Deed.  
COPY to be retained by Sheriff Deed

086527-0099

*Rachel A Wilt*

File 20-10080 FC01  
Brock & Scott, PLLC  
A limited liability company formed in the State of North Carolina  
Naser Selmanovic, Esquire - Attorney ID # 041712009  
302 Fellowship Rd, Suite 130  
Mount Laurel, NJ 08054  
(844) 856-6646  
Attorneys for Plaintiff

U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST PLAINTIFF	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY  DOCKET NO: F-012239-19  CIVIL ACTION  WRIT OF EXECUTION
V.	
RUBEN ALARCON JR., ET AL. DEFENDANT(S)	

The State of New Jersey

To the Sheriff of the County of UNION

GREETINGS

Whereas, on the following date, June 28, 2023 by certain judgment in the Superior Court of New Jersey, in a certain cause therein pending, wherein the Plaintiff is U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST and the following named parties are the defendants:

**RUBEN ALARCON JR.; MRS. RUBEN ALARCON JR., HIS WIFE; PNC BANK,  
NATIONAL ASSOCIATION**

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:

20-10080 FC01

**DB6527-0100**

The mortgaged premises are described as set forth upon the RIDER ANNEXED HERETO AND MADE A PART HEREOF.

Together with all and singular the rights, liberties, privileges, hereditaments and appurtenances there unto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereof, and also all the estate, right, title, 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 Plaintiff, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, the sum of \$159,679.07 being principal, interest and advances secured by a certain Mortgage dated JANUARY 27, 2003 and given by SANDRA ALARCON AND RUBEN ALARCON JR. with interest at the contract rate of 5.75% on \$138,694.20 being the principal sum in default including advances from May 10, 2023 to 6/28/2023 and lawful interest thereafter to be added on the total sum due until the same is 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 UNION commanding him/her 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, subject to further order of 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 following sum: \$2,552.75.

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 \$159,679.07 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 lawful 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 thirty (30) days after sale pursuant to R. 4:59-1(1), 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 is no sale this Writ shall be returnable within 24 months.

Witness the Honorable Robert J. Mega, P.J. Ch., Judge of the Superior Court at Elizabeth,  
New Jersey aforesaid, this 28th day of June, 2023.

/s/ Naser Selmanovic  
Naser Selmanovic, Esquire  
Attorney for Plaintiff

/s/ Michelle M. Smith, Esquire  
MICHELLE M. SMITH, ESQUIRE  
CLERK OF THE SUPERIOR COURT

SIGNED AND SEALED IN THE SUPERIOR COURT OF NEW JERSEY

## **EXHIBIT A**

All that tract or parcel of land and premises, situated, lying and being in the Township of Union, County of Union State of New Jersey and being more particularly described as follows:

BEGINNING at a point in the southeasterly line of Lincrest Terrace (formerly Joseph Street) distant therein 173.14 feet southwesterly from the intersection of the same with the southwesterly side of Doris Avenue; from said point of beginning running thence

- (1) South 40 degrees 38 minutes East 120 feet to a point; thence
- (2) South 49 degrees 42 minutes West 51 feet to a point; thence
- (3) North 40 degrees 38 minutes West 120 feet to a point in the aforementioned line of Lincrest Terrace; thence
- (4) North 49 degrees 42 degrees East 51 feet along said line to the point and place of BEGINNING.

NOTE: Being Lot(s) 13, Block 4902, Tax Map of the Township of Union, County of Union.

NOTE: Lot and Block shown for informational purposes only.

WITNESS, the Honorable Robert J. Mega, P.J.Ch., Judge of the Superior Court at Elizabeth, New Jersey aforesaid, this 28<sup>th</sup> day of June, 2023.

/s/ Michelle M. Smith, Esquire  
Superior Court of New Jersey

/s/Naser Selmanovic, Esquire  
Attorney for Plaintiff

As by the record of said Writ of execution in the Office of the Superior Court of New Jersey, at Trenton, in Book 23 of Executions, Page 004281 etc., may more fully appear.

AND WHEREAS I, the said **Peter Corvelli**, 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 **Administration Building in Union 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 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 newspaper, **The Star Ledger**, is a newspaper with circulation in **Elizabeth**, the County seat of said **Union 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 Warinanco Ice Skating Center, 1 Park Dr., Roselle, NJ 07203** on the 18<sup>th</sup> day of October, 2023 at the hour of **2:00 p.m.**

WHEREUPON the said party of the second part bidding therefore for the same, the sum of \$332,000.00 and no other person bidding as much I did then and there openly and publicly in due form of law between the hours of **12:00 and 5:00 in the p.m.**, strike off and sell tracts or parcels of land and premises for the sum of \$332,000.00 to the said party of the second part being then and there the highest bidder for same. And on the 18<sup>th</sup> day of October 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 **Union County** said bidder assigned its bid to: N/A

NOW, THEREFORE, This Indenture witnesseth that I, the said **Peter Corvelli** 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 \$332,000.00 therefrom acquit, exonerate an 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 Sheriff, **Peter Corvelli**, 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 cause, 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.

DB6527-0104



WITNESS WHEREOF, I the said **Peter Corvelli**, 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

Erika Carter

Peter Corvelli

**ERIKA P. CARTER**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 3, 2027

Attorney at Law of New Jersey or Notary

**Peter Corvelli, Sheriff**

STATE OF NEW JERSEY) SS.

County of **Union**

I, **Peter Corvelli**, Sheriff of the County of, do solemnly swear that the real estate described in this deed made to

**OVERCOMERS ABA SERVICES**  
**1292B STUYVASANT AVE**  
**UNION, NJ 07803**

Was by me sold by virtue of a good and subsisting execution (or as the case may be) as therein recited, that the money ordered to be made has not been to my knowledge or belief paid or satisfied, that the time and place of the same of said real estate were by me duly advertised as required by law, and that the same was cried off and sold to a bona fide purchaser for the best price that could be obtained and the true consideration for this conveyance as set forth in the deed is **\$332,000.00**.

**ERIKA P. CARTER**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 3, 2027

Erika Carter

Peter Corvelli

Attorney at Law of New Jersey or Notary

**Peter Corvelli, Sheriff**

Sworn before me, Erika Carter, on this 31st day of October, 2023, before me, the subscriber, \_\_\_\_\_ personally appeared Peter Corvelli Sheriff of the County of **Union** 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.

Erika Carter

**ERIKA P. CARTER**  
NOTARY PUBLIC OF NEW JERSEY  
My Commission Expires Feb. 3, 2027

Attorney or Notary Public

OVERCOMERS ABA SERVICES  
21 06 KAY AVENUE

Inst.#  
33388

UNION  
\*\* End of Document \*\*  
Deed

NJ 07083  
Recording Fee 125.00  
RT Fee 1,964.60

Paid

DB6527-0105