

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-030197-16

**SHERIFF'S SALE
NO. 12729**

Between
RH FUND XI, LLC

PLAINTIFF

vs.

LATTANZIO LUMBER CO., INC.; PNC BANK, N.A.; and SPF TRUST 2013-1
DEFENDANTS

Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 19th DAY OF DECEMBER, 2017

between the hours of two and five o'clock in the afternoon of said day, that is to say at 2:00 P.M. prevailing time at the Freeholders Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey to wit:

All that tract or parcel of land, situate, lying and being in the Township of Franklin, County of Somerset and State of New Jersey:

Being known as Tax Lot Nos. 11 through 28 and 39 through 53 in Block No. 118; Dimensions of property: (approximately) 320 feet by 225 feet; Nearest Cross Street: Somerset Street.

**PREMISES COMMONLY KNOWN AS:
11 SPRINGFIELD AVENUE
FRANKLIN, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.

All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding liens or encumbrances remain of record and/or have priority over the lien being foreclosed hereby and, if so, to ascertain the current amount due thereon.

Together with all singular rights, liberties, privileges, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, and the reversion and remainders, rents, issues and profits thereto.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

Amount of Judgment to be satisfied \$1,077,375.00 plus interest, cost, printers' fees, Sheriff's fees and commission. The purchaser shall pay 20% of purchase price at end of sale in certified funds, certified check, cashier's check or treasurer's check and sign acknowledgment of purchase. The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement as provided for by law.

**FRANK J. PROVENZANO, SR.
SHERIFF**

DATED: August 21, 2017
Saldutti Law Group
800 North Kings Highway, Suite 300
Cherry Hill, New Jersey 08034