

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-012359-17

**SHERIFF'S SALE
NO. 12896**

Between
U.S. BANK TRUST, N.A. as Trustee for LSF9 Master Participation Trust
PLAINTIFF

vs.

JEAN M. GRANT; MR. GRANT, unknown spouse of Jean M. Grant; SOCIETY AT BERNARDS, II, CONDOMINIUM ASSOCIATION, INC.

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 13th DAY OF MARCH, 2018

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 Bernards, County of Somerset and State of New Jersey:

Being all that certain real property, subject to the provisions of the State of New Jersey Condominium Act, N.J.S.A. 46:8b-1, et seq., its amendments and supplements and situate, lying and being in the Township of Bernards, County of Somerset, State of New Jersey, more particularly described as Unit No. B-2 in Building No. 23, situate in Society Hill at Bernards II, a condominium, together with an aggregate .272% undivided interest in the common elements of said condominium apartment to the aforesaid unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements, and other provisions set forth in the Master Deed for Society Hill at Bernards II condominium, dated September 23, 1986 and recorded September 30, 1986 in the Somerset County Clerk's Office in Deed Book 1598, page 26, and amendments thereto recorded in Deed Book 1615, page 94; Deed Book 1640, page 137; Deed Book 1764, page 793; Deed Book 1764, page 796; Deed Book 1991, page 249; Deed Book 1991, page 461 and Deed Book 1993, page 788, and any future amendments thereto.

Being known as Lot No. 31.18 CONDO in Block No. 9203, Prior Lot 31.329 CONDO, Prior Block 9203.

**PREMISES COMMONLY KNOWN AS:
329 PENNS WAY, UNIT B-2
BERNARDS, NEW JERSEY**

Taxes are current through Fourth Quarter of 2017, Subject to Lien Cert No. 17-00042 amount to redeem certificate is \$1,129.67, good through 12/13/2017. There is an outstanding municipal, tax or other lien. Redemption figures have been requested. Sale is subject to said lien. Purchaser is responsible for obtaining full payoff/redemption amounts and knowingly bids subject to same. Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

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 \$258,716.35 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: October 20, 2017
Stern & Eisenberg, PC
1040 N. Kings Highway, Suite 407
Cherry Hill, New Jersey 08034