

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-030989-16

**SHERIFF'S SALE  
NO. 12909**

Between  
FINANCE OF AMERICA REVERSE, LLC

PLAINTIFF

vs.

WASYL KRASNOBRYZYJ; MARIA KRASNOBRYZYJ; and UNITED STATES OF AMERICA  
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 20th 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 Borough of South Bound Brook, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 6.01 (Prior Lot 6.A) in Block No. 20; Dimensions of property: (approximately) 99 feet by 55 feet by 100 feet by 60 feet; Nearest Cross Street: Elizabeth Street.

**PREMISES COMMONLY KNOWN AS:  
165 EDGEWOOD TERRACE  
SOUTH BOUND BROOK, NEW JERSEY**

As the above description does not constitute a full legal description, said full legal description is annexed to that certain deed recorded in the Office of the Clerk of Somerset County in Deed Book 1654, Page 12, et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Somerset County.

Prior Mortgages/Liens Not Extinguished by the Sale Are: Subject to Delinquent taxes and/or tax liens.

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens, and other municipal assessments, if any. the amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A. 46:8b-21 this sale may be also subject to limited lien priority of any condominium/homeowner association liens which may exist any set of fact which an accurate survey would disclose; any restrictions or covenants on record which run with the land; rights of the United States of America if any, any occupants or persons in possession of the property, if any additional municipal charges, liens, taxes or tax sale certificates and insurance if any.

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 \$206,576.26 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: November 1, 2017  
Mattleman, Weinroth & Miller, P.C.  
401 Route 70 East, Suite 100  
Cherry Hill, New Jersey 08034