

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-030592-16

**SHERIFF'S SALE
NO. 12985**

Between

U.S. BANK NATIONAL ASSOCIATION, as trustee, successor in interest to Wachovia Bank, National Association, as Trustee for
GSMPS Mortgage Loan Trust 2004-4

PLAINTIFF

vs.

THOMAS PHILLIPS and MRS. THOMAS PHILLIPS, his wife; ENVIRONMENTAL DISPOSAL CORP; EAN SERVICES LLC; UNITED STATES OF AMERICA; THE BEDMINSTER HILLS HOUSING CORPORATION; CORTLAND NEIGHBORHOOD CONDOMINIUM ASSOCIATION, INC.; THE CORTLAND NEIGHBORHOOD CONDOMINIUM; STATE OF NEW JERSEY

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 17th DAY OF APRIL, 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 Bedminster, County of Somerset and State of New Jersey: Being known and designated as Unit 82141 in Building 59.23, situated in the Cortland Neighborhood Condominium together with an undivided .6944% interest in the common elements of said condominium (referred to in this deed as the "Condominium Unit"). The conveyance evidence by this deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8b-1, et seq.), as amended and the Planned Real Estate Development Full Disclosure Act (N.J.S.A. 5:22A-21 et seq.) as amended, and any applicable regulations adopted under either law. The conveyance evidence by this deed is also made in accordance with and subject to the covenants, restrictions, conditions, easements, charges, assessments, obligations, liens and other provisions set forth in the Cortland Neighborhood Condominium Master Deed dated December 22, 1988 and recorded on December 22, 1988 in the Office of the Somerset County Clerk in Deed Book 1716 at page 1, as amended and supplemented in Deed Book 1738 page 39 and Deed Book 1768 page 466 and the Hills Village North Master Declaration of Covenants, Conditions and Restrictions dated October 16, 1987 and recorded on October 22, 1987 in the Office of the Somerset County Clerk in Book 1656 at page 625 Notice of Annexation and Enlargement of Schedule A recorded in Deed Book 1715 page 789 in Deed Book 1773 page 528 and the Cortland Neighborhood Condominium Declaration of Covenants, Conditions and Restrictions of Resale and Leasing in Deed Book 1729 page 637, and re-recorded in Deed Book 1773, page 535 and Deed Book 1729, page 687, respectively ("hereinafter collectively referred to as the Documents"), together with all easements, terms, conditions, restrictions, reservations, Rights of Way, air rights and covenants of record now or hereafter granted thereunder, and to all governmental statutes, ordinances and regulations, possible added assessments for the year of sale as set or levied under N.J.S.A. 54:4-63.1 et seq., and to all facts that an accurate survey may disclose. Also known as Tax Lot No. 82141 CONDO in Block No. 59.23.

**PREMISES COMMONLY KNOWN AS:
141 CORTLAND LANE
BEDMINSTER, NEW JERSEY**

This property is an Affordable Housing Unit. Property is subject to the Uniform Housing Affordability Controls N.J.A.C. 5:80-26.1 et seq. only income eligible purchasers qualified by the New Jersey Department Community Affairs Housing Affordable Services may be a successful third party bidder. The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A. 46:8B-21 the sale may also be subject to the limited lien priority of any condominium/homeowner association liens which may exist.

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 \$69,910.34 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: January 9, 2018
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, New Jersey 08054