

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-002052-17

**SHERIFF'S SALE
NO. 13126**

Between

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York as successor Indenture Trustee to JPMorgan Chase Bank, N.A.,
as Indenture Trustee for the CWABS Revolving Home Equity Loan Trust, Series 2004-K
PLAINTIFF

vs.

SHEILA C. JASMIN; NORA MARTINEZ-JASMIN; LONDON JASMIN; UNITED GUARANTY RESIDENTIAL INSURANCE COMPANY
OF NORTH CAROLINA, assignee Countrywide Bank; DISCOVER BANK
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 12th DAY OF JUNE, 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 Franklin, County of Somerset and State of New Jersey: Known as and designated as Unit No. C0404 in Building C-4 situate in Countryside at Franklin Condominium, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided .41667% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Countryside at Franklin Condominium, dated August 16, 1995, and recorded October 2, 1995, in the Office of the Somerset Clerk/Register in Deed Book 2028, page 348, et. seq.; as amended by Deed Book 2078, page 140; Deed Book 2138, page 808; Deed Book 5096, page 846; Deed Book 2296, page 751; and any other lawful amendments thereto.

Being Tax Lot No. 33.04 C0404 in Block No. 57.01 on the Tax Map of the Township of Franklin, County of Somerset.

Premises has a mailing address of 28 Gallop Lane, Somerset, NJ 08873-5348.

PREMISES COMMONLY KNOWN AS:

**28 GALLOP LANE
FRANKLIN, NEW JERSEY**

Subject to prior lien: Sheila C. Jasmin, an unmarried woman to Mortgage Electronic Registration Systems, Inc. as a nominee for Countrywide Home Loans, Inc., dated 8/3/2004 and recorded 10/6/2004 in Book OPR 5655, Page 1815. To Secure \$146,000.00.

Subject to title issue (other than prior lien/mortgage): Declaration of Obligations with Respect to Installation of Antennas Restrictive Covenant made March 22, 2000 in BK-2296 PG-751 on 5/25/00.

Subject to any unpaid taxes, municipal liens or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so the current amount due thereon.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor's attorney.

Pursuant to NJSA 46:8B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at Sheriff's Sale may be responsible for paying up to 6 months worth of unpaid condominium fees.

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 \$151,017.45 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: March 6, 2018
Phelan Hallinan Diamond & Jones, PC
400 Fellowship Road, Suite 100
Mt. Laurel, New Jersey 08054