

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-004391-15

**SHERIFF'S SALE
NO. 13260**

Between
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
PLAINTIFF

vs.

BEVERLY J. NEWBERN; MR. NEWBERN, husband of Beverly J. Newbern; SOCIETY HILL AT SOMERSET VI
CONDOMINIUM ASSOCIATION; 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 7th DAY OF AUGUST, 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 and designated as Unit No. B1, in Building 26 situate in Society Hill at Somerset VI, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 0.250 percentage 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 Society Hill at Somerset VI, a condominium, dated 1/5/90, and recorded 1/5/90, in the Office of the Somerset County Clerk in Deed Book 1762, Page 001; First Amendment recorded in Deed Book 1763 page 724, Addendum to Master Deed recorded in Deed Book 2062 page 91, Deed Book 2073 page 319, Deed Book 2143 page 177, Deed Book 2148 page 297, Deed Book 2166 page 364, and Deed Book 2225 page 149, Addendum to Master Deed and By-Laws recorded in Deed Book 5010 page 1919, Addendum to Master Deed and By Laws recorded in Deed Book 5221 page 2104, Addendum to Master Deed and By Laws recorded in Deed Book 5391 page 1374, Addendum to Master Deed recorded in Deed Book 5592 page 2460, Addendum to Master Deed recorded in Deed Book 5969 page 2317 and as same may now or hereafter be lawfully amended.

Also known as Tax Lot No. 9.03, Qual C2603 in Block No. 20.03. Nearest Cross Street: Arthur Glick Boulevard.

**PREMISES COMMONLY KNOWN AS:
10 GREGORY LANE
FRANKLIN PARK, NEW JERSEY**

Prior Liens: Water Account open/due in the amount of \$56.60. Sewer Account past due in the amount of \$80.39.

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.

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 \$243,356.24 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: May 30, 2018
Stern, Lavinthal & Frankenberg, LLC
105 Eisenhower Parkway, Suite 302
P.O. Box 1660
Roseland, New Jersey 07068