

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-003959-18

**SHERIFF'S SALE
NO. 13289**

Between
U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF
vs.

ADAM WHITE a/k/a Adam J. White

DEFENDANT

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 21st 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:

Being known as Unit B1, in Building 42, in Society Hill at Somerset III Condominium, a condominium is located substantially as delineated in a Master Deed dated March 17, 1988 and recorded March 21, 1988 in the Somerset County Clerk's Office in Deed Book 1676, page 638 and as amended in 1st Amendment recorded August 25, 1988 in Deed Book 1698; 2nd Amendment recorded October 11, 1988 in Deed Book 1704 page 434; 3rd Amendment recorded January 27, 2006 in Deed Book 5855 page 2620; et seq. together with an undivided 0.1742 percent interest in the common elements of said condominium. Subject to the terms, limitations, conditions, covenants, restrictions and any other provision as set forth in the aforementioned Master Deed. This legal description is in accordance with a survey certification prepared by William J. Fiore, P.L.S., dated November 7, 2012.

Also being Tax Lot No. 54.01 Qualifier: C4204 in Block No. 34.08 on the Tax Map of the Township of Franklin, County of Somerset, in the State of New Jersey. Nearest Cross Street: Beekman Road.

**PREMISES COMMONLY KNOWN AS:
211 RACHEL COURT, UNIT B1
FRANKLIN PARK, NEW JERSEY**

Subject to: Water Account No. 2225 0 2/1/2018 to 4/30/2018 in the amount of \$108.36 open plus penalty, \$97.53 open plus penalty. Sewer Account No. 11826 to 7/31/2018 in the amount of \$78.00 open and due 8/1/2018 in the amount of \$79.17. open plus penalty. 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.

For sale information, please visit Auction. at www.Auction.com or call (800) 280-2832.

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 \$138,571.22 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: June 1, 2018
RAS Citron Law Offices
91 Clinton Road, Suite 2A
Fairfield, New Jersey 07004