

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-018114-17

**SHERIFF'S SALE
NO. 13314**

Between

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York as Trustee for the Certificateholders of the CWABS, Inc., Asset-Backed Certificates Series 2005-13

PLAINTIFF

vs.

AKIM WESTERN, SR. and ISHA R. WESTERN; husband and wife; ROBS AUTOMOTIVE AND COLLISION; MORGAN THOMAS BROWNE; SB1 FEDERAL CREDIT UNION; WOODFIELD ESTATES HOMEOWNERS ASSOCIATION, INC.; SUSAN Y. BROWN

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 18th DAY OF SEPTEMBER, 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 Tax Lot No. 13 in Block No. 11.09; Dimensions of property: (approximately) .2731 acres; Nearest Cross Street: Brookside Drive and Fieldcrest Drive. Beginning at a point in the Southerly line of Brookside Drive (50 feet ROW) distant 276.03 feet northwesterly along the same, from the projected intersection of the northwesterly line of Fieldcrest Drive (50 feet ROW) with the northeasterly line of Brookside Drive.

**PREMISES COMMONLY KNOWN AS:
33 BROOKSIDE DRIVE
FRANKLIN, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.

Pursuant to a Tax Search of 7/10/2018; Water Account #: 140 0, 2/1/2018 to 4/30/2018 \$56.60 open plus penalty, \$535.54 open plus penalty; owed in arrears, subject to final reading.

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 \$999,977.66 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 31, 2018

Frenkel Lambert Weiss Weisman & Gordon, LLP

80 Main Street, Suite 460

West Orange, New Jersey 07052