

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-009022-17

**SHERIFF'S SALE
NO. 13514**

Between
HAMILTON CREST CONDOMINIUM ASSOCIATION, INC.

PLAINTIFF
vs.

MONA G. NEWMAN

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 12th DAY OF MARCH, 2019

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 Bernards, County of Somerset and State of New Jersey:

Being all that certain real property subject to the provisions of the State of New Jersey Condominium Act, N.J.S.A. 46:8B-1 et seq., its amendments and supplements and situate, lying and being in the Township of Bernards, County of Somerset, State of New Jersey, more particularly described as Unit D1 in Building No. 1005 situate in Hamilton Crest, a New Jersey Condominium, together with an aggregate .6329 percent undivided interest in the Common Elements of said Condominium appurtenant to the aforesaid Unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Hamilton Crest, dated October 15, 1997, recorded October 24, 1997 in the Somerset County Clerk's Office in Deed Book 2139 page 319, and any further amendments thereto. Dimensions of Lot: Approximately 1964 square feet Condo Unit. Approximately 700 feet from the Nearest Cross Street of Dorchester Drive. Being known as Tax Lot No. 5.04 in Block No. 173.09.

**PREMISES COMMONLY KNOWN AS:
26 RALEIGH COURT
BASKING RIDGE, NEW JERSEY**

Subject to: Federal Tax Lien in the amount of \$679,079.62; Hamilton Crest Condominium Association Lien in the amount of \$13,674.75; FIA Card Services, NA in the amount of \$20,197.04; Midland Funding, LLC in the amount of \$1,724.18; Midland Funding, LLC in the amount of \$5,073.74; Hamilton Crest Condominium Association Judgment in the amount of \$17,088.78. 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 \$12,454.00 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: April 13, 2018
Griffin Alexander, PC
415 Route 10, 2nd Floor
Randolph, New Jersey 07869