

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-004766-17

**SHERIFF'S SALE  
NO. 13570**

Between  
PHH MORTGAGE CORPORATION

PLAINTIFF

vs.

MICHAEL O. KELLMAN; MRS. MICHAEL O. KELLMAN, his wife; FRANCE-IRENE KELLMAN; CROSS ROADS  
HOMEOWNERS ASSOCIATION, INC.; STATE OF NEW JERSEY; 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 23rd DAY OF APRIL, 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 Bridgewater, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 150 in Block No. 530; Dimensions of property: (approximately) 84.00 feet by 22.00 feet by 84.00 feet by 22.00 feet; Nearest Cross Street: Cross Road.

**PREMISES COMMONLY KNOWN AS:  
150 BONNEY COURT  
BRIDGEWATER, NEW JERSEY**

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

Pursuant to 28, U.S.C. Section 2410©, this sale is subject to a 1 year right of redemption held by the United States of America by virtue of it's lien: Mortgage, Michael O. Kellman to the Secretary of Housing and Urban Development, dated August 4, 2016 and recorded September 2, 2016 in Book 6900, Page 2964. To secure \$112,537.71.

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. 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.

Amount of Judgment to be satisfied \$385,171.79 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 5, 2019  
Phelan Hallinan Diamond & Jones, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, New Jersey 08054