

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-019271-18

**SHERIFF'S SALE  
NO. 13596**

Between  
KINGSBERRY ACRES CONDOMINIUM ASSOCIATION, INC.  
PLAINTIFF  
vs.

FRANK G. ZIELLA

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 MAY, 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 Franklin, County of Somerset and State of New Jersey:

BEING known and designated as Unit 233 of Court 15 as described in the Master Deed of Kingsberry Acres, A Condominium, together with the undivided .3676 percentage interest in the common elements described therein as set forth in the Master Deed filed July 11, 1983 in the Somerset County Clerk's Office in Deed Book 1482, page 808. BEING also known as Tax Lot No. 56.03 C0233 in Block No. 85 on the Tax Map of the Township of Franklin. BEING the same premises conveyed to the Mortgagor herein by Deed from Glen Ridge Estates, Inc., a New Jersey Corporation, which Deed is intended to be recorded simultaneously herewith.

**PREMISES COMMONLY KNOWN AS:  
233 KINGSBERRY DRIVE  
SOMERSET, NEW JERSEY**

Subject to: MTGLQ Investors, LP in the principal amount of \$88,000.00; Tax Lien to Frank E. Bachkai in the amount of \$266.00; Tax Lien to Elliot Loeb-Keogh Plan in the amount of \$84.73; Tax Lien to Frank E. Bachkai in the amount of \$215.32; Tax Lien to Frank E. Bachkai in the amount of \$209.01; Tax Lien to Elliot Loeb-Keogh Plan in the amount of \$202.15; Tax Lien to Sequoia Investments in the amount of \$440.67; Tax Lien to Virgo Municipal Finance Fund in the amount of \$414.71; Tax Lien to TTLBL,LLC in the amount of \$720.19; Tax Lien to US Bank Cust BV002 Trst & Crdt in the amount of \$214.15; Federal Tax Lien in the amount of \$48,108.83. Total Amount: \$138,875.76.

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 \$8,465.00 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: March 12, 2019  
McGovern Legal Services, LLC  
850 Route 1 North, P.O. Box 1111  
New Brunswick, New Jersey 08903-1111