

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-050296-14

**SHERIFF'S SALE
NO. 13600**

Between
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
PLAINTIFF

vs.

SIMON ROJAS; MRS. SIMON ROJAS, wife of Simon Rojas
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 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 certain tract or parcel of land and premises, situate, lying and being in the Township of Franklin, County of Somerset, and the State of New Jersey, including the appurtenances thereto in fee simple, subject to the provisions of the New Jersey Condominium Act (R.S. 46:88-1, et seq.), its amendments, supplements and to the provisions of that certain Master Deed for Renaissance Birch, a Condominium, in Deed Book 6552, page 3178, and more particularly described as Building 4, Address: 9B Marswillo Way, Block 150.01, Lot 10, Unit Type: 3 Bedroom, in the said condominium, which Unit has been more specifically defined in the Master Deed aforesaid, is hereby conveyed in conformity with R.S. 46:8B, and includes the fee in an undivided 6.75% interest in the common elements of said Condominium as same may be lawfully amended from time to time pursuant to said Master Deed.

Under and Subject to Declaration of Covenants, Conditions and Restrictions for Leewood Renaissance at Franklin, a Planned Community, as contained in Book OPR 6491, page 1424. In accordance with a survey certification made by Richard S. Zinn, N.J.L.S. NJ License Number 34888 of Brunswick West, Inc., dated January 8, 2013.

Being Block 150.01, Lot 10, on the Tax Map of the Township of Franklin, County of Somerset, State of New Jersey. Nearest Cross Street: Matilda Avenue.

**PREMISES COMMONLY KNOWN AS:
9-B MARSWILLO WAY
SOMERSET, NEW JERSEY**

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 \$242,752.53 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 3, 2019
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, New Jersey 08108