

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-022708-18

**SHERIFF'S SALE
NO. 13649**

Between
PHH MORTGAGE CORPORATION

PLAINTIFF

vs.

MARK ELBAUM a/k/a Mark E. Elbaum and ELVIE REAL ELBAUM, husband and wife; BENEFICIAL NEW JERSEY INC. d/b/a Beneficial Mortgage Co.; SOMERSET PARK CONDOMINIUM ASSOCIATION; SOMERSET PARK CONDOMINIUM ASSOCIATION, INC.

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 25th DAY OF JUNE, 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 Hillsborough, 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 Hillsborough, County of Somerset, State of New Jersey, more particularly described as Unit 1503 in Building 15 situate in Somerset Park, a New Jersey Condominium, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Somerset Park, a Condominium, recorded July 9, 1976 in the Somerset County Clerk's Office in Deed Book 1334 Page 191 and any further amendments thereto. Known as Tax Lot No. 1 C1503 in Block No. 163.08 a/k/a Lot 1 C1503 Block 163.G f/k/a Lot 1503 CONDO Block 163.08. Premises is also known as 910B Merritt Drive, Hillsborough NJ 08844.

**PREMISES COMMONLY KNOWN AS:
910-B MERRITT DRIVE
HILLSBOROUGH, NEW JERSEY**

Subject to unpaid taxes and assessments, tax water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

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 \$284,574.73 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 14, 2019
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, New Jersey 08054