

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-024635-18

**SHERIFF'S SALE
NO. 13652**

Between

U.S. BANK NATIONAL ASSOCIATION, as Trustee for the registered holders of MASTR Asset Backed Securities Trust 2007-WMC1 Mortgage Pass-Through Certificates Series 2007-WMC1

PLAINTIFF

vs.

SHAWN LAMAESTRA, MRS. LAMAESTRA, unknown spouse of Shawn Lamaestra, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., as nominee for WMC Mortgage Corp., its successors and assigns, STATE OF NEW JERSEY, BEACON HILL AT VANDERHAVEN FARMS CONDOMINIUM ASSOCIATION, INC., a New Jersey non-profit corporation

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 2nd DAY OF JULY, 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: Known as and designated as Unit No. F in Building No. 30 situate in Beacon Hill at Vanderhaven Farm Condominium, a condominium, established in accordance, with the N.J.S.A. 46:8b-1, et seq., together with an undivided .2439% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed, dated January 4, 1989 and recorded January 9, 1989 in the Clerk's Office of the County of Somerset, in Deed Book 1718, Page 346; First Amendment to the Master Deed dated May 5, 1992, and recorded on May 11, 1992 in Deed Book 1856, Page 183; Resolution Procedures dated May 5, 1998, recorded June 30, 1998 in Deed Book 2178, Page 541, as same may now or hereafter be lawfully amended.

Also known as Tax Lot No. 3006 in Block No. 164.05 f/k/a 2301.02. Nearest Cross Street: Winder Drive.

**PREMISES COMMONLY KNOWN AS:
3006 PINHORN DRIVE
BRIDGEWATER, NEW JERSEY**

Taxes and Other Encumbrances: Taxes are current through Second Quarter of 2019 plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

Subject to: Such facts as an accurate survey and physical inspection of the premises may reveal, easements and restrictions of record, if any; unpaid taxes, assessments, water and sewer liens, if any; rights of tenants and occupants, if any; state and municipal ordinances, statutes and regulations, including zoning ordinances; any outstanding taxes, water and sewer with interest through the date of payoff; if the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse, including any costs and expenses, including attorneys' fees, for bidding upon the property, against the mortgagee, or the mortgagee's attorney; the outstanding taxes, liens and/or encumbrances disclosed in this publication are accurate as of the date of submission to the Sheriff only it is the responsibility of any potential bidder at sale to determine the amount due, which can be obtained from the local taxing authority. Plaintiff has no obligation to further investigate, publish or announce any subsequently accruing taxes, liens and/or encumbrances. Third party bidders expressly agree and recognize that they will take title subject to the existence of any subsequently accruing taxes, liens and /or encumbrances and absolutely and unequivocally release any right to challenge the validity of the sale based on the existence of same. Subject to any lien in favor of a Condominium Association which is granted priority pursuant to N.J.S.A. 46:B-21(B)(1), if any. Subject to the conditions of sale as set forth by the Sheriff.

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 \$252,307.55 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 6, 2019
Stern & Eisenberg, PC
1040 N. Kings Highway, Suite 407
Cherry Hill, New Jersey 08034