

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-014720-18

**SHERIFF'S SALE  
NO. 13682**

Between  
DITECH FINANCIAL LLC

PLAINTIFF

vs.

DANIEL MENSEL; DORIS MENSEL; WELLS FARGO BANK, N.A.; DISCOVER BANK; EQUABLE ASCENT FINANCIAL LLC

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 20th DAY OF AUGUST, 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 No. 0, in Building No. 55, of Beacon Hill at Somerset Condominium, a Condominium", together with an undivided .2109 percentage of interest in the Common Elements, appurtenant thereto, as defined and is subject to the provisions of the New Jersey Condominium Act (N.J.S.A. 46:8B-1 et seq., and any amendments and supplements thereto), and subject to the Master Deed of Beacon Hill at Somerset Condominium, a Condominium, as recorded in Deed Book 1742 at page 80, including any amendments and supplements thereto, of the Records of Somerset County, New Jersey.

Being also known as Tax Lot No. 59.02 C0558 in Block No. 34.09, on the Official Tax Map of Franklin Township.

**PREMISES COMMONLY KNOWN AS:  
170 SAPPHIRE LANE  
FRANKLIN PARK, NEW JERSEY**

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

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. For more information, please visit [www.Auction.com](http://www.Auction.com) or call (800) 280-2832. (Website is not affiliated with the Sheriff's Office).

Pursuant to NJSA 46:8B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at Sheriff's Sale may be responsible for paying up to 6 months worth of unpaid condominium fees. 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 \$190,060.47 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 24, 2019  
Phelan Hallinan Diamond & Jones, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, New Jersey 08054