

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-10628-11

**SHERIFF'S SALE
NO. 13692**

Between

HSBC BANK USA, National Association as Trustee for Opteum Mortgage Acceptance Corporation, Asset Backed, Pass Through Certificates, Series 2005-4

PLAINTIFF

vs.

STUART FINE; MRS. FINE, wife of Stuart Fine a/k/a Doris Fine; CAVALRY PORTFOLIO SERVICES, LLC ASSIGNEE; CAVALRY SPV I LLC, assignee; BANK OF AMERICA

DEFENDANTS

Pluries Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Pluries Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 27th 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 Borough of Watchung, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 9 in Block No. 7403; Dimensions of property: (approximately) 1.89 Acres; Nearest Cross Street: Woods Lane. Beginning at a point on the proposed northerly sideline of Johnston Drive (variable width right of way), said point being 25 feet northerly of the centerline of a 33 foot wide right of way, and from said point of beginning running.

**PREMISES COMMONLY KNOWN AS:
1225 JOHNSTON DRIVE
WATCHUNG, NEW JERSEY**

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

Prior Liens/Encumbrances: Confirmed Assessments in the amount of \$4,730.69 as of June 27, 2019.

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 \$384,104.11 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: June 27, 2019

Fein, Such, Kahn & Shepard, P.C.

7 Century Drive, Suite 201

Parsippany, New Jersey 07054-9751