

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-002996-19

**SHERIFF'S SALE  
NO. 13699**

Between

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as Trustee for the Certificateholders of CWABS Inc.,  
Asset-Backed Certificates, Series 2007-3

PLAINTIFF

vs.

EDITH E. LOVELADY and WILDFLOWER VILLAGE 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 3rd DAY OF SEPTEMBER, 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 known and designated as Unit 78-C in Wildflower Village, a Condominium, together with a .405% undivided interest in the common elements of said condominium (referred to in this deed as the "Condominium Unit") the conveyance evidence by this deed is made under the provisions of and is subject to the New Jersey Condominium Act N.J.S.A. 46:8b-1, et seq., and Planned Real Estate Development Act N.J.S.A. 45:22a-21, et seq., as amended, and any applicable regulations adopted under either law. The conveyance evidence by this deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements, and other provisions set forth in that certain Master Deed for Wildflower Village, a Condominium, dated 4/27/79 and recorded in the Somerset County Clerk's/Registers Office on 4/30/79 in Deed Book 1398, page 97, and the same may now or hereafter be lawfully amended. Nearest Cross Street: Robin Road.

Also known as Tax Lot No. 1 Qual: C7003 in Block No. 153.15 on the Township of Hillsborough Tax Map.

**PREMISES COMMONLY KNOWN AS:  
70-C FARM ROAD, UNIT 78-C  
HILLSBOROUGH, NEW JERSEY**

Subject to: 6 Month Condo Priority Lien in the amount of \$3,409.10 recorded 2/10/2017 by Wildflower Village, Condominium Association, Inc. 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. The amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A. 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowners Association liens which may exist. 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.

For interested parties regarding Sheriff's Sale, please contact Auction.com at (800) 793-6107 or at [www.auction.com](http://www.auction.com).

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 \$119,107.85 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: July 8, 2019  
McCabe, Weisberg & Conway, P.C.  
216 Haddon Avenue, Suite 303  
Westmont, New Jersey 08108