

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-020172-17

**SHERIFF'S SALE
NO. 13712**

Between
MTGLQ INVESTORS, L.P.

PLAINTIFF

vs.

KAREN VOLLMER-WILLMS; ROBERT MITCHELL Individually and as Executor of the Estate of Wlater E. Mitchell, Jr.; FRED WILLMS; SOCIETY HILL AT SOMERSET II CONDOMINIUM ASSOCIATION, INC.; STATE OF NEW JERSEY; UNITED STATES OF AMERICA; SEARS ROEBUCK & CO; MERCER CO BD SOCIAL SERVS; ESSEX COUNTY DEPARTMENT OF CITIZEN SERVICES f/k/a Essex County Welfare; JL LAWSON COMPRESSORS; RUBENSTEIN MEYERSON FOX MANCINELLI & CONTE PA ESQ.; BRYN MAWR LEASING LP; NOVA LEASINGCO OF NEW JERSEY LLC; STATE OF PENNSYLVANIA; COUNTY OF CAMDEN; COUNTY OF BURLINGTON; AMERICAN TRADING CO; BERGEN EAR NOSE AND THROAT; SCHIFF ENTERPRISES, a Partnership of New Jersey; CUMBERLAND INSURANCE GROUP Subrogee of Asset Acceptance LLC; ELIZABETH A MITCHELL, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest; ALEXANDER SUMAROKA; MARINA SUMAROKA

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 17th 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 Franklin, County of Somerset and State of New Jersey:

Being known and designated as Unit C1 in Building 30 in Society Hill at Somerset II Condominium, together with an undivided .289 percentage interest in the common elements appurtenant thereto in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, and other provisions of Society Hill at Somerset II Condominium Master Deed dated 8/14/86, recorded 8/15/86 in Deed Book 1592 and 391 et seq. as the same may now or hereafter be lawfully amended. Also known as Tax Lot No. 16.02 Qual: C0305 f/k/a 16.02 in Block No. 34.01. Nearest Cross Street: Stewarts Avenue. Commonly Known as 11 Taylor Drive a/k/a 11 Taylor Drive Unit CI a/k/a 11 Taylor Drive Unit 11, Franklin Township, NJ 08823 with a mailing address of 11 Taylor Drive a/k/a 11 Taylor Drive Unit CI a/k/a 11 Taylor Drive Unit 11, Franklin Park, NJ 08823.

**PREMISES COMMONLY KNOWN AS:
11 TAYLOR DRIVE
FRANKLIN PARK, NEW JERSEY**

Subject to Judgment J-224858-2003 entered 9/11/2003 in the amount of \$2,049.44; Judgment J-289765-2003 entered 12/22/2003 in the amount of \$2,346.96; Judgment J-340892-2004 entered 12/27/2004 in the amount of \$751.80; Judgment DJ-281109-2009 docketed 11/23/2009 in the amount of \$1,779.94; Judgment DJ-203863-2014 docketed 10/30/2014 in the amount of \$316.00; Total \$7,244.14.

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 \$245,603.17 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 25, 2019
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, New Jersey 08108