

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-017438-18

**SHERIFF'S SALE
NO. 13713**

Between
INVESTORS BANK

PLAINTIFF

vs.

MARK LULLEY; TROY DANIEL; PATRICE C. JAMES; UNITED STATES OF AMERICA; ACS AND SONS
CONSTRUCTION, 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 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 as Tax Lot No. 50 in Block No. 85; Dimensions of property: (approximately) 261 feet by 250 feet; Nearest Cross Street: Route 27.

**PREMISES COMMONLY KNOWN AS:
22 SINCLAIR BOULEVARD
FRANKLIN, NEW JERSEY**

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

Subject to: The Sum of \$325,000.00 is the amount represented to Plaintiff, by a mortgage from Hairouna Incorporated to Landco Mortgage Bankers, Inc. dated March 10, 2010 and recorded on March 12, 2010 in Book 6307, Page 56.

Additionally, the sum of \$50,000.00 is the amount represented to Plaintiff by a mortgage from Hairouna Incorporated to Landco Mortgage Bankers dated January 19, 2011 and recorded on February 9, 2011 in Book 6399, Page 3344. This sale is also subject to any and all other unpaid taxes, water, sewer, municipal liens or any other charges which may be due and owing whether set forth herein or not. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding liens or encumbrances remain of record and/or have priority over the lien being foreclosed hereby and, if so, to ascertain the current amount due thereon.

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 \$787,235.71 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 11, 2019
Saldutti Law Group
800 North Kings Highway, Suite 300
Cherry Hill, New Jersey 08034