

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-003994-19

**SHERIFF'S SALE
NO. 13719**

Between
U.S. BANK NATIONAL ASSOCIATION

PLAINTIFF

vs.

WILLIAM WASHINGTON; KINGSBERRY ACRES 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 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 152 in Court No. 10, in "Kingsberry Acres, a Condominium," together with an undivided .3676 percentage interest in and to the common elements appurtenant thereto, in accordance with, and subject to the terms, conditions, provisions, covenants, restrictions, easements, and other matters contained in the Master Deed for said Kingsberry Acres, a Condominium, which Master Deed was dated July 7, 1983, and recorded on July 11, 1983 in the Clerk's Office of the County of Somerset, in Book 1482, page 808, as amended by Deed Book 1893 page 360 and Deed Book 2304 page 183 as the same may hereafter be lawfully amended.

Also known as Lot No. 56.03 C0152 in Block No. 85 on the Township of Franklin Tax Map.

**PREMISES COMMONLY KNOWN AS:
152 KINGSBERRY DRIVE
FRANKLIN, NEW JERSEY**

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.

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 \$252,597.23 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 30, 2019
Phelan Hallinan Diamond & Jones, PC
400 Fellowship Road, Suite 100
Mt. Laurel, New Jersey 08054