

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-016747-18

**SHERIFF'S SALE  
NO. 13721**

Between  
WILMINGTON SAVINGS FUND SOCIETY FSB d/b/a Christiana Trust, not Individually but as Trustee for Pretium  
Mortgage Acquisition Trust

PLAINTIFF

vs.

MICHAEL R. FINNEGAN a/k/a Michael Finnegan; MARY ELLEN FINNEGAN a/k/a Mary E. Finnegan; DIANNE  
FINNEGAN; BENEFICIAL NEW JERSEY INC. d/b/a Beneficial Mortgage Co.; CITIBANK, National Association; DENISE  
PAPP; JEFFREY PAPP; STATE OF NEW JERSEY; UNITED STATES OF AMERICA

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 24th 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 as Tax Lot No. 26 in Block No. 177; Dimensions of property: (approximately) 278 feet by 220 feet TRI;  
Nearest Cross Street: State Highway Route 206.

**PREMISES COMMONLY KNOWN AS:  
13 OXFORD PLACE  
HILLSBOROUGH, NEW JERSEY**

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

Subject to 2019 Quarter Three Due: 8/1/2019 in the amount of \$2,453.54 open; estimated Tax Bill. Sewer Acct No.  
0312.00, 7/1/2019 to 9/30/2019 in the amount of \$105.00 open plus penalty \$210.00 open plus penalty, owed in arrears.  
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.

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 \$150,120.74 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 26, 2019  
RAS Citron Law Offices  
91 Clinton Road, Suite 2A  
Fairfield, New Jersey 07004