

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-006392-19

**SHERIFF'S SALE
NO. 13722**

Between
NATIONSTAR MORTGAGE LLC d/b/a Champion Mortgage Company
PLAINTIFF

vs.

CAROL RIVERA; MR. RIVERA, spouse of Carol Rivera; WYNNEFIELD AT SOMERSET CONDOMINIUM
ASSOCIATION, INC.; UNITED STATES OF AMERICA on behalf of the Secretary of Housing and Urban Development
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 Franklin, County of Somerset and State of New Jersey:

Unit No. E in Building No. 34 in Wynnefield at Somerset Condominium which has been more specifically defined in the Master Deed dated August 14, 1991 and recorded August 21, 1991 in the Office of the Clerk of Somerset County in Deed Book 1826 page 342 and any subsequent amendedments thereto, and which unit is hereby conveyed in conformity with the provisions of N.J.S.A. 46:8b-10, and includes the fee in an undivided percentage interest of .64935% in the common elements. Nearest Cross Street: Cabot Way.

Known as Tax Lot No. 11.02 Qualifier: C3405 in Block No. 20.10.

**PREMISES COMMONLY KNOWN AS:
42 DE LEON CIRCLE, C3405
FRANKLIN PARK, NEW JERSEY**

2019 Quarter Three, Due: 8/1/2019 in the amount of \$1,530.40 billed; \$134.58 open; \$1,395.82 paid; 2019 Quarter Four, Due: 11/1/2019 in the amount of \$1,530.40 open; 2020 Quarter One, Due: 2/1/2020 in the amount of \$1,463.11 open; 2020 Quarter Two, Due: 5/1/2020 in the amount of \$1,463.11 open; Sewer: Franklin Township Sewerage Authority 70 Commerce Drive Somerset, NJ 08873 732-873-2121 Acct: 13132.00 5/1/2019 to 7/31/2019 in the amount of \$80.25 open. 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 \$231,721.01 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 31, 2019
RAS Citron Law Offices
91 Clinton Road, Suite 2A
Fairfield, New Jersey 07004