

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-31578-14

**SHERIFF'S SALE
NO. 13723**

Between
BANK OF AMERICA, N.A.

PLAINTIFF

vs.

SCOTT H. RICHARDSON; DAWN M. RICHARDSON; BARBARA MELLOR-HOLMES; CACH OF NEW JERSEY LLC;
JOHNNY ON THE SPOT; OVERLOOK HOSPITAL

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:

Being known as Tax Lot No. 57 in Block No. 452; Dimensions of property: (approximately) 125 feet by 250 feet; Nearest Cross Street: 375 feet from Ninth Street.

**PREMISES COMMONLY KNOWN AS:
81 WALNUT AVENUE
SOMERSET, NEW JERSEY**

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

Subject to: Federal National Mortgage Association holds a mortgage in the amount of \$130,000.00 as of 4/1/2002.

Franklin Township 3rd Quarter 2019 taxes holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2,205.77 as of 8/1/2019. Franklin Township Sewer Authority, Acct No. 09440.00 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$164.10 plus penalty; owed in arrears as of 8/1/2019.

Superior Interests (if any): All unpaid municipal taxes, assessments and liens; Any set of facts which an accurate survey would disclose; Any restrictions or covenants on record which run with the land; Rights of the United States of America, if any; Any Condominium lien priority, if any; Any outstanding PUD or Homeowner's Associations dues or fees, if any; Any occupants or persons in possession of the property, if any; Additional municipal charges, liens, taxes or tax sale certificates and insurance, if any.

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 \$156,577.67 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

Powers Kirn, LLC

728 Marne Highway, Suite 200

Moorestown, New Jersey 08057