

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-003817-19

**SHERIFF'S SALE
NO. 13742**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF
vs.

CLYDE BEVERLY, III; CARLYNE B. TURNER-BEVERLY
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 15th DAY OF OCTOBER, 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:

Known as and designated as Unit No. 188, Building 3, Cluster 12, situate in Whitehall Manor, a Condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided 0.3677% interest in the general common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Whitehall Manor recorded in the Office of the Somerset Clerk/Register in Deed Book 2031, page 1, as amended in Deed Book 2034 page 884 and Deed Book 5855 page 905, as same may now or hereafter be lawfully amended. Being the same premises which Evanett W. Fields, single, by deed dated 1-3-07 and recorded 1-5-07 in the Office of the County Clerk in and for the County of Somerset in Deed Book 5981 page 2004, granted and conveyed unto Clyde Beverly, III and Carlyne B. Turner-Beverly, husband and wife. Also known as Tax Lot No. 3.01 C0188 in Block No. 37.02 on the Tax Map of the Township of Franklin, County of Somerset.

**PREMISES COMMONLY KNOWN AS:
53 WOODHILL STREET
SOMERSET, 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 N.J.S.A. 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. For more information, please visit www.Auction.com or call (800) 280-2832. (Website is not affiliated with the Sheriff's Office).

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 \$299,421.81 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: August 26, 2019
Phelan Hallinan Diamond & Jones, PC
400 Fellowship Road, Suite 100
Mt. Laurel, New Jersey 08054