

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-021178-18

**SHERIFF'S SALE
NO. 13760**

Between
NEW JERSEY HOUSING AND MORTGAGE FINANCE AGENCY
PLAINTIFF

vs.

KENYA M. GARNER; STATE OF NEW JERSEY; LEEWOOD RENAISSANCE AT FRANKLIN MASTER
HOMEOWNERS ASSOCIATION, INC. TOWNSHIP OF FRANKLIN
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 29th 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:

Being known as Tax Lot No. 3 in Block No. 151.01; Dimensions of property: (approximately) CONDO; Nearest Cross Street: Somerset Street. Under and Subject to Declaration of Covenants, Conditions and Restrictions Implementing Affordable Housing Controls on Certain State Regulated Property for Renaissance Ash, a Condominium, recorded December 27, 2011 in Deed Book 6477, page 3318.

Premises has a mailing address of 28-A Matilda Avenue, Somerset, NJ 08873

**PREMISES COMMONLY KNOWN AS:
28-A MATILDA AVENUE
FRANKLIN, NEW JERSEY**

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

The representations contained herein are made in reliance upon a report of title upon which the foreclosure was predicated; Deponent does not warrant the accuracy of such title report or other information and makes no representations regarding the status of the title other than as may be contained in the pleadings filed in the action. All interested parties are advised to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interests 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 \$94,268.77 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 19, 2019
Pluese, Becker & Saltzman, LLC
20000 Horizon Way, Suite 900
Mount Laurel, New Jersey 08054