

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-039386-15

**SHERIFF'S SALE  
NO. 13762**

Between  
KINGSBERRY ACRES CONDOMINIUM ASSOCIATION, INC.  
PLAINTIFF  
vs.

NICOLE WILLIAMS

DEFENDANT

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

**WEDNESDAY THE 6th DAY OF NOVEMBER, 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 all that certain real property subject to the provision of the State of New Jersey Condominium Act, N.J.S.A. 46:8B-1 et seq., its amendments and supplements and situate, lying and being in the Township of Franklin, County of Somerset, State of New Jersey, more particularly described as Unit 237 in Building 15 in Bedford Court, Section IV, situated in Kingsberry Acres, a New Jersey Condominium together with an aggregate .3676 percent undivided interest in the Common elements of said Condominium appurtenant to the aforesaid Unit, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the Master Deed for Kingsberry Acres, a Condominium, dated July 7, 1983, recorded July 11, 1983 in the Somerset County Clerk's Office in Deed Book 1482, Page 808 and any further amendments thereto.  
Being Known as Tax Lot No. 56.03, Qualifier C0237 in Block No. 85.

**PREMISES COMMONLY KNOWN AS:  
237 KINGSBERRY DRIVE  
SOMERSET, NEW JERSEY**

Subject to prior liens: Home Affordable Modification Agreement in the principal amount of \$265,500.00. Gharro, LLC Tax Lien in the amount of \$451.74. PC5, LLC/Sterling National Tax Lien in the amount of \$729.87. Total: \$266,681.61.

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 \$18,080.00 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: September 5, 2019  
McGovern Legal Services, LLC  
850 Route 1 North, P.O. Box 1111  
New Brunswick, New Jersey 08903-1111