

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-035306-13

**SHERIFF'S SALE
NO. 13794**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

BRIAN FINKEL; MRS. BRIAN FINKEL, wife of Brian Finkel; THE BEDMINSTER HILLS HOUSING CORPORATION;
TOWNSHIP OF BEDMINSTER (Municipality); THE HILLS DEVELOPMENT COMPANY; STATE OF NEW JERSEY
DEFENDANTS

Alias Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Alias Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 17th DAY OF DECEMBER, 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 Bedminster, County of Somerset and State of New Jersey:

Being known and designated as Unit No. 81127 in Building 81 in The Cortland Neighborhood Condominium, a Condominium, together with an undivided 0.6944 percentage interest in Common Elements appurtenant thereto, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Amendment and Restatement to Master Deed for The Cortland Neighborhood Condominium, dated June 16, 1989 and recorded June 21, 1989 in the Somerset County Clerk's Office in Deed Book 1738 page 39 and Second Supplemental Master Deed dated February 28, 1990 and recorded March 7, 1990 in Deed Book 1768 page 466; as amended by First Amendment to Master Deed in Deed Book 6159 page 1997 and any amendments thereof and the Bylaws relating thereto. Also being known as Tax Lot No. 81127 in Block No. 59.23.

**PREMISES COMMONLY KNOWN AS:
127 CORTLAND LANE
BEDMINSTER, NEW JERSEY**

This property is an AFFORDABLE HOUSING UNIT. Property is subject to the uniform housing affordability controls N.J.A.C. 5:80-26.1 et seq. Only income eligible purchasers qualified by the New Jersey Department Community Affairs Housing Affordable Services maybe a successful third party bidder.

Subject to unpaid taxes and assessments, tax water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

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 \$135,623.23 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: October 24, 2019
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, New Jersey 08054