

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-006338-19

**SHERIFF'S SALE
NO. 13802**

Between
PROVIDENT BANK f/k/a The Provident Bank

PLAINTIFF

vs.

DIANE M. KAUFMAN; CLAREMONT HILLS PARCEL TWO CONDOMINIUM ASSOCIATION
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 7th DAY OF JANUARY, 2020

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 Hillsborough, County of Somerset and State of New Jersey:

Being known and designated as Unit 15-2 in Building 15 situated in Claremont Hills, Parcel Two, a Condominium, together with an undivided .00559% interest in the common elements appurtenant thereto, which said unit and common elements are more specifically defined in the Master Deed for Claremont Hills, Parcel Two, a Condominium dated November 26, 1973 and recorded in the Somerset County Clerk's Office on November 28, 1973 in Deed Book 1290 Page 711 as amended in Deed Book 1291 page 349, Deed Book 1313 page 8, Deed Book 1322 Page 255, Deed Book 1339 Page 555, Deed Book 1415 page 830, Deed Book 1421 page 619, Deed Book 1456 page 709, Deed Book 1472 page 1, Deed Book 1482 page 99; Deed Book 1488 page 431, Deed Book 1565 page 746; Deed Book 1633 page 517, Deed Book 1683 page 566, Deed Book 1963 page 54, and Deed Book 2261 page 101. Subject to the provisions of the Condominium Act of the State of New Jersey (N.J.S.A. 46:8b-1, et seq.), its amendments and supplements thereto and to the provisions of said Master Deed, its amendments and supplements. Nearest Cross Street: Amwell Road. Being also known and designated as Tax Lot No. 1.01 Qual C1502 f/k/a 15.02 Condo in Block No. 163.05 on the Official Tax Map of the Township of Hillsborough.

**PREMISES COMMONLY KNOWN AS:
585-2 AUTEN ROAD
HILLSBOROUGH, NEW JERSEY**

The representations contained herein are made in reliance upon a report of title upon which the foreclosure was predicated, together with a title insurer's undertaking to indemnify or policy of title insurer's undertaking to indemnify or policy of title insurance, or other available information available upon reasonable request. Deponent does not warrant the accuracy of such title representations or other information and makes no representations regarding the status of title other than as may be contained in pleadings filed in the action. All interested parties are advised to conduct and rely upon their own independent investigation to ascertain whether 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 \$117,631.58 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 4, 2019
Pluese, Becker & Saltzman, LLC
20000 Horizon Way, Suite 900
Mount Laurel, New Jersey 08054