

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-014017-19

**SHERIFF'S SALE
NO. 13835**

Between
PNC BANK, National Association

PLAINTIFF
vs.

DANIEL J. BACHMAN

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

TUESDAY THE 11th DAY OF FEBRUARY, 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 Bridgewater, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 1 in Block No. 452; Dimensions of property: (approximately) 90.00 feet wide by 400.00 feet long (Irregular); Nearest Cross Street: McKinley Street.

**PREMISES COMMONLY KNOWN AS:
900 COUNTRY CLUB ROAD
BRIDGEWATER, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff. Subject to Fourth Quarter Taxes in the amount of \$1,841.63 (open plus interest and penalty after 11/1/2019). Sewer open \$399.00 (open plus interest and penalty after 12/31/2019). Tax Sale Certificate No. 16-0080; held by Christiana Trust as Custodian GS RAN-Z LLC for \$34,407.30; dated 1/3/2017; Third Party Bidders are to rely on their own research to determine if the liens have been paid and/or if the certificate was cancelled of record with the County. Tax Sale Certificate No. 13-140; held by Christiana Trust as custodian, GSRAN-Z, LLC for \$4,079.15; dated 1/14/2014; Third Party Bidders are to rely on their own research to determine if the liens have been paid and/or if the certificate was cancelled of record with the County. 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. Subject to prior mortgages and judgments (if any).

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 \$180,809.62 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.

**DARRIN J. RUSSO
SHERIFF**

DATED: December 12, 2019
Frank J. Martone, P.C.
1455 Broad Street
Bloomfield, New Jersey 07003