

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-022684-18

**SHERIFF'S SALE
NO. 13858**

Between
NORTHFIELD BANK

PLAINTIFF

vs.

ARRACKA D. NELSON; MONTGOMERY GLEN HOMEOWNERS ASSOCIATION, INC.; and THE TOWNSHIP OF MONTGOMERY

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 10th DAY OF MARCH, 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 Montgomery, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 20.02, Qual CONDO in Block No. 37006; Nearest Cross Street: Scarlet Oak Drive.

**PREMISES COMMONLY KNOWN AS:
33 RIVER BIRCH CIRCLE, UNIT 7
MONTGOMERY, NEW JERSEY**

A more complete metes and bounds description can be found in Deed Book 5192, page 544.

This property is a Deed-Restricted Affordable Housing Unit. The Deed restriction will survive the sheriff's sale. Bidders must be prequalified based on income standards promulgated by CGP&H, community grants, planning and housing, the affordable housing administrator for Montgomery Township. the unit must be owner occupied.

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 \$98,480.25 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
Maselli Warren, P.C.
600 Alexander Road
Princeton, New Jersey 08540