

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-003146-19

**SHERIFF'S SALE
NO. 13860**

Between
NATIONSTAR MORTGAGE LLC d/b/a Champion Mortgage Company
PLAINTIFF

vs.

DUNCAN BREEN; DEBRA BREEN; ANTHONY SOLLAZZO, DDS; STATE OF NEW JERSEY; UNITED STATES OF AMERICA; and UNITED STATES OF AMERICA, on behalf of the Secretary of Housing and Urban Development
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 Franklin, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 1 in Block No. 46; Dimensions of property: (approximately) 197 feet by 92 feet by 202 feet by 139 feet; Nearest Cross Street: Orchard Street. Premises has a mailing address of 16 Clover Place, Franklin Park, New Jersey 08823.

**PREMISES COMMONLY KNOWN AS:
16 CLOVER PLACE
FRANKLIN, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.

Subject to a Tax Sale Certificate No. 19-00092, sold on 12/6/2019, in the amount of \$944.18. Sewer in the amount of \$343.56, open plus penalty, owed in arrears. Water in the amount of \$289.18, open plus penalty, owed in arrears.

To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act.

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 \$274,277.84 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 6, 2019
McCalla Raymer Leibert Pierce, LLC
99 Wood Avenue South, Suite 803
Iselin, New Jersey 08830