

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-020604-15

**SHERIFF'S SALE  
NO. 13867**

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

vs.

GLORIA MEI YU TSAI; Individually and as Executrix of the Estate of Helen W. Lehman, deceased; DIETRICH  
TSCHANZ; UNITED STATES OF AMERICA; STATE OF NEW JERSEY; EASTERN PINES LLC  
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 24th 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. 14 in Block No. 18002; Dimensions of property: (approximately) 1.49 acres; Nearest Cross  
Street: Harlingen Road.

**PREMISES COMMONLY KNOWN AS:  
50 MARIAN DRIVE  
MONTGOMERY, NEW JERSEY**

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

Pursuant to 28, U.S.C. Section 2410©, this sale is subject to a 1 year right of redemption held by the United States of  
America by virtue of its lien Helen W. Lehman to The Secretary of Housing and Urban Development, dated August 26,  
2009 and recorded September 1, 2009 in Book 6258, Page 3899. To secure \$585,000.00.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The  
Purchaser shall have no further recourse against the Mortgagor, the Mortgagor's attorney.

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 \$565,399.28 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: January 8, 2020  
Phelan Hallinan Diamond & Jones, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, New Jersey 08054