

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-015248-15

**SHERIFF'S SALE  
NO. 13874**

Between

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee, on behalf of the holders of the J.P. Morgan Mortgage Acquisition Trust 2007-CH1 Asset Backed Pass-Through Certificates, Series 2007-CH1

PLAINTIFF

vs.

JOSEPH RUSIGNUOLO; SANDRA RUSIGNUOLO; COURTLAND HOMEOWNERS ASSOCIATION, INC.; DISCOVER BANK; DIGESTIVE HEALTHCARE CENTER PA; and MIDLAND FUNDING LLC

DEFENDANTS

Alias Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Alias Writ of Execution to me directed and delivered I will expose for sale at public vendue on

**TUESDAY THE 31st 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 Hillsborough, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 72.30 in Block No. 58; Dimensions of property: (approximately) 0.2522 acres; Nearest Cross Street: Cickener Road.

**PREMISES COMMONLY KNOWN AS:  
63 CAMPBELL ROAD  
HILLSBOROUGH, NEW JERSEY**

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

Subject to the following Tax Sale Certificates: Tax Sale Certificate Number: 08-00012 in the face amount of \$12,716.85.

Tax Sale Certificate Number: 09-00013 in the face amount of \$580.09. Tax Sale Certificate Number: 12-00005 in the

face amount of \$620.69. Tax Sale Certificate Number: 14-00010 in the face amount of \$784.43.

The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments.

The amount due can be obtained from the local taxing authority. All interested parties are to conduct and rely upon their

own independent investigation to ascertain whether or not any outstanding interests 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 only be entitled to a return of the deposit paid. The Purchaser shall have no further recourse

against the Mortgagee or the Mortgagee'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 \$805,646.29 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: February 3, 2020  
Milstead & Associates, LLC  
1 E. Stow Road  
Marlton, New Jersey 08053