

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-017042-19

**SHERIFF'S SALE
NO. 13875**

Between
PNC BANK, National Association

PLAINTIFF
vs.

DANIEL G. MUNGER; JENNIFER J. WOSNIAK

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 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 Franklin, County of Somerset and State of New Jersey:

Known as and designated as Unit No. E2 in Building No. 7 situated in Society Hill at Somerset III Condominium, a condominium, established in accordance with the N.J.S.A. 46:8b-1, et seq., together with an undivided .1742% interest in the General Common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations, easements, lien as for assessments, and other provisions as set forth in the current Master Deed of Society Hill at Somerset III Condominium, dated March 17, 1988, recorded March 21, 1988, in the Office of the Somerset Clerk/Register in Deed Book 1676, page 638, amended in Deed Book 1698, page 303 and Deed Book 1704, page 434, as same may now or hereafter be lawfully amended.

Being known and designated as Lot No. 16.07 C0710 in Block No. 34.07 on the Tax Map in the Township of Franklin in the County of Somerset, State of New Jersey. Premises has a mailing address of 93 Caitlin Court, Unit E2, Bldg 7, Franklin Park, New Jersey 08823

**PREMISES COMMONLY KNOWN AS:
93 CAITLIN COURT, UNIT E2, BLDG 7
FRANKLIN, NEW JERSEY**

Subject to: First Quarter Taxes open \$1,130.50 (open plus interest and penalty after 2/1/2020). Second Quarter Taxes open \$1,131.49 (open plus interest and penalty after 5/1/2020). Water open \$169.80 (open plus interest and penalty after 10/31/2019). Sewer open \$80.25 (open plus interest and penalty after 2/1/2020). 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).

Subject to Priority Condo Lien: Pursuant to N.J.S.A. 46:8b-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees. 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 \$162,134.76 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 13, 2020
Martone & Uhlmann, a Professional Corporation
777 Passaic Avenue, Suite 535
Clifton, New Jersey 07012