

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-015052-18

**SHERIFF'S SALE
NO. 13877**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

JENNIFER PEARSON; LLOYD PEARSON; FINDERNE HEIGHTS CONDOMINIUM ASSOCIATION, INC.
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 Bridgewater, County of Somerset and State of New Jersey:

Being known and designated as Unit 1B in Building 4C in Heights, a Condominium, together with a .494% undivided interest in the common elements of said condominium (referred to in this Deed as the 'Condominium Unit'), the conveyance evidenced by this Deed is made under the provisions of and is subject to the New Jersey Condominium Act (N.J.S.A. 46:8b-1 et seq.) and Planned Real Estate Development Act (N.J.S.A. 45:221-21 et seq.) as amended, and any applicable regulations adopted under either law. The conveyance evidenced by this Deed is also made in accordance with the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions set forth in the certain Master Deed for Heights, a Condominium, dated 8/15/1986 and recorded in the Somerset County Clerk's/Register's Office on 8/21/1986 in Deed Book 1593 page 277, first amendment Deed Book 1949 page 684 as the same may now or hereafter be lawfully amended.

Being the same property conveyed to Jennifer J. Colon by Deed from Robert B. Grant and Patricia M. Kruthers, husband and wife recorded 7/18/2005 in Deed Book 5770 page 2228, in the Somerset County, New Jersey, Clerk's Office.

Commonly known as Tax Lot No. 47 C-1B in Block No. 222 on the tax map of the Township of Bridgewater, New Jersey.

**PREMISES COMMONLY KNOWN AS:
4 COLUMBIA DRIVE, APARTMENT 1B
BRIDGEWATER, NEW JERSEY**

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. For more information, please visit www.Auction.com or call (800) 280-2832. (Website is not affiliated with the Sheriff's Office).

Pursuant to NJSA 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 \$164,437.42 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 10, 2020
Phelan Hallinan Diamond & Jones, PC
400 Fellowship Road, Suite 100
Mt. Laurel, New Jersey 08054