

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-4414-11

**SHERIFF'S SALE  
NO. 13881**

Between  
RESIDENTIAL CREDIT SOLUTIONS, INC.

PLAINTIFF

vs.

MARK RUSSO; MARY T. RUSSO

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 7th DAY OF APRIL, 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 Warren, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 12 in Block No. 212 f/k/a 53; Dimensions of property: (approximately) 1.04 acres; Nearest Cross Street: Stiles Road. BEGINNING at a point in the southerly sideline of Old Smalleytown Road which point is also the northeasterly corner of the herein described tract and is the Northwesterly corner of Lot 13 Block 538, lands now or formerly of Lyle A. and Lois P. Reuter and from thence runs, (1) South 5° 51' 00" East 532.80 feet to a point, thence (2) South 84° 09' 00" West 69.00 feet to a point, thence (3) North 10° 00' 50" West 508.39 feet to a point in the Southerly sideline of Old Smalleytown Road, thence (4) along the Southerly sideline of Old Smalleytown Road North 70° 29' 00" East 109.00 feet to the point and place of BEGINNING.

**PREMISES COMMONLY KNOWN AS:  
42 OLD SMALLEYTOWN ROAD  
WARREN, NEW JERSEY**

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

Prior Liens/Encumbrances: Sewer open plus due in the amount of \$280.54; Sewer open plus penalty in the amount of \$814.10. Total as of February 26, 2020: \$1,094.64.

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 \$300,848.67 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: April 3, 2019  
Fein, Such, Kahn & Shepard, P.C.  
7 Century Drive, Suite 201  
Parsippany, New Jersey 07054-9751