

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-021887-15

**SHERIFF'S SALE
NO. 13885**

Between
WILMINGTON SAVINGS FUND SOCIETY, FSB, d/b/a Christiana Trust, not individually but as Trustee for Pretium
Mortgage Acquisition Trust

PLAINTIFF

vs.

DENISE A. VALIS; DEAN VALIS; WELLS FARGO BANK, N.A.
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 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 Hillsborough, County of Somerset and State of
New Jersey:

Being known as Tax Lot No. 45 in Block No. 141; Dimensions of property: (approximately) 176.96 feet by 170.74 feet;
Nearest Cross Street: Sunnymead Road.

**PREMISES COMMONLY KNOWN AS:
2259 CAMPLAIN ROAD
HILLSBOROUGH, NEW JERSEY**

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

Hillsborough M.U.A. Sewer Acct No. 0490.00 holds a claim for taxes due and/or other municipal utilities such as water
and/or sewer in the amount of \$252.00 plus penalty, owed in arrears as of 2/11/2020.

Superior Interests (if any): All unpaid municipal taxes, assessments and liens; Any set of facts which an accurate survey
would disclose; Any restrictions or covenants on record which run with the land; Rights of the United States of America,
if any; Any Condominium lien priority, if any; Any outstanding PUD or Homeowner's Associations dues or fees, if any;
Any occupants or persons in possession of the property, if any; Additional municipal charges, liens, taxes or tax sale
certificates and insurance, if any.

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 \$210,495.97 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 27, 2020
Powers Kirn, LLC
728 Marne Highway, Suite 200
Moorestown, New Jersey 08057