

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-001195-25

**SHERIFF'S SALE
NO. 14611**

Between

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee, in Trust for Registered Holders of Long Beach Mortgage Loan Trust 2005-1, Asset-Backed Certificates, Series 2005-1

PLAINTIFF

vs.

ELLEN E. NEVINS a/k/a Ellen Nevins a/k/a Ellen Elizabeth Nevins; CRF SERVICES; CENDERA BANK, N.A.; ESTATES AT RIVERS EDGE LP; TOLL BROTHERS INC; ALPHA CONSULTING CORP.; UNITED STATES OF AMERICA

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, 2026

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 Commissioners Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey.

Participants are asked to Pre-Register 24 hours before the Sale Date, to wit:

All that tract or parcel of land, situate, lying and being in the Township of Montgomery, County of Somerset, and State of New Jersey:

Being known as Tax Lot No. 16 in Block No. 18017; Dimensions of property: (approximately) 3.26 acres; Nearest Cross Street: Canterbury Lane.

**PREMISES COMMONLY KNOWN AS:
1 SILVERTHORN LANE
MONTGOMERY, NEW JERSEY**

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

Anyone planning on utilizing the "Community Wealth Preservation Program" must have all necessary documentation when signing in for the sale.

Subject to: 2026 Qtr 1 Due: 02/01/2026 \$2,224.24 open. 2026 Qtr 2 Due: 05/01/2026 \$2,224.24 open. Vacant lot charge: Property Registration fee exists. Please contact the clerk at 908-533-9188.

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.

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 \$1,008,953.97 plus interest, cost, printers' fees, Sheriff's fees, and commission.

Estimated Upset Bid Amount: \$1,200,000.00 plus any additional sums as ordered by the court. Occupancy status:

Owner occupied. Unless the Purchaser utilizes the "Community Wealth Preservation Program", 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 5, 2026

Robertson, Anschutz, Schneid, Crane & Partners, PLLC

130 Clinton Road, Suite 202

Fairfield, New Jersey 07004