

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-017937-12

**SHERIFF'S SALE  
NO. 12890**

Between  
WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

JEAN RALPH THURIN; DELFRANCE OSIAS-THURIN; STATE OF NEW JERSEY; MIDLAND FUNDING LLC  
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 13th DAY OF MARCH, 2018**

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:

Being known as Tax Lot No. 6 in Block No. 11.20; Dimensions of property: (approximately) 84.40 feet by 42.97 feet; Nearest Cross Street: 110 feet from Rydal Road.

**PREMISES COMMONLY KNOWN AS:  
70 WINDING WAY  
FRANKLIN, NEW JERSEY**

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

Subject to Franklin Township Taxes Quarter Four 2017 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$3,234.04 as of 10/27/2017. Subject to Franklin Township Water Account No. 37335 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2,365.97 as of 10/27/2017. 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 \$611,351.26 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.

**FRANK J. PROVENZANO, SR.  
SHERIFF**

DATED: November 6, 2017  
Powers Kirn, LLC  
728 Marne Highway, Suite 200  
Moorestown, New Jersey 08057