

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-011536-18

**SHERIFF'S SALE
NO. 13461**

Between
JPMORGAN CHASE BANK, National Association

PLAINTIFF

vs.

DANTE A. FELDER; MRS. DANTE A. FELDER, wife of Dante A. Felder; and UNITED STATES OF AMERICA
DEFENDANTS

Corrected Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Corrected Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 29th DAY OF JANUARY, 2019

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. 31 (a/k/a Lots 31, 32 and 33) in Block No. 263.01; Dimensions of property: (approximately) 115.00 feet by 75.00 feet; Nearest Cross Street: Dayton Avenue.

**PREMISES COMMONLY KNOWN AS:
54 OAKLAND AVENUE
SOMERSET, NEW JERSEY**

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

Subject to Delinquent Sewer, in the amount of \$463.50 as of 10/31/2018. Subject to priority condo lien pursuant to NJSA 46:8B-21 et seq. This sale may be subject to a limited lien priority of the condo association. Any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condo fees.

To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act.

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 \$163,371.97 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.

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

DATED: November 2, 2018
McCalla Raymer Leibert Pierce, LLC
99 Wood Avenue South, Suite 803
Iselin, New Jersey 08830