

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-031434-14

**SHERIFF'S SALE
NO. 13531**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

CHRISTOPHER NWANONYIRI a/k/a Christophe C. Nwanonyiri; and KATE NWANONYIRI; MIDLAND FUNDING, LLC
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 26th DAY OF MARCH, 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. 17.33 in Block No. 83; Dimensions of property: (approximately) .60 acres; Nearest Cross Street: Situated on the southeasterly side of S Grosser Place, near the southwesterly side of Amwell Road.

**PREMISES COMMONLY KNOWN AS:
1 S GROSSER PLACE
SOMERSET, NEW JERSEY**

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

Subject to an Open-Ended Mortgage held by Wells Fargo in the amount of \$52,000.00 recorded May 2, 2005, as Book 5736, page 379. The Mortgage is now subordinated and recorded as Instrument Number 2011023258, in Book 6423, page 2250. Subject to unpaid taxes and assessments, tax water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

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 \$544,165.98 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: January 25, 2019
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, New Jersey 08054