

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-025495-18

**SHERIFF'S SALE
NO. 13610**

Between
JPMORGAN CHASE BANK, National Association

PLAINTIFF

vs.

ERIC YOURISH; REGENCY VILLAGE CONDOMINIUM ASSOCIATION, INC.; SOLARIS HEALTH SYSTEM t/a
Muhlenberg Regional Medical Center

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 28th DAY OF MAY, 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 Borough of North Plainfield, County of Somerset and State of New Jersey:

Known and designated as Unit F in Building 19 in Regency Village, a condominium together with an undivided .2587 percentage interest in the Common Elements appurtenant thereto, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed dated October 22, 1986 and recorded on October 23, 1986 in the Somerset County Clerk's Office in Deed Book 1600 at page 669 and amendment to Master Deed in Book 1753 page 198 and all further amendments. The premises are further described and identified as being a part of the Tax Lots 2 and 78 in Block 6 as shown on the Tax Map of the Borough of North Plainfield and Lot 1 in Block 56.01 as shown on the Tax Map of the Borough of Watchung.

Now known as, Tax Lot No.19.06 CONDO in Block No. 6.01 on the Tax Map of the Borough of North Plainfield.

**PREMISES COMMONLY KNOWN AS:
401 US HIGHWAY 22 WEST, UNIT 19F
NORTH PLAINFIELD, NEW JERSEY**

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. If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor's attorney. For more information, please visit www.Auction.com or call (800) 280-2832. (Website is not affiliated with the Sheriff's Office).

Pursuant to NJSA 46:8B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at Sheriff's Sale may be responsible for paying up to 6 months worth of unpaid condominium fees. 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 \$57,078.60 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: April 12, 2019
Phelan Hallinan Diamond & Jones, PC
400 Fellowship Road, Suite 100
Mt. Laurel, New Jersey 08054