

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-012823-18

**SHERIFF'S SALE
NO. 13647**

Between
JPMORGAN CHASE BANK, National Association

PLAINTIFF

vs.

WILLIAM YUEN; WILLARD GELLER, ESQ.; NEW CENTURY FINANCIAL SERVICES, INC.; THE MADISON AT
EWING CONDOMINIUM ASSOCIATION, INC.; and STATE OF NEW JERSEY

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 25th DAY OF JUNE, 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 and designated as Unit Number B2 in Building 13 in Society Hill at Somerset VI Condominium, together with an undivided .250 percentage interest in the common elements as set forth in the Master Deed of said Condominium which was recorded January 5, 1990 in Deed Book 1762 page 1 and as amended in Deed Book 1763 page 724. The within described unit subject to the terms, limitations, conditions, covenants, restrictions and other provisions of the Master Deed and By-Laws and is substantially located within the condominium pursuant to the New Jersey Condominium Act N.J.S.A. 46:8b-1, et seq. The above description is drawn in accordance with a survey certificate made by RCB Engineer/William Dimarzo and Son, Associates, Inc., dated 9/20/99, in Somerset County, New Jersey. Nearest Cross Street: James Court.

Also being known as Tax Lot No. 59.01, Qualifier C1304 in Block No. 34.10 on the Tax Map of the Township of Franklin.

**PREMISES COMMONLY KNOWN AS:
28 AMETHYST WAY, UNIT B2, BLDG 13
FRANKLIN PARK, NEW JERSEY**

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 \$274,630.37 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: May 8, 2019
McCalla Raymer Leibert Pierce, LLC
99 Wood Avenue South, Suite 803
Iselin, New Jersey 08830