

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. SWC-F-019010-18

**SHERIFF'S SALE
NO. 13677**

Between
MADISON VILLAGE CONDOMINIUM OWNERS ASSOCIATION, INC.
PLAINTIFF

vs.

PAUL TURCHYK, an individual; and NINA TURCHYK an individual
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 6th DAY OF AUGUST, 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 Bernards, County of Somerset and State of New Jersey:

Being known and designated as Unit No. 3 in Building 063 in Madison Village Condominium, a condominium, together with an undivided .2525 percentage interest in the Common Elements of said Condominium, in accordance with and subject to the terms, limitations, conditions, covenants, restrictions, easements, agreements and other provisions as set forth in that certain Master Deed for Madison Village Condominium, said Master Deed recorded on October 6, 1988 in the Somerset County Clerk's Office in Deed Book 1704, page 1; as amended in Deed Book 1714, page 438, Deed Book 1891, page 713, Deed Book 1932, page 657, Deed Book 1836, page 630, Deed Book 1836, page 793 and Deed Book 2115, page 293, as the same may now or hereafter be lawfully amended. Also known as Tax Lot No. 394, Qualifier: CONDO in Block No. 8701 on the Official Tax Map of the Township of Bernards.

**PREMISES COMMONLY KNOWN AS:
15 POTOMAC DRIVE, UNIT NO. 3
BASKING RIDGE, NEW JERSEY**

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 \$1,914.00 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 31, 2019
Day Pitney, LLP
One Jefferson Road
Parsippany, New Jersey 07054-2891