

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-019752-18

**SHERIFF'S SALE
NO. 13750**

Between

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, Successor Indenture Trustee to JPMorgan Chase Bank, N.A., as Indenture Trustee on Behalf of the Noteholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-C

PLAINTIFF

vs.

MICHAEL A. AVOLIO and MARIE E. AVOLIO, husband and wife

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 22nd DAY OF OCTOBER, 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 Hillsborough, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 13 in Block No. 150.01; Dimensions of property: (approximately) .2591; 80 feet by 123 feet AVG; Nearest Cross Street: Amerman Lane. Being at a point along the easterly sideline of Van Zandt Drive (50 feet ROW), distant 82.95 feet southerly from the intersection of the easterly sideline of Van Zandt Drive with the southerly sideline of Amerman Lane (50 feet ROW).

**PREMISES COMMONLY KNOWN AS:
35 VAN ZANDT DRIVE
HILLSBOROUGH, NEW JERSEY**

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

Pursuant to a Tax Search of 7/24/2019; 2019 Taxes: Quarter Three 8/1/2019: \$3,190.59 open, estimated tax bill. Quarter Four 11/1/2019: TBD. Water Acct #: Private. Sewer Acct #: 1799.00 7/1/2019 to 9/30/2019 \$105.00 paid. First American Title Insurance Company, as part of NJ Mutual Indemnification Agreement, agrees to indemnify the following prior mortgage given by the Bank of New York Mellon f/k/a the Bank of New York, as successor trustee to JPMorgan Chase Bank, N.A., as trustee on behalf of the certificateholders of the CWHEQ Inc., CWHEQ Revolving Home Equity Loan Trust, Series 2006-C, in the original amount of \$240,000.00, dated 5/6/2003, recorded on 5/19/2003 in Book OPR 5850, page 1271. Our office contacted who we believed to be the servicer for the loan to obtain the current amount due and was unsuccessful in obtaining same. Deponent does not warrant the accuracy of this representation and herein makes no representation regarding the status of title. Interested parties are advised to conduct and rely upon their own independent investigation to ascertain whether there exists any outstanding interest or amounts due.

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 \$125,509.40 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: June 28, 2019
Frenkel Lambert Weiss Weisman & Gordon, LLP
80 Main Street, Suite 460
West Orange, New Jersey 07052