

SUPERIOR COURT OF NEW JERSEY
LAW DIVISION
SOMERSET COUNTY
DOCKET NO. L-001235-12

**SHERIFF'S SALE
NO. 13792**

Between
UNIFUND CCR LLC assignee of Chase Bank USA, N.A.

PLAINTIFF
vs.

THEODORE SWARTWOOD

DEFENDANT

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 17th DAY OF DECEMBER, 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 Bernardsville, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 31 in Block No. 46; Dimensions of property: (approximately) .42 acres; Nearest Cross Street: Approximately 101 feet to Olcott Avenue.

**PREMISES COMMONLY KNOWN AS:
58 OLD ARMY ROAD
BERNARDSVILLE, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff and in Deed Book 2296, page 307. Subject to a prior Mortgage, Bank of America, N.A. in the approximate amount of \$475,000.00. 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 \$18,627.03 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: March 19, 2019
Ragan & Ragan, PC
3100 Route 138 West
Brinley Plaza Building One
Wall, New Jersey 07719