

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-021135-18

**SHERIFF'S SALE
NO. 13797**

Between
FOUR OAKS NEIGHBORHOOD CONDOMINIUM ASSOCIATION, INC.
PLAINTIFF
vs.

WAYMANN CHIU

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 Township of Bedminster, County of Somerset and State of New Jersey:

Being known as and designated as Unit 3117 Building 31 situated in the Four Oaks Neighborhood Condominium, a condominium, established in accordance with N.J.S.A. 46:8b-1, et seq., together with an undivided .6173% interest in the general common elements of said condominium appurtenant to the aforesaid unit in accordance with and subject to the terms, conditions, covenants, restrictions, reservations, easements, lien as for assessments, and other provisions as set forth in the current Master Deed of the Four Oaks Neighborhood Condominium, dated 9/1/89, recorded 9/15/89, in the Office of the Somerset Clerk/Register in Deed Book 1748, page 348 and amended in Books 1972 page 83 and 1972 page 123, as same may now or hereafter be lawfully amended.

Also being known as Tax Lot No. 3117 CONDO in Block No. 59.20 on the Official Tax Map of the Township of Bedminster, Somerset County, State of New Jersey. Dimensions of Lot: Approximately 1,481 square feet, Condo Unit. Nearest Cross Street: Approximately 0.1 mile from the nearest cross street of Artillery Park Road.

**PREMISES COMMONLY KNOWN AS:
17 FOUR OAKS ROAD
BEDMINSTER, NEW JERSEY**

Subject to Christina Trust (First Mortgage) in the amount of \$123,000.00; U.S. Bank, N.A. (Second Mortgage) in the amount of \$141,000.00; Frank P. Nardi (Third Mortgage) in the amount of \$130,996.86; Internal Revenue Service (Federal Tax Lien) in the amount of \$11,651.72; Four Oaks Neighborhood Condominium Association, Inc. (2016 Lien) in the amount of \$4,466.89; Four Oaks Neighborhood Condominium Association, Inc. (2017 Lien) in the amount of \$8,457.87; Four Oaks Neighborhood Condominium Association, Inc. (2017 Judgement) in the amount of \$3,380.01; Four Oaks Neighborhood Condominium Association, Inc. (2018 Lien) in the amount of \$17,622.96; Four Oaks Neighborhood Condominium Association, Inc. (2018 Judgement) in the amount of \$12,241.59; Four Oaks Neighborhood Condominium Association, Inc. (2019 Lien) in the amount of \$25,009.46; Total: \$477,827.36.

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 \$9,932.71 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: September 9, 2019
Griffin Alexander, PC
415 Route 10, 2nd Floor
Randolph, New Jersey 07869