

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-017937-12

**SHERIFF'S SALE
NO. 13862**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF
vs.

JEAN-RALPH THURIN, et al

DEFENDANTS

Alias Writ of Execution for sale of mortgaged premises.

By virtue of the above stated Alias Writ of Execution to me directed and delivered I will expose for sale at public vendue on

TUESDAY THE 17th DAY OF MARCH, 2020

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 as Tax Lot No. 6 in Block No. 11.20; Dimensions of property: (approximately) .231 acres; Nearest Cross Street: Supra Court. Premises has a mailing address of 70 Winding Way, Princeton, New Jersey 08540.

**PREMISES COMMONLY KNOWN AS:
70 WINDING WAY
FRANKLIN, NEW JERSEY**

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

Subject to a Tax Sale Certificate No. TY-11006, sold to Gharro LLC in the amount of \$743.85. Mortgage: Jean-Ralph Thurin, a married man, Mortgagee: World Saving Bank, FSB in the amount of \$98,880.00, recorded December 29, 2006 in Book 5979, page 3025.

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 \$611,351.26 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.

**DARRIN J. RUSSO
SHERIFF**

DATED: December 26, 2019
Friedman Vartolo LLP
1325 Franklin Avenue, Suite 230
Garden City, New York 11530