

CLASSIFIEDS

FARMWORKERS NEEDED

3 Temp Farmworkers needed 5/20/19 - 11/7/19. Workers will perform various duties associated with hand harvesting squash according to supervisor's instructions. Workers will have extensive periods of sitting, standing, walking, pushing, pulling, repetitive movement, frequent stooping and lifting 60lbs. Must have 3 months verifiable experience hand harvesting vegetables and tree fruit on a commercial farm & affirmative job references. May random drug test at employer's expense. Guaranteed at least 3/4 of contract hours but hours will vary according to weather and crop conditions. Hours may exceed or be less than 40 hours. Work tools, supplies, equipment provided at no cost. Housing provided for non-commuting workers at no cost. Transportation & subsistence reimbursed to worker upon completion of 50% of contract or earlier if appropriate. \$13.25/hr or current applicable AEW. Raise/bonus at employer discretion. EOE. Worksite in Monroe & Orleans Co.'s, NY. Applicants report/send a resume to the nearest NJ Newark One Stop Career Center office or call 908-412-7980 & ref job order #NY1295027. Conrow Farms-Brockport, NY

ADMIN WANTED

Busy Mortgage office in Cranford looking for a Part Time admin 20hrs per week. Looking for tech savvy individual, organized and customer service friendly. Mortgage back ground a plus. Spanish speaking a Plus.

Please call (908) 409-0337

COLONIA MOVING SALE

124 Oxford Road
Fri. 4/12 & Sat. 4/13
10am to 3pm

Sofas, Wall Unit, Dining Table w/6 Chairs, Hutch, China Cabinet, Kitchen Set, Tablecloths, King Bedroom, Toys, Games, Lego & Wii, Holiday Decorations, House & Garden Tools & More!
For Pics DovetailsUSA.com

ESTATE SALE

7 Forest Avenue, Cranford
Fri, April 12th & Sat, April 13th
9:30AM - 3:00PM
Sun, April 14th
10:00AM - 2:00PM

Packed Home & Carriage House!!! Don't Miss This!!!
Traditional, Mid-Century, Vintage Old & New Furnishings, Decor, Lighting, Rugs, Organ, Stereo Equip., Clothing, KK, HH, Garden Sanctuary, Holiday Decor, Medical Equip., Crystal, Porcelain, Glassware, Records, Religious Collectibles, Tools, Patio Furn., +2 Sheds Garage So So Much More!!!
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griffinestateandtagsales.com
Photos & Info (908) 447-3044

FREELANCERS WANTED

Strong, detail-oriented writers with professional demeanor needed to cover local government meetings. Must be able to meet deadlines, know how to write a lead, and take an active interest in their beats in order to develop news stories. Please email resume and clips to: editor@goleader.com

FITNESS EQUIPMENT FOR SALE

Body By Jake FIRMFLEX Total Body Trainer. Complete Workout Exercise Machine. Space Saving Design. Padded Bench. Adjustable Height and Resistance. Perfect For Home or Dorm! Excellent Condition, \$30.
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PUBLIC NOTICE

the Ordinance allows a maximum building coverage of 20%; to allow a side yard setback of 9.06 feet where the Ordinance requires a minimum side yard setback of 12.5 feet; to allow a rear yard setback of 33 feet where the Ordinance requires a minimum rear yard setback of 35 feet; to allow a continuous wall length of 34.25 feet where the Ordinance allows a maximum continuous wall length of 25 feet. Application approved with conditions.

George Rizk, 370 Orenda Circle. Applicant sought approval to install rooftop solar panels contrary to Section 13.07E4a of the Land Use Ordinance to allow solar panels on the street facing roof plan where the Ordinance does not allow solar panels to be located on street facing roof planes or street facing facades. Application denied.

Columbus West, LLC., 532 Cumberland Street. Applicant sought approval to construct a new two-family dwelling contrary to Section 11.12E2b, 11.12E3b, 11.12E12 of the Land Use Ordinance to allow a lot width of 54.5 feet where the Ordinance requires a minimum lot width of 60 feet; to allow a lot frontage of 54.5 feet where the Ordinance requires a minimum lot frontage of 60 feet; to allow 7,303 square feet where the Ordinance requires a minimum area of 8,000 square feet located within the first 134 feet of the front property line; to allow an eave height of 26.3 feet where the Ordinance allows a maximum eave height of 22 feet. Application approved with conditions.

Plans and applications are on file in the office of the Town Engineer, 959 North Avenue West, Westfield, New Jersey and may be seen Monday through Friday from 8:30 a.m. to 4:30 p.m.
Linda Jacus
Board Secretary
1 T - 04/11/19, The Leader Fee: \$74.46

PUBLIC NOTICE

TOWN OF WESTFIELD HISTORIC PRESERVATION COMMISSION SPECIAL MEETING

In accordance with the provisions of the Open Public Meetings Act, N.J.S.A. 10:4-6 et seq., please be advised that the Historic Preservation Commission of the Town of Westfield will hold a Special Meeting on Monday, April 22, at 7:30 p.m., for the purpose of a Certificate of Appropriateness application by Andrew & Heather Stillufen for the property located at, 667 Fourth Avenue, Block 3303, Lot 6.
Action may be taken.
The meeting will take place in the conference room adjacent to the Council Chambers on the first floor in the Westfield municipal building, 425 East Broad Street, Westfield, New Jersey 07090.
Fee: \$18.87

LEADER/TIMES CLASSIFIED ADS PAY

PUBLIC NOTICE

Notice is hereby given that the Westfield Board of Adjustment adopted resolutions at its meeting on April 8, 2019, for the following applications decided upon at the meeting held on March 11, 2019.

Jeanne Martel, 250 Seneca Place. Applicant sought approval of a one-story addition contrary to Section 11.09E5 and 12.04F1 of the Land Use Ordinance to allow a street side yard setback of 4 feet 8 inches where the Ordinance requires a minimum street side yard setback of 20 feet; to allow a building coverage of 20.32% where the Ordinance allows a maximum building coverage of 20%. Application approved with conditions.

Kevin & Michelle McGurn, 421 Birch Avenue. Applicants sought approval to expand an existing garage contrary to Section 12.04F1, 13.01G1b, and 13.0111 of the Land Use Ordinance to allow a building coverage of 21.85% where the Ordinance allows a maximum building coverage of 20%; to allow an accessory structure greater than 500 square feet to be located 3.7 feet from the side and rear lot lines where the Ordinance requires an accessory structure greater than 500 square feet to be located a minimum of 10 feet from the side and rear lot lines; to allow a height for an accessory structure of 15 feet 6 inches where the Ordinance allows a maximum height of 15 feet for an accessory structure. Application approved with conditions.

Thomas & Brittany Moore, 1121 Wychwood Road. Applicants sought approval to construct an addition contrary to Section 12.04F1, 11.06E6, 11.06E7, and 11.06E13 of the Land Use Ordinance to allow a building coverage of 23.53% where

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SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000707 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-006781-18
Plaintiff: THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWBMS, INC. CHL MORTGAGE PASS-THROUGH TRUST 2007-21, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-21

Defendant: SHERLY ETTINGER; SCOTT ETTINGER; CROWN BANK; TRUMP TAJ MAHAL ASSOCIATES F/K/A TRUMP TAJ MAHAL CASINO RESORT T/A TRUMP TAJ MAHAL CASINO RESORT INC. AND ASSOCIATES, LLC; UNITED STATES OF AMERICA
Sale Date: 04/24/2019
Write of Execution: 01/16/2019

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Total Upset: *Four Hundred Eighty-Six Thousand Two Hundred Twenty and 09/100*** \$486,220.09**
PROPERTY TO BE SOLD IS LOCATED IN: Town of Westfield, County of Union, in the State of New Jersey.

PREMISES COMMONLY KNOWN AS: 508 Springfield Avenue, Westfield, New Jersey 07090.

TAX LOT # 10, BLOCK # 1905, APPROXIMATE DIMENSIONS: 80 X 250.

NEAREST CROSS STREET: Mill Lane. "A", subject to subsequent taxes, water and sewer plus interest through date of payoff. THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT

For sale information, please visit Auction.com at www.Auction.com or call (800) 280-2832.
Total Upset: *Four Hundred Ninety-Nine Thousand Eight Hundred Seventy-Nine and 67/100*** \$499,879.67** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY SUITE B MOUNT LAUREL, NEW JERSEY 08054 (856) 793-3080 4 T - 04/04, 04/11, 04/18 & 04/25/19 Fee: \$199.92

SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000829 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-015685-16
Plaintiff: MTGLQ INVESTORS, L.P.
Defendant: WILLIAM T. MEEHAN; KATHELEEN A. MEEHAN; STATE OF NEW JERSEY
Sale Date: 05/01/2019
Write of Execution: 02/08/2019

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Total Upset: *Four Hundred Sixty-Six Thousand Seven Hundred Twenty-Six and 58/100*** \$467,712.58**

Property to be sold is located in the TOWNSHIP OF SCOTCH PLAINS, County of UNION, State of New Jersey.
Premises commonly known as: 1882 NORTH GATE ROAD, SCOTCH PLAINS, NEW JERSEY 07076-2942.

PREMISES COMMONLY KNOWN AS: LOT 28, BLOCK 12401 on the official Tax Map of the TOWNSHIP OF SCOTCH PLAINS.
Dimensions: 121.00 FEET X 51.00 FEET X 111.00 FEET X 143.00 FEET X 140.00 FEET.
Nearest Cross Street: Martine Avenue.

Subject to any unpaid taxes, municipal liens or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so the current amount due thereon.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.
Total Upset: *Four Hundred Seventy-Nine Thousand Nine Hundred Twenty-Six and 96/100*** \$479,926.96** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: PHELAN HALLINAN, DIAMOND & JONES, PC 1617 JFK BOULEVARD SUITE 1400 PHILADELPHIA, PENNSYLVANIA 19103 (856) 813-5500 4 T - 04/04, 04/11, 04/18 & 04/25/19 Fee: \$199.92

PUBLIC NOTICE

TOWNSHIP OF SCOTCH PLAINS PLANNING BOARD

NOTICE IS HEREBY GIVEN, that the Planning Board of the Township of Scotch Plains will hold a public hearing on **April 22, 2019, at 7:30 p.m.**, at the Municipal Building, 430 Park Avenue, First Floor Council Chambers to consider the application of Bulldog Builders, LLC for Minor Subdivision approval for property located at 890 Raritan Road, Block 16202, Lot 6.01, R-2 Zone, to subdivide the existing lot into two lots, demolish the existing single-family dwelling, and construct a new single-family dwelling on each of the proposed new lots. A variance is required for proposed Lot 6.01.01 for failing to provide the minimum required lot area. Variances are required for proposed Lot 6.01.02 for failing to provide the minimum required lot area and minimum required lot width. The Applicant will seek any other variances that are deemed to be necessary at the time of the hearing, including any waivers, exceptions, interpretations and other relief necessary to allow the Applicant's proposed use of the property, such relief will be considered at the time for the hearing.

The application, plans and related papers are on file in the Office of the Planning Board and are available for inspection during regular office hours (Monday through Friday, 8:30 a.m. - 4:00 p.m.).

All interested persons may be present and be heard at said hearing in accordance with the rules of the Planning Board.
Shannon Rapant
Clerk/Land Use Administrator
1 T - 04/11/19, The Times Fee: \$33.66

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SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000848 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-022814-18
Plaintiff: WELLS FARGO BANK, N.A. VS. Defendant: DONNA SLEVIN A/K/A DONNA MARIE SLEVIN, INDIVIDUALLY AND AS CO-HEIR FOR THE ESTATE OF PHILIP SLEVIN
Sale Date: 05/01/2019
Write of Execution: 02/13/2019

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Judgment amount is: *Two Hundred Seventeen Thousand Eight Hundred Sixty-Eight and 31/100*** \$217,868.31**
The property to be sold is located in the TOWNSHIP OF WESTFIELD in the County of UNION, and the State of New Jersey.

Tax Lot 3, Block 5707 (M/Lot 11, Block 564. Commonly known as 250 Virginia Street, Westfield, New Jersey 07090.
Dimensions of the Lot are (Approximately) 50 x 100 x 50 x 100

Nearest Cross Street: Situated on the South-easterly side of Virginia Street, 50 feet from the South side of Grandview Avenue.
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A.46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

Total Upset: *Two Hundred Twenty-Four Thousand One Hundred Seventy-Eight and 100/100*** \$224,178.44** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY SUITE B MOUNT LAUREL, NEW JERSEY 08054 (856) 793-3080 4 T - 04/04, 04/11, 04/18 & 04/25/19 Fee: \$183.60

SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000821 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-099159-16
Plaintiff: LIVE WELL FINANCIAL, INC VS. Defendant: JEANNETTE WASHINGTON A/K/A JEANNETTE WASHINGTON, INDIVIDUALLY AND AS EXECUTRIX OF MILDRED WASHINGTON A/K/A MILDRED L. WASHINGTON, CHIROMED REHABILITATION PC, COUNTY OF MONMOUTH, THE STATE OF NEW JERSEY, LILLIAN VEGA, COREY WASHINGTON, JASON WASHINGTON, JESSICA WASHINGTON, KENNETH WASHINGTON, KENNETH ALLEN WASHINGTON, JAMES WASHINGTON AND THE UNITED STATES OF AMERICA
Sale Date: 05/01/2019
Write of Execution: 12/20/2018

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Judgment amount is: *Three Hundred Fifty-Five Thousand Nine Hundred Eighty-Nine and 16/100*** \$355,969.16**
All that certain land and premises situate, lying and being in the Township of Scotch Plains, County of Union, and State of New Jersey.
Street: 224 Willow Avenue, Scotch Plains, New Jersey 07076 with a mailing address of 222 Willow Avenue, Scotch Plains, New Jersey 07076.

Nearest Cross Street: Mountain Avenue. Tax lot and Block No: Lot: 5 Block: 702. Dimensions (approximately): 50 x 100.

Prior Mortgage/Liens Not Extinguished By The Sale: Any delinquent taxes and/or tax liens. As the above descriptive does not constitute a full legal description, said full legal description is annexed to that certain deed recorded in the Office of the Clerk of Union County, New Jersey, Record Which Run With The Land, 2787, Page 818, et seq., New Jersey, and the Write of Execution on file with the Sheriff of Union County.

THE SALE IS SUBJECT TO UNPAID TAXES AND ASSESSMENTS, TAX, WATER, AND SEWER LIENS, AND OTHER MUNICIPAL ASSESSMENTS, IF ANY THE AMOUNT DUE CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY PURSUANT TO N.J.S.A.46:8B-21 THIS SALE MAYBE ALSO SUBJECT TO LIMITED LIEN PRIORITY OF ANY CONDOMINIUM/HOMEOWNER ASSOCIATION LIENS WHICH MAY EXIST. ANY SET OF FACT WHICH AN ACCURATE SURVEY WOULD DISCLOSE: ANY RESTRICTIONS OR COVENANTS ON RECORD WHICH RUN WITH THE LAND. RIGHTS OF THE UNITED STATES OF AMERICA, IF ANY. ANY OCCUPANTS OR PERSONS IN POSSESSION OF THE PROPERTY, IF ANY. ADDITIONAL MUNICIPAL CHARGES, LIENS, TAXES OR TAX SALE CERTIFICATES AND INSURANCE, IF ANY.

A DEPOSIT OF 20% OF THE BID PRICE IN CERTIFIED FUNDS IS REQUIRED AT THE TIME OF SALE. THE SHERIFF HAS THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE BY PUBLICATION.
Total Upset: *Three Hundred Sixty-Eight Thousand Five Hundred Eighty and 32/100*** \$368,580.32** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: MATTHEWAN, WEINROTH & MILLER 401 RT 70 EAST, SUITE 100 CHERYL HILL NEW JERSEY 08034 (856) 802-1000 4 T - 04/04, 04/11, 04/18 & 04/25/19 Fee: \$261.12

SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000813 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-021940-16
Plaintiff: WELLS FARGO BANK, N.A. AS TRUSTEE FOR THE LEHMAN MORTGAGE TRUST THROUGH TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-5 VS. Defendant: WILLIAM H. HULBURT; MRS. WILLIAM H. HULBURT'S WIFE; KRISTINE MONAHAN; MR. MONAHAN, HUSBAND OF KRISTINE MONAHAN
Sale Date: 05/01/2019
Write of Execution: 12/08/2017

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Judgment amount is: *Five Hundred Forty-Three Thousand Two Hundred Seventy-Three and 04/100*** \$543,273.04**
Property to be sold is located in the BOROUGH OF MOUNTAINSIDE, County of Union, State of New Jersey.

Premises commonly known as: 372 DOGWOOD WAY, MOUNTAINSIDE, NEW JERSEY 07092.
BEING KNOWN AS LOT 8, BLOCK 4.02 on the official Tax Map of the BOROUGH OF MOUNTAINSIDE.
Dimensions: 0.349 AC
Nearest Cross Street: ACKERMAN AVENUE.

Subject to any unpaid taxes, municipal liens or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so the current amount due thereon.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee, the Mortgagee or the Mortgagee's attorney.
Total Upset: *Five Hundred Seventy-Four Thousand Five Hundred Fourteen and 81/100*** \$543,514.81** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: PHELAN HALLINAN & DIAMOND, PC 1617 JFK BOULEVARD SUITE 1400 PHILADELPHIA, PENNSYLVANIA 19103 (856) 813-5500 4 T - 04/04, 04/11, 04/18 & 04/25/19 Fee: \$208.08

SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000912 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-017270-15
Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO HOME EQUITY ASSISTED SELLER'S FINANCIAL 2004-2 TRUST, HOME EQUITY ASSET-BACKED CERTIFICATES, SERIES 2004-2 VS. Defendant: JACQUELINE KAUFMAN AND JEFFREY KAUFMAN, HIS WIFE; JPMORGAN CHASE BANK, N.A.
Sale Date: 05/08/2019
Write of Execution: 02/22/2017

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Judgment amount is: *Two Hundred Sixty-Four Thousand One Hundred Six and 35/100*** \$264,106.35**
The property to be sold is located in the TOWNSHIP OF SCOTCH PLAINS in the County of UNION, and the State of New Jersey.

Tax Lot 4, Block 104 (M/Lot 19, Block 119. Commonly known as 431 Warren Street, Scotch Plains, New Jersey 07076.
Dimensions of the Lot are (Approximately) 100 x 50 x 100 x 50

Nearest Cross Street: Situated on the North-easterly side of Warren Street, 350 feet from the Southeastern side of Coles Avenue.
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A.46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

Total Upset: *Two Hundred Eighty-Five Thousand Five Hundred Four and 31/100*** \$285,504.31** together with lawful interest and costs.

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.

There is a full legal description on file in the Union County Sheriff's Office.
The Sheriff reserves the right to adjourn this sale for any length of time without further advertisement.
Peter Corvelli Sheriff

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY SUITE B MOUNT LAUREL, NEW JERSEY 08054 (856) 793-3080 4 T - 04/11, 04/18, 04/25 & 05/02/19 Fee: \$191.76

SHERIFF'S SALE

SHERIFF'S FILE NO.: CH-19000853 SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION UNION COUNTY

DOCKET NO. F-021085-18
Plaintiff: BANK OF AMERICA, N.A. VS. Defendant: MAUREEN A. MONROY, AMILCAR R. MONROY, SANTANDER BANK, N.A. FKA SOVEREIGN BANK, N.A.
Sale Date: 05/01/2019
Write of Execution: 02/13/2019

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the Union County Administration Building, 1st Floor, 10 Elizabethtown Plaza, Elizabeth, New Jersey on Wednesday, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Judgment amount is: *Two Hundred Fifteen Thousand Four Hundred Ninety-Three and 55/100*** \$215,493.55**
MUNICIPALITY: Scotch Plains Township. COUNTY: UNION STATE OF NEW JERSEY. STREET & STREET NO: 1927 West Broad Street.

TAX BLOCK AND LOT: BLOCK: 9402, LOT: 11
DIMENSIONS OF LOT: 235.95 x 87.71.
NEAREST CROSS STREET: 309.46 feet from Martine Avenue.