

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-07538-14

**SHERIFF'S SALE
NO. 12691**

Between
TD BANK, N.A.

PLAINTIFF
vs.

CHARLES P. CIOLINO and JUDITH A. CIOLINO

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 5th DAY OF DECEMBER, 2017

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. 16 in Block No. 34.12; Dimensions of property: (approximately) 2.316 acres; Nearest Cross Street: Beekman Road.

**PREMISES COMMONLY KNOWN AS:
6 HOAGLAND PLACE
FRANKLIN PARK, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff. 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. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether any outstanding interests 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 only be entitled to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or Mortgagee's attorneys. Additional Requirements: Purchaser must certify that Purchaser is not employed by the Toronto-Dominion Bank, or any of its subsidiaries or affiliated corporations (the "Bank"), nor is purchaser related in any way with solicitors or agents retained by or on behalf of the Bank in relation to the property that is the subject of this transaction and confirming that Purchaser is dealing at arm's length with the aforementioned parties. 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 \$573,296.14 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 9, 2017
Duane Morris, LLP
30 South 17th Street
Philadelphia, Pennsylvania 19103-4196