

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-006282-17

**SHERIFF'S SALE
NO. 12713**

Between
WELLS FARGO BANK, N.A.

PLAINTIFF

vs.

DAVID ARGUELLO and BEVERLY M. ARGUELLO, husband and wife; MIDLAND FUNDING LLC; OLD REPUBLIC INSURANCE CO.

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 12th 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 Borough of North Plainfield, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 19 in Block No. 156.01 f/k/a Lot 18, Block 156; Dimensions of property: (approximately) 116 feet by 70 feet by 111 feet by 70 feet; Nearest Cross Street: Situated on the Southerly line of Jefferson Avenue, 325 feet from the Northwesterly line of Greenbrook Road.

**PREMISES COMMONLY KNOWN AS:
181 JEFFERSON AVENUE
NORTH PLAINFIELD, NEW JERSEY**

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

Subject to 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 NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist.

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 \$201,038.52 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: August 11, 2017
Shapiro & DeNardo, LLC
14000 Commerce Parkway, Suite B
Mount Laurel, New Jersey 08054