

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-035526-15

**SHERIFF'S SALE  
NO. 13019**

Between  
U.S. BANK NATIONAL ASSOCIATION as Legal Title Trustee for Truman 2016 SC6 Title Trust  
PLAINTIFF

vs.

JULIO HERNANDEZ; AMNET RAMOS; DISCOVER BANK; HACKENSACK ANESTHESIOLOGY ASSOCIATES, P.A.;  
MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. Solely as Nominee for First Residential Mortgage  
Corporation; COUNTY OF BERGEN; STATE OF NEW JERSEY; NATIONAL CONSUMER INSURANCE COMPANY,  
Subrogee of Orlando Deavila; UNITED STATES OF AMERICA; COMMUNITY MANAGEMENT CORP.  
DEFENDANTS

Corrected Writ of Execution for sale of mortgaged premises.

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

**TUESDAY THE 1st DAY OF MAY, 2018**

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. 4 in Block No. 195; Dimensions of property: (approximately) 60 feet by 150 feet; Nearest  
Cross Street: Rock Avenue.

**PREMISES COMMONLY KNOWN AS:  
715 DENNINGER ROAD  
NORTH PLAINFIELD, NEW JERSEY**

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

Subject to Taxes - at time of inquiry 1st quarter 2018 taxes open in the base amount of \$1,793.13 and due on 2/1/18;  
Tax Sale Certificate No. 16-00129 sold on 11/28/16 to US Bank Cust. Actlien Holding in the base amount of \$187.74  
plus subsequent charges/interest/fees/penalties through redemption; Sewer - at the time on inquiry account delinquent in  
the amount of \$112.26 plus interest for 2017 charges; Water - Private account; verification of same prohibited without  
authorization of record property owner. Also subject to subsequent taxes, water and sewer plus interest through date of  
payoff on above charges.

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 \$254,242.42 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: December 15, 2017  
Romano Garubo & Argentieri, LLC  
52 Newton Avenue  
P.O. Box 456  
Woodbury, New Jersey 08096