

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-045003-14

**SHERIFF'S SALE
NO. 13168**

Between

THE BANK OF NEW YORK MELLON f/k/a The Bank of New York, as trustee for the Certificateholders of CWALT Inc.,
Alternative Loan Trust 2005-48T1, Mortgage Pass-Through Certificates, Series 2005-48T1

PLAINTIFF

vs.

DANIELLE MARAZZI and LUIGI MARAZZI

DEFENDANTS

Corrective Writ of Execution for sale of mortgaged premises.

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

TUESDAY THE 26th DAY OF JUNE, 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 Township of Warren, County of Somerset and State of New
Jersey:

Being known as Tax Lot No. 6.01 in Block No. 68; Dimensions of property: (approximately) 140 feet by 315.29 feet;
Nearest Cross Street: Cotswold Lane.

**PREMISES COMMONLY KNOWN AS:
72 KING GEORGE ROAD
WARREN, NEW JERSEY**

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

The plaintiff has obtained a letter of indemnification which will insure the successful bidder at sale in respect to:
Judgment J-067531-1994, dated 8/2/1994 in the amount of \$8,234.44.

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 \$723,475.42 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: April 11, 2018
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, New Jersey 08108