

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-027798-17

**SHERIFF'S SALE  
NO. 13237**

Between  
VELOCITY COMMERCIAL CAPITAL LLC

PLAINTIFF  
vs.

JS & ES HOLDINGS, LLC; EMELINA TORRES, individually

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 31st DAY OF JULY, 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 Somerville, County of Somerset and State of New Jersey: Being known as Tax Lot No. 8 in Block No. 73; Dimensions of property: (approximately) 48 feet by 150 feet; Nearest Cross Street: Gaston Avenue.

**PREMISES COMMONLY KNOWN AS:  
422-424 BARTINE STREET  
SOMERVILLE, NEW JERSEY**

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

Subject to: Taxes: 2nd Quarter of 2018 open balance in the amount of \$2,202.34, good through 6/4/18\*; Other: Sewer open balance in the amount of \$427.16, good through 6/4/18\*.

Prior Judgements: 1) DJ-068250-1999 entered on 3/11/99 to Audrey Jankucic in the original amount of \$1,575.62.\*\*; 2) DJ-066767-2002 entered on 3/15/02 to Taylor Rental Center in the original amount of \$599.44.\*\*; 3) DJ-223610-2002 entered on 9/24/02 to Peerless Insurance Company in the original amount of \$17,500.00.\*\*; 4) DJ-315978-2004 entered on 11/24/04 to Suburban Heating Oil Partners d/b/a Washington Agway Petroleum in the original amount of \$542.85.\*\*; 5) DJ-278602-2005 entered on 10/18/05 to Allied Building Products Corp. in the original amount of \$1,466.36.\*\*; 6) DJ- 146144-2012 entered on 7/12/12 to Walter J Kamienski, Raymond Richardson, assignee d/b/a Judgment Recovery Specialist in the original amount of \$5,691.00.\*\*; 7) DJ-064486-2008 entered on 3/24/08 to Capital One FSB in the original amount of \$826.39.\*\*; 8) DJ-295902-2007 entered on 11/28/07 to Hospital & Doctors Service Bureau in the original amount of \$1,240.72.\*\*; 9) DJ-277542-2007 entered on 10/26/07 to Steven R Lane, A Professional Corporation in the original amount of \$3,473.65.\*\*; 10) DJ-184071-2006 entered on 7/19/06 to Hospital & Doctors Service Bureau in the original amount of \$921.00.\*\*; 11) DJ-069320-2005 entered on 3/14/05 to State of New Jersey in the original amount of \$2,012.50.\*\*; 12) DJ-240422-2003 entered on 10/3/03 to Medicor Cardiology PA in the original amount of \$2,480.04.\*\*; 13) J-127498-2011 entered on 5/5/11 to Dina Stracuzzi in the original amount of \$15,745.00.\*\*; 14) J-259817-2009 entered on 11/4/09 to Dina Stracuzzi the debt amount varies from date to date.\*\*

Prior Owner Estate Judgments: 1) Wells Fargo Financial National Bank vs. Estate of Edward Shaw, filed 3/15/2016, in Case/Estate File Number 16-00004, in the original amount of \$4,587.17.\*\*; 2) PNC Bank vs. Edward J. Shaw, Sr. filed 7/8/2016, in Case/Estate File Number 16-00004, in the original amount of \$7,372.28.\*\*

\*\* Subject to any interest incurred on this judgment/mortgage through date of payoff.

\*Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

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 \$219,259.27 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: May 2, 2018  
Stern & Eisenberg, PC  
1040 N. Kings Highway, Suite 407  
Cherry Hill, New Jersey 08034