

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-005584-17

**SHERIFF'S SALE
NO. 13532**

Between

WELLS FARGO BANK, National Association, as trustee for Securitized Asset-Backed Receivables LLC Trust 2005-FR4
Mortgage Pass-Through Certificates, Series 2005-FR4

PLAINTIFF

vs.

LUIS GARRO; ROSA B. UCCI-GARRO a/k/a Rosa Ucci-Garro; BENEFICIAL NEW JERSEY INC. d/b/a Beneficial
Mortgage Co.; STATE OF NEW JERSEY; ROSA GARRO, his/her heirs, devisees, and personal representatives, and
his, her, their or any of their successors in right, title and interest

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 26th DAY OF MARCH, 2019

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 Montgomery, County of Somerset and State of
New Jersey:

Being known as Tax Lot No. 31 in Block No. 28006 f/k/a 28001; Dimensions of property: (approximately) 131.67 feet
wide by 269.80 feet long; Nearest Cross Street: Opossum Road.

Premises is also known as 325 Opossum Road, Montgomery, NJ 08558.

**PREMISES COMMONLY KNOWN AS:
325 THIEMARX TERRACE
MONTGOMERY, NEW JERSEY**

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

Subject to a Mortgage by Luis Garro and Rosa B. Ucci-Garro to Greenpoint Mortgage Corp. recorded 12/1/1995
Instrument B2594 P540 1995135839 in the amount of \$123,000.00. Judgment J-103687-2004 entered 5/4/2004 in the
amount of: debt amount varies. Plus Child Support.

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 \$466,838.30 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 21, 2017
KML Law Group, PC
216 Haddon Avenue, Suite 406
Westmont, New Jersey 08108