

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-034993-15

**SHERIFF'S SALE
NO. 13543**

Between

U.S. BANK NATIONAL ASSOCIATION, as trustee on behalf of the holders of the Adjustable Rate Mortgage Trust 2007-1, Adjustable Rate Mortgage-Backed Pass-Through Certificates, Series 2007-1

PLAINTIFF

vs.

JOSE CASTELLANOS and ANA MEIJA, husband and wife

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 2nd DAY OF APRIL, 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 Borough of North Plainfield, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 30 in Block No. 103; Dimensions of property: (approximately) 34 feet by 136 feet; Nearest Cross Street: Greenbrook Road. Beginning at a point in the northeasterly sideline of Duer Street, 50 feet wide, distant 280.00 feet northwesterly along the same from an iron bar located at the intersection of said sideline of Duer Street and the northwesterly sideline of Greenbrook Road.

**PREMISES COMMONLY KNOWN AS:
256 DUER STREET
NORTH PLAINFIELD, NEW JERSEY**

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

Pursuant to a tax search of 1/17/2019; 2019 Quarter One Due Date: 2/1/2019 in the amount of \$2,033.08 open. 2019 Quarter Two Due Date: 5/1/2019 in the amount of \$2,033.08 open. Sewer Account Number: 2936 0 7/1/2018 to 12/31/2018 in the amount of \$443.83 open plus penalty. Charges based on prior water usage.

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 \$418,550.16 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 12, 2018

Frenkel Lambert Weiss Weisman & Gordon, LLP

80 Main Street, Suite 460

West Orange, New Jersey 07052