

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-015660-15

**SHERIFF'S SALE
NO. 13659**

Between

U.S. BANK NATIONAL ASSOCIATION, as Trustee, on behalf of the holders of the Terwin Mortgage Trust 2006-7 Asset-Backed Certificates, TMTS Series 2006-7

PLAINTIFF

vs.

ANA L SANDOVAL MENDOZA a/k/a Ana Mendoza; JULIO GALDAMEZ, her husband; LANCASTER MORTGAGE BANKERS, a Limited Liability Company; SHOTOKAN KARATE ACADEMY; ROYAL ELEGANCE; ST MARYS HOSPITAL; and BANK OF AMERICA, NA USA

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 9th DAY OF JULY, 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 Bound Brook, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 1 in Block No. 31; Dimensions of property: (approximately) 58 feet by 135 feet; Nearest Cross Street: Fairview Avenue.

**PREMISES COMMONLY KNOWN AS:
130-132 WEST HIGH STREET
BOUND BROOK, NEW JERSEY**

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

Subject to a Tax Sale Certificate Number 09-45 in the amount of \$277.40 and a Tax Sale Certificate Number 13-39 in the amount of \$1,200.00. The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority.

All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interests remain of record and/or have priority over the lien being foreclosed and, if so, the current amount due thereon. **If the sale is set aside for any reason, the Purchaser at the sale shall only be entitled to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney.** 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 \$509,177.10 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 24, 2019
Milstead & Associates, LLC
1 E. Stow Road
Marlton, New Jersey 08053