

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-015514-17

**SHERIFF'S SALE
NO. 13667**

Between
ARVEST CENTRAL MORTGAGE COMPANY

PLAINTIFF

vs.

MARIA U. SANTOS; PETER V. SANTOS; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as nominee for Citizens Community Bank; AMERICAN EXPRESS BANK FSB; L&W SUPPLY CORPORATION d/b/a Building Specialties; SANTANDER BANK; GIULIA SABATINO; STUART M. KURTZER PA; SEIGEL CAPOZZI LAW FIRM LLC; STATE OF NEW JERSEY; CSGA LLC; CAPITAL ONE BANK; BAXTER FINANCIAL LLC; ATLANTIC CREDIT AND FINANCE, on behalf of HSBC; RAB PERFORMANCE RECOVERIES; ATLANTIC CITY ELECTRIC CO APhi; VIRTUA WEST JERSEY HEALTH; VANZ LLC July 11 Series 01; HACKENSACK UNIVERSITY MEDICAL CENTER; CREEK ENTERPRISES LLC; MARJAM SUPPLY COMPANY

DEFENDANTS

Alias Writ of Execution for sale of mortgaged premises.

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

TUESDAY THE 23rd 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 Township of Branchburg, County of Somerset and State of New Jersey: Being known as Tax Lot No. 15 in Block No. 19; Dimensions of property: (approximately) 0.96 acres; Nearest Cross Street: Darcy Drive.

**PREMISES COMMONLY KNOWN AS:
312 MILLER AVENUE
BRANCBURG, NEW JERSEY**

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

Taxes and Other Encumbrances: Taxes Current through Second Quarter of 2019, plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

Subject to: Such facts as an accurate survey and physical inspection of the premises may reveal, easements and restrictions of record, if any; unpaid taxes, assessments, water and sewer liens, if any; rights of tenants and occupants, if any; state and municipal ordinances, statutes and regulations, including zoning ordinances; any outstanding taxes, water and sewer with interest through the date of payoff; if the sale is set aside for any reason, the purchaser at the sale shall be entitled only to a return of the deposit paid. The purchaser shall have no further recourse, including any costs and expenses, including attorneys' fees, for bidding upon the property, against the mortgagee, or the mortgagee's attorney; the outstanding taxes, liens and/or encumbrances disclosed in this publication are accurate as of the date of submission to the Sheriff only it is the responsibility of any potential bidder at sale to determine the amount due, which can be obtained from the local taxing authority. Plaintiff has no obligation to further investigate, publish or announce any subsequently accruing taxes, liens and/or encumbrances. Third party bidders expressly agree and recognize that they will take title subject to the existence of any subsequently accruing taxes, liens and/or encumbrances and absolutely and unequivocally release any right to challenge the validity of the sale based on the existence of same. Subject to the conditions of sale as set forth by the Sheriff.

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 \$351,333.40 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: February 4, 2019
Stern & Eisenberg, PC
1040 N. Kings Highway, Suite 407
Cherry Hill, New Jersey 08034