

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-019525-18

**SHERIFF'S SALE  
NO. 13688**

Between  
CIT BANK, N.A.

PLAINTIFF

vs.

MARIA VELEZ SANTIAGO; MANUEL A. DUCOS, Individually and as Administrator of the Estate of Maria A. Ducos; ANTOLINA PITTMAN; MR. SANTIAGO, husband of Maria Velez Santiago; LVNV FUNDING, LLC; NEW CENTURY FINANCIAL SERVICES, INC.; LARIDIAN FINANCIAL, LLC; SOMERSET CO BD SOCIAL SERVS (named to foreclose any arrears that have accrued subsequent to the recording of the plaintiffs mortgage); MIDDLESEX CO BD SOCIAL SERVS (named to foreclose any arrears that have accrued subsequent to the recording of the plaintiffs mortgage); STATE OF NEW JERSEY; UNITED STATES OF AMERICA; and NIULCA PAEZ

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 20th DAY OF AUGUST, 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 Franklin, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 1, 2 and 3 (f/k/a 22, 23 and 24) in Block No. 106 (f/k/a 7); Dimensions of property: (approximately) 70 feet by 100 feet AVG; Nearest Cross Street: Berry Street.

**PREMISES COMMONLY KNOWN AS:  
88 SPRUCE STREET  
SOMERSET, NEW JERSEY**

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

Subject to Outstanding Utilities in the amount of \$57.40 as of 7/2/2019. TSC No. 18-00229 approximately in the amount of \$1,206.02 since sale date of 12/3/2018. Subject to any unpaid taxes, municipal liens or other charges, and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. The amount due can be obtained from the local taxing authority. Pursuant to N.J.S.A. 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowners Association liens which may exist. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, if so the current amount due thereon.

For interested parties regarding Sheriff's Sale, please contact Auction.com at (800) 793-6107 or at [www.auction.com](http://www.auction.com).

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 \$203,922.14 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: June 24, 2019  
McCabe, Weisberg & Conway, P.C.  
216 Haddon Avenue, Suite 303  
Westmont, New Jersey 08108