

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-000564-19

**SHERIFF'S SALE
NO. 13705**

Between
DITECH FINANCIAL LLC

PLAINTIFF

vs.

EDGAR CARRANZA; MARIA CARRANZA a/k/a Maria Cornejo a/k/a Maria Tarias; IRA KLEMONS DDS PHD PC
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 10th DAY OF SEPTEMBER, 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. 14 in Block No. 189; Dimensions of property: (approximately) 50 feet wide by 100 feet long; Nearest Cross Street: Parkview Avenue.

**PREMISES COMMONLY KNOWN AS:
125-7 PRINCETON LANE
a/k/a 125-127 Princeton Lane
NORTH PLAINFIELD, NEW JERSEY**

A more complete metes and bounds description can be found in the Office of the Somerset County Sheriff.
Subject to Sewer: Acct: 4572 0, 7/1/2019 to 12/31/2019, \$263.19 open and due 10/1/2019, Charges based on prior water usage. Payments may have been made by lienholder. Liens: Year: 2017 Type: 3rd Party Sewer Amount: \$2,180.06, Cert No. 18-00127, Sold: 11/9/2018, To: Cazenovia Creek Funding 11, LLC. Lien amount is subject to subsequent taxes plus interest. Must call prior to settlement for redemption figures. The redemption of liens is outlined in N.J.S.A. 54:5-54. 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. 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 sale information, please visit Auction. at www.Auction.com or call (800) 280-2832.
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 \$365,874.60 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: July 15, 2019
RAS Citron Law Offices
91 Clinton Road, Suite 2A
Fairfield, New Jersey 07004