

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-001889-19

**SHERIFF'S SALE
NO. 13707**

Between

U.S. BANK N.A. as Trustee on Behalf of the Holders of the J.P. Morgan Alternative Loan Trust 2007-S1 Mortgage Pass-Through Certificates

PLAINTIFF

vs.

CARLOS HERNANDEZ SR.; CARLOS A. HERNANDEZ a/k/a Carlos Hernandez a/k/a Carlos Hernandez Jr. a/k/a Carlos Hernandez; MARIA HERNANDEZ a/k/a Maria Deluccia a/k/a Maria Ortiz; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. as Nominee for the New York Mortgage Company, LLC, Limited Liability Company; FORD MOTOR CREDIT COMPANY; STATE OF NEW JERSEY; WELLS FARGO BANK, National Association f/k/a Security Savings Bank SLA; REGENCY VILLAGE CONDO ASSOC.; UNITED STATES OF AMERICA

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 Manville, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 48, Addl L49-52 in Block No. 98; Dimensions of property: (approximately) 100 feet wide by 100 feet long; Nearest Cross Street: West Camplain Road.

PREMISES COMMONLY KNOWN AS:

**141 SOUTH 14th AVENUE
MANVILLE, NEW JERSEY**

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

Subject to Sewer Act No. 1209 0, 2/1/2019 to 4/30/2019 in the amount of \$95.63 open plus penalty \$23.98 open plus penalty owed in arrears, Subject to Final Reading. Water: Private.

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.

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 \$234,469.53 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