

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-002131-19

**SHERIFF'S SALE  
NO. 13751**

Between  
FIFTH THIRD BANK as Successor by Merger to Fifth Third Mortgage Company  
PLAINTIFF

vs.

ELAINE GARZA; PAUL GARZA, III; 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 29th DAY OF OCTOBER, 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. 19 in Block No. 53.01; Dimensions of property: (approximately) 24.23 feet by 35.03 feet by 117.40 feet by 69.53 feet by 125.00 feet; Nearest Cross Street: Tea Street.

**PREMISES COMMONLY KNOWN AS:  
610 HANKEN ROAD  
BOUND BROOK, NEW JERSEY**

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

Pursuant to 28, U.S.C. Section 2410©, this sale is subject to a 1 year right of redemption held by the United States of America by virtue of its lien: Mortgage, i. Elaine Garza to Secretary of Housing and Urban Development, dated October 24, 2014 and recorded November 14, 2014 in Book 6755, Page 671. To secure \$92,210.88.

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.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagor'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 \$362,257.79 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 22, 2019  
Phelan Hallinan Diamond & Jones, PC  
400 Fellowship Road, Suite 100  
Mt. Laurel, New Jersey 08054