

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
SOMERSET COUNTY  
DOCKET NO. F-014756-17

**SHERIFF'S SALE  
NO. 13753**

Between

WELLS FARGO BANK, National Association as Trustee for Option One Mortgage Loan Trust 2006-3, Asset-Backed Certificates, Series 2006-3

PLAINTIFF

vs.

NAJAM QURESHI; HUMA QURESHI; TRINITAS REGIONAL MEDICAL CENTER, a New Jersey Nonprofit Corporation f/k/a St. Elizabeth Hospital; ARON NISSANOV; AWAD JEWELRY; COLONIAL GARDENS ASSOCIATES; ELAVON a/k/a Nova Information Systems Inc.; JAYSON COMPANY; 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 Township of Franklin, County of Somerset and State of New Jersey:

Being known as Tax Lot No. 1 in Block No. 42; Dimensions of property: (approximately) 100 feet wide by 200 feet long; Nearest Cross Street: Bennington Parkway.

**PREMISES COMMONLY KNOWN AS:  
84 GARDEN AVENUE  
FRANKLIN PARK, NEW JERSEY**

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

Subject to: 2017 Third Party Water, Sewer, Amount: \$1,521.07, Cert No. 18-00171. 2019 Quarter Four Due: 11/1/2019 \$2,309.50 open. 2020 Quarter One Due: 2/1/2020 \$2,206.96 open. 2020 Quarter Two Due: 5/1/2020 \$2,206.95 open. Sewer: Acct: 00835; 8/1/219 to 10/31/2019 \$80.25 open and due 11/1/2019 \$619.91 open. Water: Acct: 37315 0; 5/1/2019 to 7/31/2019 \$157.35 open plus penalty \$80.39 open. 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](http://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 \$369,360.47 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: September 4, 2019  
RAS Citron Law Offices  
91 Clinton Road, Suite 2A  
Fairfield, New Jersey 07004