

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-003086-24

**SHERIFF'S SALE
NO. 14467**

Between
NEWREZ LLC d/b/a Shellpoint Mortgage Servicing

PLAINTIFF
vs.

ROBERTO FERNANDEZ; PAOLA GARCIA

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 1st DAY OF APRIL, 2025

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 Commissioners Meeting Room, Administration Building, 20 Grove Street, Somerville, New Jersey.

Participants are asked to Pre-Register 24 hours before the Sale Date, to wit:

All that tract or parcel of land, situate, lying and being in the Township of Bound Brook, County of Somerset, and State of New Jersey:

Being known as Tax Lot No. 6 in Block No. 8; Dimensions of property: (approximately) 123.75 x 48.10 x 72.31 x 9.14 x 51.52 ; Nearest Cross Street: Columbus Place.

**PREMISES COMMONLY KNOWN AS:
52 TALMAGE AVENUE
BOUND BROOK, NEW JERSEY**

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

Anyone planning on utilizing the "Community Wealth Preservation Program" must have all necessary documentation when signing in for the sale.

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 \$401,121.99 plus interest, cost, printers' fees, Sheriff's fees, and commission.

Estimated Upset Sheriff's Sale Bid Amount: \$447,000.00. Subject to any further Orders of Additional Sums executed by the Court. Occupancy status: Unknown. Unless the Purchaser utilizes the "Community Wealth Preservation Program", 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.

**DARRIN J. RUSSO
SHERIFF**

DATED: January 23, 2025
Hladik, Onorato & Federman, LLP
1451 Chews Landing Road, Suite 100
Laurel Springs, New Jersey 08021