

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
SOMERSET COUNTY
DOCKET NO. F-000482-25

**SHERIFF'S SALE
NO. 14610**

Between

DEUTSCHE BANK NATIONAL TRUST COMPANY, as Trustee for Morgan Stanley Home Equity Loan Trust 2007-1,
Mortgage Pass-Through Certificates, Series 2007-1

PLAINTIFF

vs.

MARITZA RAMIREZ a/k/a Maritza Brumfield a/k/a Maria Ramirez a/k/a Maria C. Ramirez a/k/a Maria C. Ramirez MD
PA; MIGUEL RAMIREZ; LASH BRUMFIELD; HOLY NAME HOSPITAL n/k/a Holy Name Medical Center; EVERBANK
COMMERCIAL FINANCE INC. f/k/a Tygris Vendor Finance Inc.; STATE OF NEW JERSEY

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 7th DAY OF APRIL, 2026

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 Franklin, County of Somerset, and State of
New Jersey:

Being known as Tax Lot No. 10.01 in Block No. 97; Dimensions of property: (approximately) 125 feet wide by 105 feet
long; Nearest Cross Street: Wheeler Place.

**PREMISES COMMONLY KNOWN AS:
158 CODDINGTON AVENUE
SOMERSET, 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.

Subject to: 2026 Qtr 1 Due: 02/01/2026 \$2,124.65 open. 2026 Qtr 2 Due: 05/01/2026 \$2,124.65 open. Water: Franklin
Twp. 475 DeMott Lane Somerset, NJ 08873 732-873-2500 Acct: 5581 0 11/01/2025-01/31/2026 \$100.41 open plus
penalty \$486.22 open plus penalty. Sewer: Franklin Twp. Sewerage Authority 70 Commerce Drive Somerset, NJ 08873
732-873-2121 Acct: 1672 0 11/01/2025-01/31/2026 \$102.73 open plus penalty \$99.82 open plus penalty.

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 \$496,956.58 plus interest, cost, printers' fees, Sheriff's fees, and commission.

Estimated Upset Bid Amount: \$546,000.00 plus any additional sums as ordered by the court. Occupancy status:
Tenant. 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: February 3, 2026
Robertson, Anschutz, Schneid, Crane & Partners, PLLC
130 Clinton Road, Suite 202
Fairfield, New Jersey 07004