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Festive residents light up Union

Christmas light display in Union is 20 years in the making

By Peter Fiorilla Staff Writer

UNION — Ask him about any one of the hundreds of Christmas decorations carefully placed on his lawn, located on Braun Terrace in Union, and Royce Duran has a story for how it got there.

Duran and his wife, Naomi, bought that reindeer more than 20 years ago, he says, back when they lived in nearby Summit. He rescued this wireframe angel from somebody's garbage heap about 15 years ago. And Olaf?

The popular snowman from "Frozen" is one of his newest additions.

"I got that one last year," said Duran.

It takes the Duran family more than a week to set up the extensive Christmas display, flush with lights, wreaths, ribbons, wireframe statues, hymn-humming figures, massive inflatables and more, all overflowing from the lawn to the driveway and into the backyard.

Turning their home into a source of holiday cheer is a tradition that the Durans have embraced, each year, since moving to Union about 15 years ago, according to Duran.

But the display of holiday spirit has become especially popular this fall, as a steady stream of nighttime visitors come to snap photos, take in the scene and sing along to Christmas carols.

And during this time of year, parking in the garage or driveway is out of the question for Duran. Three inflatable decorations, which Duran fills with air after he turns on the Christmas lights at dusk, occupy that space.

Other decorations at Duran's house include a singing Mr. and Mrs. Santa Claus, who can perform in English and Spanish; families of holiday piglets, flamingos and other animals; a nativity scene; Sesame Street characters wearing Santa hats; and caroling snowmen.

See Page 12 for more photos





A Christmas light display in Union has been attracting visitors from around Union County, and the owners and decorators of the house say they have been building their decorative display for more than 20 years and it gets bigger and brighter every year, as long as they can find room to add more decorations.

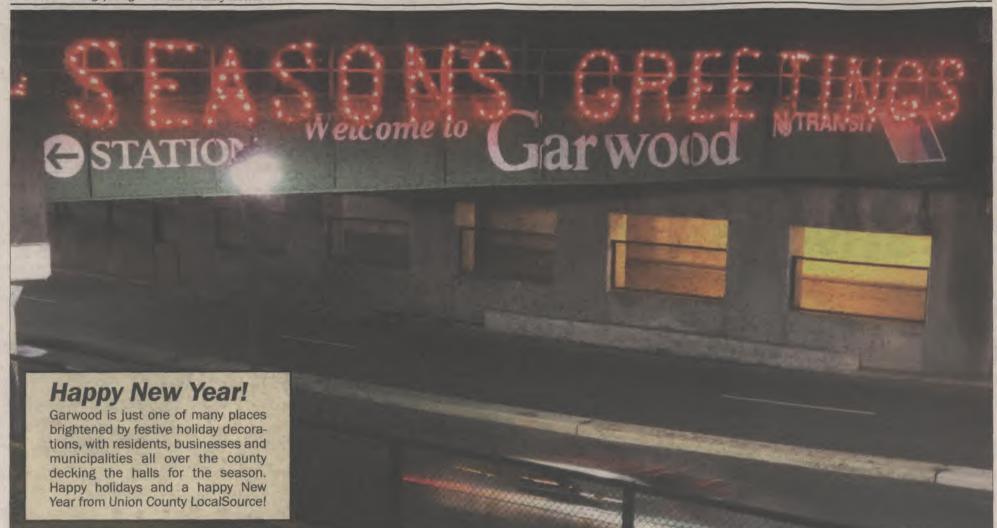


Photo By David VanDeventer

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Union County hires new director of the Department of Corrections

By Rebecca Panico Correspondent

Standing behind businesses along Broad Street in Elizabeth stands the Union County Jail, where those who are awaiting trial are held. It's a not-so-welcoming place to be. But for recently appointed Director of the Union County Department of Corrections Ronald Charles, jail is where he's always worked.

Charles started the job Dec. 7, and he brings 29 years-worth of experience at nearby correctional facilities with him.

"I'm just getting to know people here, getting to know the prospects, the law enforcement and civilian staff," said Charles, 50, of West Orange. "I'm walking the jail, walking the departments."

Union County Department of Corrections Assistant Director George Blaskiewicz served as the acting head of the department after Brian Riordan left the position in July after serving for seven years.

Charles started out as an Essex County Corrections officer in 1986, rising through the ranks to sergeant, lieutenant, captain, associate warden and then finally associate director of the Essex County Department of Corrections from 2006 until 2011.

From there, Charles worked as facility administrator and facility training administrator at Delaney Hall Detention Center in Newark, a privately-run detainee facility that contracts with government agencies such as Union and Essex counties.

In November, Charles was re-elected to the West Orange Board of Education, where he served as president during his first term. He'll continue to serve on the board, though not as president, he said.

"My presidency finishes in one more week," he said, adding that, "I'll remain on the board but not as president. So time will not be an issue."

Charles comes into office at a pivotal



Ronald Charles

time for the jail where reforms are underway. A 2014 report from Luminosity, a criminal justice consulting firm, showed that the jail was overcrowded: its operating capacity was estimated at 798, but was responsible for an average population of 1,026 in 2010.

Since that report, inmate numbers have gone down. When LocalSource spoke with Charles on Dec. 21, the inmate census was 663, Charles said.

"The Luminosity report was done prior to my arrival," Charles said. "I think Luminosity worked all aspects of the criminal justice system ... You have to work with the courts to process the system faster."

Charles noted that about 25 inmates are also sent to an additional facility, Logan Hall, which specializes in drug and alcohol rehabilitation. Union County Jail formerly sent inmates to Delany Hall, where Charles once worked. Both facilities are owned by Education and Health Centers for America.

Meanwhile, a report from the State Comptroller's Office, which examined overtime expenses at jails from 2010 to 2012, showed that Union County spent about 20 percent of its budget on overtime pay. The report indicated that county jails should monitor administrative overtime — time spent finishing administrative tasks or responding to gang disturbances — and look for ways to reduce time spent on such tasks.

Charles, whose annual salary is \$115,000, hopes to run cost-saving analysis at the jail and continue to update technology at the facility to make operations run more efficiently.

"I would like to see technology infused in the classification area here," he said, pointing to a system that assesses each inmate based on their background and determines the level of supervision needed or housing assignments.

"We're looking at the whole technology package, looking at moving operations into the 21st century," he said.

Charles will be operating a facility that operates with approximately 295 corrections officers and supervisors and 34 civilian employees.

In his former position as assistant director of Essex County Department of Corrections, he supervised over 700 employees and wrote a financial review process for the department's more than \$100 million budget with department heads and administrative officials.

County Manager Alfred J. Faella hired Charles after reviewing more than 50 resumes from candidates nationwide.

"Ronald Charles has an outstanding record of public and private-level experience in corrections," Faella said in a statement. "He has managed the administrative and fiscal operations of two major correctional facilities, and had his boots on the ground as a corrections officer for many years as well. We look forward to working with him."





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Sheriff's Office collecting coats and toys

The Union County Sheriff's Office, in conjunction with the officers' Tree of Hope charity, is currently hosting a winter clothing and toy drive that will benefit Union County's homeless and families in need, Sheriff Joseph Cryan announce recently.

Officers are now collecting new and slightly used winter clothing and toys for all adults and children.

Items including shirts, pants, winter coats, scarves, gloves, hats and shoes are needed for the homeless and families in need.

Donation boxes are located at all Union County Courthouse entrances, Union County Administration Building, Union County Prosecutor's Office, Union County Probation Building, the Union County Division of Social Services in Elizabeth, the Colleen Fraser Building at 300 North Avenue East in Westfield, the Kenilworth Veterans Center and Elizabeth Police Department.

Donated items are welcome at all locations during normal business hours until-

Sheriff's officers will distribute the donated items to Union County's homeless and families in need on Saturday Jan. 16, from 8 a.m. to 1 p.m. at the Union County Courthouse in Elizabeth.

For more information call 908-629-2158.



And the winners are ...

Holiday decorations are not hard to come by in Union County, and Clark in particular, but winners for the annual Clark Recreation Departments contest were hard for the judges to name. With so many great decoration, one must wonder how they finally made up their minds. Some of this year's winners are below.











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'Bubble Trouble,' a sensory-friendly show, will be at Union County Performing Arts Center on Jan. 10 at 2 p.m.

'Bubble Trouble' at UCPAC on Jan. 10

A sensory-friendly performance of "Bubble Trouble" comes to the stage at the Union County Performing Arts Center in Rahway on Sunday, Jan. 10, at 2 p.m.

A bubble volcano. Bubble roller coaster. A kid in a bubble? Jeff Boyer takes bubbles to the max in this one-man bubble extravaganza. Boyer juggles bubbles, sculpts and builds with bubbles, makes fog-filled bubbles and more. Mixing comedy, music and interactive bubble magic, he engages and delights audiences of all ages.

For each of the performances in the Sensory Friendly Theatre series the theatre environment at the Union County PAC will be adjusted to provide a sensory-friendly, comfortable and judgmentfree space that is welcoming for all families. Autism Friendly Spaces implements the supportive atmosphere at each of the Sen-

ree space that is welcoming for all families. Autism Friendly paces implements the supportive atmosphere at each of the Sen-

Silent films to be screened at UCPAC Mainstage, Jan. 3

Union County Performing Arts Center and Garden State Theatre Organ Society will screen the Harold Lloyd silent film classic "Grandma's Boy," featuring Ben Model at the console of the theatre's pipe organ on Jan. 3, 2016, at 3 p.m. at UCPAC's Mainstage.

The 1920 comedy short "Number Please?" also will be screened. UCPAC's original Wurlitzer organ was designed in 1928 for the Rahway Theatre and contains seven ranks of 500 pipes, plus percussives.

Because of its enormous sound, though small size, the organ enjoys international renown as the "Biggest Little Wurlitzer" and was the catalyst for the preservation effort that brought the UCPAC to life.

Tickets for the screening will be available at the door. Admission is \$12; seniors and students \$10. UCPAC's Mainstage is located at 1601 Irving St. For more information, call the box office at 732-499-8226 or visit the website at www.ucpac.org.

sory-friendly performances. For more information on what to expect at a Sensory Friendly Theatre performance visit ucpac.org.

Save the dates for upcoming Sensory-Friendly Theatre series performances sponsored by the Union County Board of Chosen Freeholders: Sundays, March 20, May 1, and July 31, 2016.

Available now, all tickets for "Bubble Trouble" are \$8 per person and can be purchased through the Union County Performing Arts Center at ucpac.org or by calling the Box Office at 732-499-8226. The UCPAC Box Office, located at 1601 Irving St. in Rahway, is open Tuesday through Saturday from 11 a.m. until 5 p.m. and on Thursdays until 8 p.m. For information on additional Union County recreational programs for people with disabilities age five and up, call the Union County Department of Parks and Recreation at 908-527-4781 or visit ucnions

'World of Wonder' at Trailside

The Union County Board of Chosen Freeholders presents "World of Wonder," an exhibit of nature photography by Jacki Dickert, at the Trailside Nature and Science Center in Mountainside. Dickert, a New Jersey native and a former naturalist at Trailside, began crafting her own photographic images in 2006 after an inspirational trip to Iceland. She has traveled all over the world capturing photos in places such as Alaska, Utah, Oregon and New Zealand, and has also found inspiring images in local parks and her own backyard.

Using the unusual technique of dye sublimation, Dickert allows ink to be fused into aluminum. Images printed on special paper are laid on prepared metal, and heated, thereby transforming ink to gas, which bonds with the metal.

For more information about this exhibit or other activities at Trailside, call 908-789-3670 or visit www.ucnj.org/trailside. Trailside Nature and Science Center is located at 452 New Providence Road in Mountainside and is a facility of the Union County Department of Parks and Recreation.

Kean Stage to usher in new year with many performances

Kean Stage in Union will usher in the new year with a variety of special events.

On Saturday, Jan. 16, at 7:30 p.m., "British Regiments," a concert by the Band of the Royal Marines and the Pipes, Drums & Highland Dancers of the Scots Guards, will be in Kean University's Wilkins Theatre. In their distinguishing white helmets, Royal Marines Bands are celebrated for the quality of their music, visual grandeur, and precision drill. Its repertoire includes popular classics, Big Band, contemporary works and solo features. The Corps of Drums brings the tradition of the ceremonial occasions integral to the Royal Marines, whose regular duties include the Royal Edinburgh Military Tattoo, beating retreat on horseguards parade, ship launches, homecoming parades and remembrance services.

On Saturday, Jan. 30, at 7:30 p.m., Japanese drumming company TAO, fresh off a sold-out run at the Edinburgh Festival Fringe, comes to the Wilkins stage. Combining explosive Taiko drumming with innovative choreography and breathtaking contemporary costumes, TAO's latest production, "Seventeen Samurai," features precision and stamina. Recently honored by the Japan Tourism Agency Commissioner's Awards and cited for their "Outstanding Cultural Contribution" by Oita prefecture, TAO garnered worldwide acclaim for their memorable performance at the 2010 Vancouver Olympics, and have toured more than 22 countries, performing for an estimated 6.5 million spectators.

Standard tickets for TAO and the British Regiments are \$35, with a discounted rate of \$20 available for children, students and senior citizens. Also in January, Kean Stage launches its 2016 International Film Series at Kean's STEM Auditorium with "The Last of the Unjust," directed by Claude Lanzmann on Sunday, Jan. 24, at 3 p.m., and "I Wish" by Hirokazu Koreeda on Sunday, Jan. 31, at 3 p.m. French documentary "The Last of the Unjust" examines the life of Benjamin Murmelstein, the last president of the Jewish Council in the Theresienstadt ghetto in Czechoslovakia during World War II, while the Japanese comedydrama "I Wish" tells the story of two brothers whose lives are turned upside down by their parents' divorce. Tickets for all events may be purchased by calling 908-737-7469 or visiting www.keanstage.com.

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The YM-YWHA of Union County still has limited tickets available for the "Fiddler on the Roof" for the Wednesday, Jan. 20 matinee a 2 p.m. The New York Times recently gave the Broadway revival, "raving reviews; not be be missed!"

The coach bus will leave the Y at 11:30 a.m. and will return at approximately 6:15 p.m. Although there will be time to some time to sightsee and enjoy a cup of coffee, a bagel bag lunch will be provided. Total cost, including bus and orchestra seats is \$140 per person with a \$10 discount for Y members. Call the Y asap to reserve and purchase.

For the avid Hockey fan, the Y will be hosting a trip to Prudential Center on Sunday, Feb. 14, for a 12:30 game vs. the Los Angeles Kings.

There will be a special raffle for all Y ticktholders for a signed puck. The Y group will be welcomed up on the scoreboard as well.

With transportation to and from the Y, tickets are \$65. There is a \$5 discount for Y members and registered 2016 campers. Tickets without transporation are \$45 for members and \$50 for non members. Contact the Y at 908-289-8112 to purchase.

The Y is a non profit community center located at 501 Green Lane in Union





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Recreation Dept. to hold student dance on Jan. 8

The Recreation and Parks Department recently announced that their teen dance for 6th-, 7th- and 8th-grade Cranford students will be held on Friday, Jan. 8, at the Cranford Community Center, 220 Walnut Ave., from 7 p.m. to 10 p.m.

Students will be able to purchase a ticket at the school they attend on Wednesday or Thursday, the week of the dance. The cost of a ticket is \$5. Private school students, residing in Cranford, must purchase their tickets at the Community Center, either Wednesday or Thursday of the week of the dance, between the hours of 3 p.m. to 4:30 p.m.

Proof of residency, either a parent's driver's license or a letter from the school stating that the student is a Cranford resident is required. St. Michael's students do not have to prove residency, as the Community

CRANFORD NEWS

Center has a current listing of Cranford students. Tickets will not be sold at the door. Further questions may be directed to the Recreation and Parks Department at 908-709-7283.

Cranford Library adds new museum passes

The Cranford Public Library recently added the Newark Museum and the Yogi Berra Museum and Learning Center to its museum pass program. The library also lends passes to the Storm King Art Center, the Museum of the Moving Image (MoMI), Battleship New Jersey Museum and Memorial, the Frick Collection, Grounds for Sculpture, the Guggenheim Museum, the Intrepid Sea, Air & Space Museum, Liberty Hall Museum at Kean University, the Montclair Art Museum, the Morris Museum, the Museum of the City of New York, and the New-York Historical Society Museum/DiMenna Children's History Museum. Purchased for the library by the Friends of the Cranford Public Library, the passes can be borrowed by adult Cranford Library card holders and adult members of the Friends of the Cranford Public Library with MURAL borrowing privileges. Passes circulate for two days and are available on a first come, first served basis. They cannot be reserved or renewed. To see if a pass is available, search the library catalog (catalog.cranfordlibrary.org/polaris) using the museum name. For more information about the library pass program, go to cranford.com/library and click on the Museum Passes tab. Also, if you present your valid Cranford Public Library card at Liberty Science Center, you will be entitled to a \$3.00 discount off the price of admission.

sion to the program is free and all are welcome.

Rave On! to play at library

The Friends of the Cranford Public Library welcome back Rave On! to perform the music of Roy Orbison and other early stars of rock and roll at the Cranford Community Center on Wednesday, Jan. 20, at 7:30 p.m. The Community Center is located at 220 Walnut Avenue.

Rave On! is made up of Chris Roselle on guitar and lead vocals and Pete Farley on bass guitar and vocals. This marks Rave On!'s third visit to the Cranford Community Center, where they have also presented programs on the music of Buddy Holly and the music of the British Invasion. Admission to the program is free and all are welcome.

Books & Bagels group scheduled to meet Jan. 9

The next session of Books & Bagels, the Cranford Public Library's monthly book chat program for adults, will take place on Saturday, Jan. 9, at 10:15 a.m. in the library's Raddin Room. The library is located at 224 Walnut Ave. The program format is simple. Just bring a few of your favorite

books and tell the other members of the group what you like about them. The books can be new or old, fiction or non-fiction, classic or contemporary. Sessions are one hour long. There is no required reading, and you will have the opportunity to learn about books recommended by other group members. Plus, refreshments will be served, courtesy of the Friends of the Cranford Public Library. Registration is not required. For questions about Books & Bagels, contact program coordinator Sally Hanford at 908-709-7272, ext. 2104, or at s-hanford@cranfordnj.org. To see what else is coming up at the library, go to cranford.com/library/events.

St. Michael's to host open houses in Jan. and Feb.

St. Michael's School in Cranford will host a series of open house events as part of Catholic Schools Week. Parents and prospective preschool through grade eight students are invited to visit during three sessions: Thursday, Jan. 28, at 7 p.m..; Sunday, Jan. 31, from 10 a.m. to 1 p.m. and Wednesday, Feb. 3, from 1 to 2 p.m. The school is located at 100 Alden St. in Cranford.

Parents and students will have the opportunity to tour the school and converse with Principal Sandy Miragliotta, parents and current students, who will be assisting with tours. Teachers will also be available in their classrooms to answer questions. Registrations for the 2016-2017 school year will be accepted at these sessions.

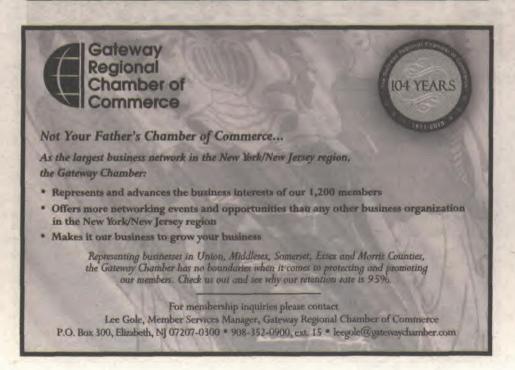
According to Principal Sandy Miragliotta, "The Open House enables us to show-case the strengths of our school which differentiates us from other educational institutions. We have the unique opportunity to incorporate our faith into everyday learning experiences. Children experience their faith not only in religion class, but also throughout their day, including meal times. The teachers work to reinforce common values and encourage a sense of social responsibility. Many-families believe that St. Michael's School is like a family away from home."

St. Michael's, established in 1929, is a faith-based school grounded in Catholic values; it is a member of the National Catholic Education Association and accredited by the Middle States Association Commission on Elementary Schools. Primary, elementary and middle school curriculums are based on guidelines set forth by the Archdiocese of Newark to prepare students for high school and beyond.

The early childhood education program offers pre-kindergarten 3 & 4 (full and half day) and full-day academically-based kindergarten. On-site before and after care is also available. Extracurricular activities include instructional and competitive sports programs, drama, Girl Scouts and Boy Scouts.

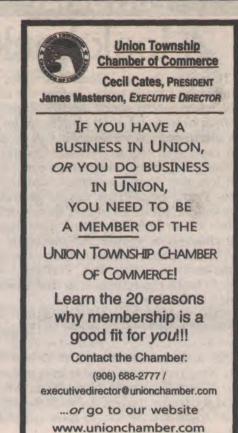
For more information, contact the school at 908-276-9425.







ALL ABOARD! - The Polar Express recently made a stop at Franklin Elementary School in Rahway. Nicole Wronski's third-grade class invited Madeline Kropoth's kindergarten class in to hear the story of 'The Polar Express'. The children were able to come to school in their pajamas to celebrate this annual event. They sat on blankets and listened as Wronski read them the story. Afterwards, they enjoyed watching the movie while eating cookies and drinking hot chocolate. Everyone aboard had a wonderful time.



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EDITORIAL

A look back — and forward

Thursday, Dec. 31, is New Year's Eve, when family and friends gather before the ubiquitous television to watch celebrities perform, be interviewed and attempt to keep the viewers' attention, at least until the ball drops and the new year begins. Pleasantries are then exchanged, perhaps a kiss under some mistletoe left over from Christmas, and then the New Year's resolutions begin. Promises to lose weight, promises to save money or find a better job, promises to spend more time with the children or spouse. All too often, these resolutions rarely last more than a few weeks, some even less than that. Perhaps a better way to make resolutions is to first look at the year just finished.

· The Garden State continued to be one of the most heavily taxed states in the country, even as road repairs remained woefully infrequent and the cost for the proposed tunnel into New York was posited to cost in excess of \$10 billion. The poor roads in no way lessened the traffic in the Garden State, with five of its roads among the 50 most congested in

the nation.

· The minimum wage in New Jersey will increase to \$8.38 as of Jan. 1, 2015, even as the national minimum wage remained at \$7.25, where it has been since July 2009. New Jersey's unemployment rate had decreased to 5.4 percent in October 2015, compared to 6.6 percent in October 2014, putting it in better stead than 17 states, but

worse than 32.

· According to College Factual's list of the best colleges in New Jersey, Nos. 2 through 5 were Rutgers University-New Brunswick, the College of New Jersey, Stevens Institute of Technology and Seton Hall University, with Princeton University garnering the top spot at No. 1. But make sure your to keep your checkbook handy, as the average cost of tuition for NJ independent colleges is \$24,059, with Drew University topping the list at \$54,310, not counting books, room and board. This makes the average annual tuition for in-state students at a community college of \$6,230 seem almost reasonable, by comparison.

· New Jersey has spent more than \$1 billion in the past 30 years replenishing its beaches, with no end in sight, already having replaced roughly 120 million cubic yards of sand on the state's beaches. The only state that spends more on its replenishment efforts is Florida, which has 10 times as much coastline. After this much money has been spent, we may as well make the most of it go to the beach ... next summer.

· And let's not forget Gov. Chris Christie, who has managed to hang out with the big boys in the race for the Republican nomination for president of the United States, even as the GOP winnowed the number of candidates from 20 to a svelte 14. As we said earlier in the year, we hope Christie either does well or is quickly shown the door and comes back to fix some of the problems in New Jersey, the reason he was elected governor in the first place. Well, we're waiting.

As for our resolutions, we'll keep them simple and try to be as inclusive as possible.

We resolve to spend more time and money in our state, whether it's down the shore, in Atlantic City or at any of the numerous entertaining places that dot New Jersey's landscape. Our money keeps them in business and

their taxes help keep ours lower. We resolve to walk more and drive less. All that walking will help us to lose weight and improve our health. And if we have to drive, we'll carpool and use public transportation more often. Fewer cars on the road keeps the air clearer, the traffic lighter and slows the breakdown of our roads, at least until they can finally be repaired.

We resolve to contribute more of ourselves to our community. If more people volunteer for local activities, that saves money spent to hire people and reduces municipality costs further. It also helps strengthen the bonds between neighbors, making neighborhoods safer and more welcoming.

We resolve to throw trash in the proper place and, if we see garbage, we'll pick it up

and encourage others to do the same. This is our home; let's take care of it.

We resolve to avoid animosity and hate. Life is difficult enough without further stressing people out. Don't believe the stereotypes. If we can break down the imaginary walls that separate different races, creeds, genders and beliefs, we can better our community, set a good example for our children and make new

friends in the process.

Union (ounty LocalSource

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OPINION

Upcoming struggles

With the end of the vear reviews all wrapped up, it's time to venture into the chal-

LEFT OUT

BY FRANK CAPECE

lenges and struggles coming up in the new year.

Oil - via Train or Pipeline: The battle over the shipment of Midwest oil via train or pipeline looks to be heating up. Last week the State Senate passed legislation that would require companies to provide details of an emergency response to train routes. A number of communities are passing "anti-train" resolutions. Meanwhile, a group of union leaders are gathering support for the construction of the Pilgrim Pipeline, which would run through a number of Union County municipalities ending up in Linden.

For cities like Linden the pipeline is preferred rather than the so called "oil train." Actually, if the environmental community has their way, no Baken oil from the Midwest will be

transported at all.

Fire Department Costs: It's still below the radar screen, but come budget time the new Republican majority in Springfield may be wrestling with the benefits of a paid fire department, as opposed to switching to a volunteer operation.

Rising Transit Fees: Try to get a parking space at any local train station. Add the recent 9 percent price increase by NJ Transit and this could be the year the harried commuter rises up. Watching "Miracle on 34th Street" last week brought forth the words of the political boss. He said "when the voters

aren't happy they're gonna say it with votes."

On the unfortunately less-visited side known as positive developments, U.S. Sen. Robert Menendez pulled off a coup when he successfully lobbied for inclusion in the federal budget to permit mass transit commuters to deduct up to \$255 a month in pre-tax earnings to cover commuter expenses in 2016.

Gateway Rail Tunnel: The heat will be on the Port Authority to show progress on the new bus terminal and the Gateway Rail tunnel. The battle over legislative oversight of

the Port Authority could be nasty.

County Animal Shelter: The lack of a facility for wayward animals is a problem getting worse. This just may be the year that the county tackles the problem. If they can navigate the worthy effort to completion, it will be a big plus.

Cannons to the Left - Cannons to the Right: Every year, 7th District Congressman Leonard Lance faces a double battle. It wasn't supposed to be that way in a specially carved out Republican district. On the left, newcomer Peter Jacobs from Union is mounting a challenge, saying Lance has been wrong on environmental issues. As in the past, Lance must first face a primary challenge from the right wing of his party.

Caution - Tax Appeal Avalanche Ahead: A few weeks ago Rahway was forced to fork over a \$5.5 million tax refund to Seagis Property Group with property on Elston Street. This may only be the start, with many communities facing businesses that feel they are carrying too much of the tax burden. The hard reality is that the cost of tax appeals is becoming a

major headache for budget weary elected offices.

Watching Port Authority Property: Keep an eye on Bay Adolfo-Wilson. The new deputy manager is leading a crusade, claiming Port Authority properties have been under utilized. This could affect Linden and Elizabeth as well. Newark has gone so far as to seek out real estate developers to find better ways to use the property.





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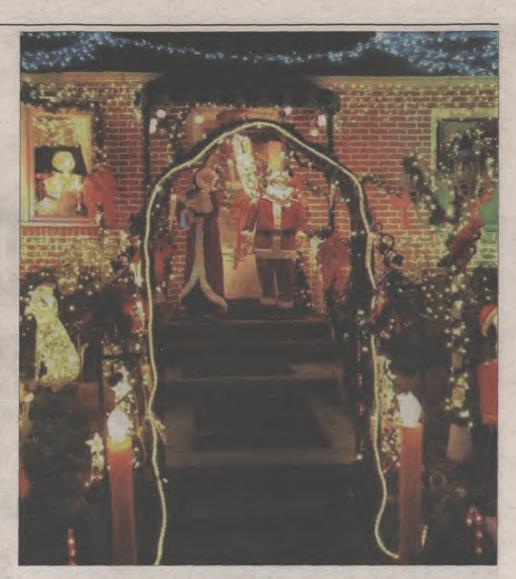
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Holiday spectacular

There is still time to take a drive down Braun Terrace in Union to see this spectacular holiday light display. The owners of the house say they have been building their collection of decorations for more than 20 years and are adding to it every year. In fact, they even park their cars on the street and fill their driveway with inflatable characters.











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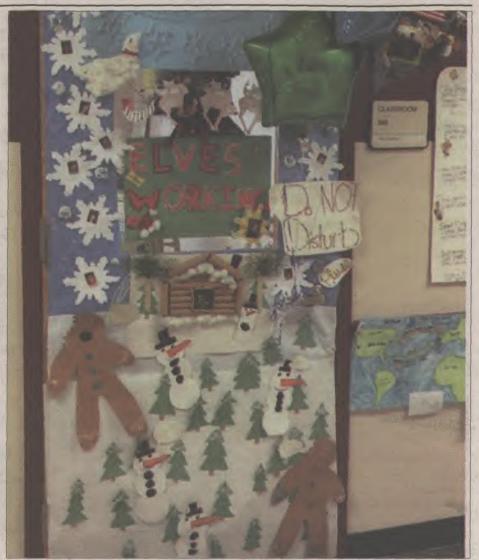
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Door decorating contest winners

The students of Jefferson School in Union were in the holiday spirit this year with their 'Holiday Door Decorating Contest.' Students worked closely together decorating their classroom doors. This activity was part of Jefferson School's 'Leader in Me' program, which takes a proactive approach involving everyone sharing leadership responsibility, and enhancing the school environment. Below: First place went to Miss Walker's 'Handy Snowman.' Top right: Second place went to Mrs. Wahler's 'Winter Wahler's Land.' Bottom right: Third place went to Mrs. Steiner/Miss Pilone's 'Wreathy Holiday.'











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Vault of knowledge

On Dec. 22, Mrs. Mary Lee's fifthgrade class at Linden School No. 2 held a 'Money Museum' in their classroom. Fourth- and fifth-graders enjoyed looking at currency from around the world and finding exchange rates on their computers. The money is from Mrs. Mary Lee's travels from around the world. In the classroom, the students are working on decimals in math and the lesson was on multiplying money with exchange rates. The social studies curriculum is emphasizing geography and Lee often brings in pictures of places that she has traveled. Some students were so excited that they did bring in some money from their country. For example, a student brought in currency from Columbia and spoke to the class of what shopping is like in that country. Some of the currency displayed was from Australia, New Zealand, China, India, Malaysia, Thailand, the Carribean, Europe before the Euro, Italy, France, Spain.







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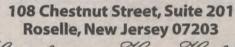


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LINDEN NEWS

Police spread holiday cheer

The Linden Police Superior Officers Association spread some holiday spirit by visiting several area residents and surprising them with some winter essentials. LPSOA President Lt. Michael Babulski, assisted by Vice President Sgt. Airan Fernandez purchased several coats for families identified to the LPSOA by White Rock Baptist Church in Lin-

"Many of the families had several children where the parent had lost a job, the holidays are special time of year and we at the LPSOA are proud to provide a little joy to families that are struggling," Babulski said. "Each family was provided with a winter coat for each member of the family. I can't thank the Napp-Grecco Company enough for their generous donation. We used those funds to provide these coats they have been such a big supporter Linden."

Visit the Wild West at the Library

Join the Linden Public Library on Jan. 11, at 7 p.m. for "Stories of the Wild West." Escape the winter doldrums with a taste of the Old West with professional storyteller Judy England-McCarthy, who will spin tales of the Wild West and the colorful people who inhabited it in a lively hourlong presentation to be followed by a short discussion



for those interested in learning more.

The Linden Library is located at 31 E. Henry St. Register for the program by signing up at the circulation desk or calling 908-298-3830, ext.10.

Chipotle fundraiser set for Jan. 4

The Friends of the Linden Library will host a fundraiser at Chipotle on Monday, Jan. 4, 2016, from 4 to 8 p.m.

Chipotle at Clark Commons, 1255 Raritan Road, Clark, will donate 50 percent of all sales to the organization. To be eligible, bring along a flier, which is available at the library or through https://goo.gl/o45dOf. Patrons can also show the flier on a smartphone or tell the cashier they're supporting

Community alert systems available

Linden residents are urged to sign up for news and community alerts through a variety of means. There is no cost associated with signing up, and it only takes a few minutes. Later this year, the Linden Office of Emergency Management will be sending out information pamphlets on the social media outlets available to Linden residents.

The city website, www.linden-nj.org, has contact numbers and email addresses for city officials. There are also FAQ's with information, links to city agencies and bulletins with information on city events.

Residents may input their zip codes and text them to 888777 to receive real-time notifications via text messages and emails from www.nixle.com concerning weather advisories, traffic alerts, local disasters, and other current information. Anyone with a cell phone or computer access can receive messages.





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You should also raise your attention level if you experienced three or more blistering sunburns before age 20 or worked outdoors during summers as a teenager. Lastly, receiving increased media attention and research data, is that indoor tanning increases the risk of melanoma by 75%! Not surprisingly, the largest increase in the incidence of melanoma has been in women age 16-30 years old.

Remember it is very important to examine your skin on a regular basis for any new or growing lesions. Be sure to mention any unusual changes and concerns to your dermatologist. For additional information about melanoma screening and prevention call 908-925-8877.

> Article courtesy of Dr. Patricia McCormack Dermatologist



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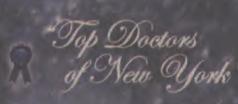
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THE FIRST PRESBYTERIAN CONGREGATION OF CONNECTICUT FARMS, corner of Stuyvesant Ave and Chestnut St., Union. Sunday School 10 am, Sunday Worship Service 11am with nursery care, Holy Communion first Sunday monthly. Church office 908-688-3164; office hours are M-F 9:00 am - 4:00 pm www.ctfarms.org, Rev. Roberta Arrowsmith, Pastor.

FIRST PRESBYTERIAN CHURCH OF RAHWAY Corner of West Grand Ave. & Church St., RAHWAY. Holy Communion the first Sunday of each month. Worship Service on Sundays at 10:30 am; Fellowship Hour 11:30 am.; Nursery 10:30 am - 11:30 am. Office Hours: Mon - Thurs 9:00 am - 3:30 pm. 732-382-0803 www.rahwayworship.org.

FIRST PRESBYTERIAN CHURCH OF

SPRINGFIELD 210 Morris Ave. at Church Mall, Springfield, NJ 07081, 973-379-4320. Rev. Victoria Ney, Pastor. Sunday Worship begins at 10:15am followed by Fellowship Hour. Church time nursery and Sunday School for infant to second grade avail. Sunday School for grades 3-12 begins at 9:00am in the Parish House @ 37 Church Mall. For more information about Church groups and community activities or to contact Pastor Ney, please call the Church Office at 973-379-4320, or e-mail FirstPCOffice@verizon.net.

ROMAN CATHOLIC

St. JAMES THE APOSTLE PARISH COMMUNITY, 45 South Springfield Avenue, Springfield, New Jersey 07081.973-376-3044. www.saintjamesparish.org. SUNDAY MASS: Saturday 5:00pm (anticipated), Sunday 7:30, 9:00, 10:30am and 12:00 noon. WEEKDAY MASS: Monday-Friday 7:30am, Saturday 8:00am. RECONCILIATION: Saturday 11:00am (any time by appointment)

NOTE: All copy changes must be made in writing and received by Worrall Community Newspapers No later than 12:00 Noon, Fridays prior to the following week's publication.

Please address changes to:

Connie Sloan 1291 Stuyvesant Ave. P.O. Box 1596 Union, N.J. 07083

Police respond to many incidents in Union County

- · Dec. 14: Police report that In the vicinity of the Garden State Parkway northbound entrance ramp, they arrested Rafael Cruz-Perez, 25, of Newark, on outstanding warrants from Clifton and Hackensack totaling \$1,000 for contempt of court. He was subsequently turned over to the Hackensack Police Department.
- · Dec. 15: At the Essex County Jail, police arrested Elgin Martin, 45, of Irvington on an outstanding warrant for contempt of court. He was subsequently turned over to the Union County Sheriff's Department for transport to the Union County Jail.
- · Dec. 16: Police took a report of a burglary to a motor vehicle that was parked at a residence at 775 Willick Road. The incident is under investiga-
- · Dec. 20: In the vicinity of the Raritan Road, police arrested John Mongiello, 26, of Rahway, for DUI. He was subsequently released pending a court date.

Roselle Park

- · Dec. 16: In the evening hours, the Roselle Park Police report that they responded to Pinewood Avenue on a report of a residential burglary. Police say forced entry was made to the residence and proceeds taken were reported to be jewelry and electronics. The burglary is under investigation, and anyone with information is encouraged to contact the Roselle Park Police Department at 908-245-2300.
- · Dec. 18: At approximately 11:55 a.m., Ptl. Gregory Polakoski conducted a pedestrian stop with Joel E. Lopez, 18, of

POLICE BLOTTER

South Plainfield, and police say was discovered walking on the Norfolk Southern Railroad tracks just above the Faitoute Avenue bridge, while it was under repair. Lopez was arrested for trespassing and an outstanding warrant out of South Plainfield Municipal Court for \$500. He posted full bail and was released on a

- · Dec. 20: At approximately 12:03 a.m., police say an officer conducted a motor vehicle stop with a 1995 Honda for a moving violation. The passenger of the vehicle, Joel A. Filipe, 19, of Perth Amboy, was found to be in possession of a controlled dangerous substance, marijuana, and possession of drug paraphernalia, according to police officials. He was arrested and charged with possession of c.d.s., possession of drug paraphernalia and tampering with evidence, as he had tried to eat a small amount of suspected marijuana and forgetting there was more in his shoe, police say. Filipe was released on a summons.
- · Dec. 22: At approximately 11:37 a.m., police report an officer conducted a motor vehicle stop with a 2008 Honda for an equipment violation. The passenger of the vehicle, Shawn Bristol, 35, of Newark, was found to be in possession of a controlled dangerous substance, marijuana, and drug paraphernalia, according to police officials. He was arrested and charged with possession of c.d.s., drug paraphernalia and hindering his apprehension for providing a false name

See POLICE, Page 25





I have become a little obsessed with an incredible gingerbread scone recipe that a friend sent me from the blog, "The Displaced Housewife." I don't know what it is about this recipe, but maybe it's the scones' texture and festive gingerbready flavor that make them so irresistible and addictive. Don't say I didn't warn you! I have copied the recipe from the site for you but have omitted a few steps for ease sake. I hope you like them as much as I do!

Gingerbread Scones

Makes eight large scones or 12 petite scones Mix the 1/2 cup of whipping cream, Dry ingredients

1 1/2 cups all-purpose flour, plus two tablespoons, plus more for dusting your hands

1 1/2 cups cake flour

2 Tbs.baking powder

2/3 cup light brown sugar, packed

1 tsp. ground cinnamon

1 tsp. five-spice powder

1 tsp. sea salt

3/4 tsp. ground cloves

3/4 tsp. ground all spice

3/4 tsp. ground ginger

½ tsp. nutmeg

Wet ingredients

1/2 cup dark molasses

1/2 cup heavy whipping cream, cold

1 tsp. real vanilla extract

1 large egg

1 stick unsalted butter, 4 ounces, cold

Spiced glaze

2 cups powdered sugar, sifted so it's not

1/4 tsp maple extract or 1 Tbs. real maple

1/8 tsp. each of cinnamon, cloves, cardamom, nutmeg, ginger

Thin with milk: start with 2 tsp. at a time and add a little more if need be

Stir together in a small bowl until fully combined and set aside.

Put a rack in the top 1/3 of the oven. Whisk together the sifted cake flour, allpurpose flour, brown sugar, baking powder, cinnamon, five-spice, cloves, all spice, ginger, nutmeg and sea salt in a large bowl. Cut the cold butter into the flour mixture

using your hands until it's about the size of

molasses, egg, and vanilla together in a small bowl and then drizzle over the flour

Using a fork, stir the dough until a ball starts to form.

Line a cookie sheet with parchment paper or

Dust a clean surface, such as a cutting board, lightly with flour and turn your dough onto that surface.

Separate the dough into two equal-size lumps.

Gently pat each lump into a disc, about 1 1/2 inches thick. Make sure your edges are sharp, 90-degree angles.

Transfer each disc onto the parchment/sil-

Place the discs, uncovered, into the freezer. Set the timer for 30 minutes.

Pre-heat your oven to 400 degrees F.

When the timer goes off, pull the scones out of the freezer.

Using a sharp knife, cut each disc into four or six, equal-size scones.

Periodically flour your knife to keep the scone dough from sticking.

Pull the scones out at least 2 inches from each other — they need room to expand

Bake for 12 to 13 minutes. You want them to get a nice, golden tan in parts. But since they do have a fair amount of sugar, watch them to make sure the bottoms don't get too

When you take them out of the oven, set them in a draft-free area to cool a bit.

Once the scones have cooled about 10-ish minutes, drizzle your glaze on top.

What's Going On?

DINNER & DANCING

THURSDAY **DECEMBER 31, 2015**

EVENT: An Elegant Evening of Dinner and Dancing PLACE: At the Crystal Ballroom Located within the Ramada Plaza At Newark Airport- 160 Frontage Road, Newark NJ 07114

TIME: 9:00pm - 2:00am

COST: Tickets \$125.00 per person (Open Bar). For tickets call (732) 778-2684

DETAILS: Basileus Jewel Gaither Chair Mary Grace Aladeselu.

Overnight Guest Rooms \$119.00 per room plus tax with breakfast for two. Group Code CGCT15. Tel: 973-589-1000

ORGANIZATION: Tau Chi Chapter, Inc of Chi Eta Phi Sorority, Inc.

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BATTERIES

\$995 SRP 84 MONTH WARRANT

With exchange. laws and installation extra. Warranty includes FREE towing on dealer-installed battery. See Service Advisor for vehicle applications and limited-warranty details through 1/31/16.

Police respond to incidents throughout the county

(Continued from Page 23)

to police. He was also found to have an outstanding warrant for his arrest out of Roselle Park Municipal Court for \$621. He was issued a warrant and lodged in the Union County Jail on \$7,500 bail.

· Dec. 22: At approximately 1 p.m. police say they responded to East Westfield Avenue on a report of a theft of a package.

It appears that the homeowner left the package on the porch for U.P.S. to pick up but it was taken by an unknown suspect sometime between 11 a.m. and 1 p.m. The item in the package was said to be a child car seat valued at \$360. The theft is under investigation, and anyone with information is encouraged to contact the Roselle Park Police Department at 908-245-2300.

Linden

• Dec. 22: At 2:34 p.m., police received a report of an armed robbery at the G K Deli, 1131 S. Wood Ave. The store clerk told officers that a dark skinned male, tall in height, entered the store and pulled out a handgun and demanded cash, according to police officials.

POLICE BLOTTER

The robber also had a facial mask. At some point, the robber fled the store with the employee in pursuit, police said. The suspect fled into some backyards on E. 13th St. where the clerk lost sight of him. Officers checked the area with the assistance of a scent dog from the Union County Sheriff's Dept.

No injuries were reported. It is unknown if the suspect obtained any money from the store. As a precaution, Public School No. 2 was briefly put on lockdown until the area was deemed to be safe. The investigation is continuing by the Detective Bureau.

· Dec. 24: At 12:59 a.m. officers on a DWI patrol stopped a 2006 Chrysler for driving without headlights on the 1300 block of E. St. George Ave. Officers approached the vehicle and smelled the odor of burning marijuana and asked the driver, later identified as Omar Q. Chandler, 23, of Linden, to exit the vehicle. Chandler gave the officer conflicting personal information and could not produce

a driver license, according to police officials. Once he was positively identified, he was found to have several outstanding contempt warrants and was placed under

Once handcuffed. Chandler refused to get in the patrol car and threatened to assault the officer once his handcuffs were removed, police said. He then lunged at the officer and was administered a dose of pepper spray, according to police officials. After being placed in the back seat of the patrol car, police say he then kicked and screamed at the officers and spit at them.

After being taken to headquarters, he then broke out of his handcuffs and threatened to use them as a weapon to assault the officers, according to police officials, and he was then administered a second dose of pepper spray.

Chandler was charged with resisting arrest, hindering his own apprehension as well as being an unlicensed driver and operating a vehicle without headlights. He also had contempt warrants out of Elizabeth, Cranford, Hillside, Scotch Plains, Union, and Roselle Park.

The Fire Department ambulance responded to headquarters to treat Chandler for chemical exposure.

He was being held in the municipal lockup pending the setting of bail. A court date has been set for Jan. 6.

Cranford

· Dec. 23: At approximately 5:20 p.m., Cranford Police say they responded to a report of an injured employee at 606 South Ave. East, at Benner's Auto Body. The employee, a 32-year-old mechanic from Elizabeth, was working on a 2012 Mercedes that was raised to standing height on a vehicle lift.

The vehicle became dislodged from the lift and fell to the ground, striking the employee and pinning him beneath the car. Co-workers rescued the man from under the vehicle before police arrived. He was treated at the scene by EMTs from the Cranford Fire Department and MONOC paramedics before being transported to University Hospital in critical condition.

As of 10 a.m. on Dec. 24, the injured man remained in critical condition at University Hospital.

PUBLIC NOTICE

PLAINFIELD

NOTICE TO ABSENT DEFENDANTS

Docket No. F-020289-15 Superior Court of New Jersey Chancery Division Union County

(L.s.) STATE OF NEW JERSEY TO: Ronald C. Rankin, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest

Rankin, his/ner neirs, devisees, and personar representatives, and his, her, their or apry of their successors in right, title and interest

YOU ARE HEREBY SUMMONED AND REQUIRED to serve upon Buckley Madole, P.C., counsel for the plaintiff, with an address of 99 Wood Avenue South, Suite 803, Iselin, NJ 08830, with a telephone number of 732-902-5399, an Answer to the Complaint filled in a civil action where The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. RAMP 2004-RS12 is the plaintiff and Eve Beth Shaw, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest, et al. is the defendant. The action is pending in the Superior Court of New Jersey, Chancery Division, Union County, and bears Docket No. F-020289-15. Your Answer must be filled within thirty-five (35) days of December 31, 2015, excluding that date, or if this publication runs after December 31, 2015, within thirty-five (35) days after the actual date of publication, excluding that date. If you fall to file an Answer, judgment by default may be entered against you for the relief demanded in the Complaint. You shall file your Answer and Proof of Service in duplicate with the Clerk of the Superior Court. Hughes Justice Complex – CN 971, Trenton, NJ 08625, with a copy to Buckley Madole, P.C. in accordance with the NJ Rules of Court.

This action has been instituted for the purpose of (1) foreclosing a mortgage dated May 7, 2004 made by Eve Beth Shaw, married and Ronald C. Rankin as Mortgagors to National City Mortgage Co. dba Commonwealth United Mortgage Company, recorded in the Union County Clerk's Office on May 18, 2004 in Book 10670, page 0150, which mortgage was assigned to the above named Plaintiff, which has the right to enforce the note secured by the mortgage; and (2) to recover possession of the land and premises commonly known as 950-60 Mayfair Way, Plainfield, NJ 07060 with a m

PUBLIC NOTICE

Services office of the County of venue by calling (908) 354-4340.
YOU, Ronald C. Rankin, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest are made a party defendant to this foreclosure action because you executed the mortgage and may be liable for any deficiency and for any right, title and interest you may have in, to or against the subject property. File 9539-1436
DATED: December 31, 2015
/S/Michelle M. Smith
Clerk of Superior Court of New Jersey
U33892 WCN December 31, 2015 (\$40.67)

UNL-LEGALS

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004746
Division: CHANCERY
Docket Number: F3298214
County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK AS TRUSTEE
FOR THE BENEFIT OF THE CERTIFICATE
HOLDERS OF THE CWALT, INC., ALTERNATIVE LOAN TRUST 2004-25CB, MORTGAGE
PASS THROUGH CERTIFICATES, SERIES
2004-25CB

TIVE LOAN TRUST 2004-25CB, MORTGAGE PASS THROUGH CERTIFICATES, SERIES 2004-25CB VS
Defendant: FRIDERICKI GALLO; MR. GALLO, HUSBAND OF FRIDERICKI GALLO; BANK OF AMERICA, NA Sale Date: 01/13/2016
Writ of Execution: 08/07/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the TOWN-SHIP of HILLSIDE, County of UNION and State of New Jersey.
Commonly known as: 1257 ROBERT STREET, HILLSIDE, NJ 07205.
Tax Lot No. 18 in Block No. 1417
Dimension of Lot Approximately: 45 X 150
Nearest Cross Street: HOLLYWOOD AVENUE
BEGINNING in the Westerly line of Robert Street as same is laid out on map hereinafter mentioned, distant 529.89 feet Southerly from Hollywood Avenue and running; thence "THE SHERIFF HERBBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT

PUBLIC NOTICE

FURTHER NOTICE THROUGH PUBLICATION."

PORTHER NOTICE TROUGH POBLICATION.*
PRIOR LIENS/ENCUMBRANCES
TOTAL AS OF September 2, 2015: \$0.00
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
on order directing payment of the surplus money.
The Sheriff or other person conducting the sale
will have information regarding the surplus, if
any.

any.
JUDGMENT AMOUNT: \$450,213.74***Four
Hundred Fifty Thousand Two Hundred Thirteen and 74/100***

teen and 74/100***
Attorney:
FEIN, SUCH, KAHN & SHEPARD, PC
7 CENTURY DRIVE
SUITE 201
PARSIPPANY NJ 07054
(973)538-4700
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$475,669.98***Four Hundred Seventy-Five Thousand Six Hundred Sixty-Nine and
98/100***
December 17, 24, 31, 2015, January 7, 2016

December 17, 24, 31, 2015, January 7, 2016 U32240 UNL (\$150.92)

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004847
Division: CHANCERY
Docket Number: F01559214
County: Union
Plaintiff: U.S. BANK NATIONAL ASSOCIATION
Plaintiff: U.S. BANK NATIONAL ASSOCIATION

Plaintiff: U.S. BANK NATIONAL ASSOCIATION VS
Defendant: GARLAND GREEN, MRS. GREEN, WIFE OF GARLAND GREEN; EARLENE GREEN, MR. GREEN, HUSBAND OF EARLENE GREEN, ET AL Sale Date: 01/13/2016
Writ of Execution: 04/16/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day, All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
MUNICIPALITY:
Hillside Township
COUNTY: UNION
STREET & STREET NO: 220 Williamson Avenue
TAX BLOCK AND LOT:
BLOCK: 424
LOT: 25

PUBLIC NOTICE

DIMENSIONS OF LOT: 48.00° x 100.00°
NEAREST CROSS STREET: Northwesterly line of Maple Avenue.
SUPERIOR INTERESTS (if any):Hillside Sewer Dept holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$131.00 as of 09/01/2015. Hillside Twp - QTR3 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2,550.85 as of 09/01/2015. Hillside Twp - QTR4 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2,550.84 as of 09/01/2015.
The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.
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 staing 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,

JUDGMENT AMOUNT: \$195,571.65***One Hundred Ninety-Five Thousand Five Hundred Seventy-One and 65/100***

Seventy-One and 65/100***
Attomey:
POWERS KIRN - COUNSELORS
728 MARNE HWY
P.O. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$212,205.20***Two Hundred
Twelve Thousand Two Hundred Five and
20/100***
December 17, 24, 31, 2015, January 7, 2016 20/100*** December 17, 24, 31, 2015, January 7, 2016 U32256 UNL (\$148.96)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004907 Division: CHANCERY Docket Number: F03279413 County: Union Plaintiff: HSBC VANK USA, NA VS VS
Defendant: JULIANA ASOLUKA; WELLS
FARGO BANK, NA
Sale Date: 01/20/2016
Writ of Execution: 06/09/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-

PUBLIC NOTICE

TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales. Municipality:Township of Hillside Street Address: 1086 Chester Street Hillside, NJ 07205

Tax Lot: 37

Tax Block: 918

Approximate dimensions: 50' x 100'

Tax Block: 918

Approximate dimensions: 50'x 100'

Nearest cross street: Arthur Street

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 Find
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.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICA-

TION."
JUDGMENT AMOUNT: \$203,968.06***Two
Hundred Three Thousand Nine Hundred
Sixty-Eight and 06/100***

Sixty-Eight and 06/100***
Attorney:
PLUESE, BECKER & SALTZMAN, LLC
20000 HORIZON WAY
SUITE 900
MOUNT LAUREL NJ 08054
(856)813-4700
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$215,708,96***Two Hundred Fifteen
Thousand Seven Hundred Eight and 96/100**
December 24, 31, 2015, January 7, 14, 2016
U32184 UNL (\$121.52)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004674 Division: CHANCERY Docket Number: F1566714 County: Union
Plaintiff: CITIMORTGAGE, INC.

VS
Defendant: JACQUELINE WILLINS
Sale Date: 01/06/2016
Writ of Execution: 01/06/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.

All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Commonly known as address: 573 Purce. mmonly known as address: 573 Purce eet, Hillside, NJ 07205 Street, Hillside, NJ 07205
Municipality: Township of Hillside
Lot and Block: Lot 32, Block 504
Approximate dimensions: 100.00 x 43.00 Feet
Nearest cross street: Paul Street
**THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION**

TION***
JUDGMENT AMOUNT: \$290,061.25***Two
Hundred Ninety Thousand Sixty-One and
25/100***

Attorney:
Attorney:
BUCKLEY MADOLE, P.C.
99 WOOD AVENUE SOUTH SUITE 803
ISELIN, NJ 08830
732-902-5399
BMPC File No. 9411-7514
Shell.:
Joseph Cryan
A full legal description can be found at the Union
County Sherlif's Office
Total Upset: \$307,569.09***Three Hundred
Seven Thousand Five Hundred Sixty-Nine and
09/100***
December 10, 17, 24, 31, 2015
U31391 UNL (\$92.12)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004901 Division: CHANCERY Docket Number: F02230812 County: Union Plaintiff: WELLS FARGO BANK, N.A.

Plaintiff: WELLS FARGO BANK, N.A. VS
Defendant: WILLIAM SEAY; KIMBRELLY MCDUFFLE; PASSAIC COUNTY BOARD OF SOCIAL SERVICES; MIDDLESEX COUNTY BOARD OF SOCIAL SERVICES; STATE OF SOUTH CAROLINA; SOUTH ORANGE CHIRO-PRACTIC CTR; STATE OF NEW JERSEY Sale Date: 01/20/2016
Writ of Execution: 03/24/2015
By Micue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
MUNICIPALITY: Township of Hilliside
COUNTY AND STATE: County of Union, State of New Jersey.

of New Jersey STREET AND STREET NUMBER: 107 Liberty

of New Jersey
STREET AND STREET NUMBER: 107 Liberty
Court
TAX LOT AND BLOCK NUMBERS: Lot: 16
C0018; Block: 713
DIMENSIONS: 1940 SF
NEAREST CROSS STREET: N/A
Being known and designated as Unit 107 in
Building No. 3 in Liberty Court, a Condominium,
together with an undivided 3.0303% interest in
the Common Elements and more as set forth in
the Master Deed in the Union County Clerk/
Register Office at Deed Book 3553, Page 702, et
seq., as may have been or may be lawfully
amended.
Pursuant to a tax search of 09/01/2015; 2015
QTR 3 Taxes: \$1,749.84, Grace period extended to 09/28/2015; 2015 QTR 4 Taxes: \$1,749.84,
due on 11/01/2015; 2016 QTR 1 Taxes:
\$1,722.70 due on 02/01/2016; 2016 QTR 2
Taxes \$1,722.70 due on 05/01/2016; Sewer
Account 01/01/2014-12/31/2014 \$131.00 Open
plus penalty, owed in arrears, 2015 charges
pending; Additional Billing: General Remark:
Subject to tax sale, subject to additional fees.
(This concise description does not constitute a
legal description. A copy of the full legal description can be found at the Office of the Sheriff.)

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.

any.

THE SHERIFF RESERVES THE RIGHT TO
ADJOURN THIS SALE WITHOUT FURTHER
NOTICE THROUGH PUBLICATION.

JUDGMENT AMOUNT: \$283,732.94***Two
Hundred Eighty-Three Thousand Seven Hundred Thirty-Two and 94/100***
Attorney.

Attoriey: FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 80 MAIN ST

80 MAIN ST
SUIT 460
WEST ORANGE, NJ 07052
(973) 325-8800
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$297,101.23***Two Hundred Ninety-Seven Thousand One Hundred One and
23/100*** 24, 31, 3015, legalogy 7, 14, 2016 December 24, 31, 2015, January 7, 14, 2016 U32530 UNL (\$180.32)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004905 Division: CHANCERY Docket Number: F00654215 County: Union Plaintiff: BANK OF AMERICA, N.A.

PUBLIC NOTICE

Defendant: STUART HENRY: NATHALIE TILL-

VS
Defendant: STUART HENRY; NATHALIE TILLBERG
Sale Date: 01/20/2016
Writ of Execution: 08/26/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: Township of Hillside, County of Union, State of New Jersey

PROPERTY TO BE SOLD IS LOCATED IN:
Township of Hillside, County of Union, State of
New Jersey
PREMISES COMMONLY KNOWN AS: 1569
Summit Avenue, Hillside, NJ 07205
TAX LOT # 1, BLOCK # 409
NEAREST CROSS STREET: Conklin Avenue
APPROXIMATE DIMENSIONS: 45X130
A FULL LEGAL DESCRIPTION OF THE
PREMISES CAN BE FOUND IN THE OFFICE
OF THE SHERIFF OF UNION COUNTY.
The sale is subject to any unpaid taxes and
assessments, tax, water, and sewer liens and
other municipal assessments. The amount due
can be obtained from the local taxing authority.
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 only be entitled to a
return of the deposit paid. The Purchaser shall
have no further recourse against the Mortgagee
or the Mortgagee's attorney."

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.

"THE SHERIFF HEREBY RESERVES THE

any, "THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICA-

TION"
JUDGMENT AMOUNT: \$287,017.58***Two
Hundred Eighty-Seven Thousand Seventeen
and 58/100***

and 58/100***
Attorney:
MILSTEAD & ASSOCIATES, LLC
1 E. STOW ROAD
MARLTON, NJ 08053
(856) 482-1400
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$298.497.62***Two Hundred Ninety-Eight Thousand Four Hundred Ninety-Seven
and 62/100***
December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32178 UNL (\$156.80)

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004934
Division: CHANCERY
Docket Number: F00565714
County: Union
Plaintiff: CHRISTIANA TRUST, A DIVISION OF
WILMINGTON SAVINGS FUND SOCIETY, FSB,
AS TRUSTEE FOR STANWICH MORTGAGE
LOAN TRUST, SERIES 2012-12

VS
Defendant: ARIEL PENKOWER AND SHIFRA
PENKOWER, HIS WIFE; JPMORGAN CHASE
BANK, NATIONAL ASSOCIATION
Sale Date: 01/20/2016
Writ of Execution: 08/29/2015
By virtue of the above-stated writ of execution to
me directed 1 shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.

conclusion of the sales.

PROPERTY TO BE SOLD IS LOCATED IN:
Township of Hillside, County of Union, State of

Township of Hillside, County of Union, State of New Jersey
PREMISES COMMONLY KNOWN AS: 839 Invington Avenue, Hillside, NJ 07205
TAX LOT #8, BLOCK # 1602
NEAREST CROSS STREET: North Avenue
APPROXIMATE DIMENSIONS: 66X100
A FULL LEGAL DESCRIPTION OF THE
PREMISES CAN BE FOUND IN THE OFFICE
OF THE SHERIFF OF UNION COUNTY.
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority.
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 only be entitled to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee or the Mortgagee's attorney.

Surplus money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the

PUBLIC NOTICE

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 Courf 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

will have information regarding the surplus, if any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.

JUDGMENT AMOUNT: \$294,167.28***Two Hundred Ninety-Four Thousand One Hundred Sixty-Seven and 28/100***

dred Sixty-Seven and 28/100***
Attomey:
MILSTEAD & ASSOCIATES, LLC
1 E. STOW ROAD
MARLTON, NJ 08053
(856) 482-1400
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$302,059.27***Three Hundred Two
Thousand Fifty-Nine and 27/100***
December 24, 31, 2015, January 7, 14, 2016
U32188 UNL (\$162.68)

HILLSIDE

BOARD OF EDUCATION TOWNSHIP OF HILLSIDE 195 VIRGINIA STREET HILLSIDE, NJ 07205

PUBLIC NOTICE

Please take notice that the Hillside Board of Education shall hold the following meeting in the month of January 2016:
Special Meeting on Wednesday, January 6, 2016 at 6:00 p.m. at the Administration Building, 195 Virginia Street, Hillside, NJ.
Agenda: The board will immediately adjourn to closed session to consider the matter of the Superintendent Search.
The board reserves the right of taking action on other items not known at this time.

HILLSIDE BOARD OF EDUCATION

Kenneth R. Weinheimer Business Administrator/Board Secretary 12/18/2015 U33891 December 31, 2015 (\$13.23)

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004559
Division: CHANCERY
Docket Number: F4308808
County: Union
Plaintiff: DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR ANYMAC INDX
MORTGAGE LOAN TRUST 2006-AR41, MORTGAGE PASS-THROUGH CERTIFICATES
SERIES-2006-AR41 SUCCESSOR IN INTEREST BY ASSIGNMENT OF JUDGMENT BY
INDYMAC FEDERAL BANK FSB
VS

INDYMAC FEDERAL BANK FSB
VS
Defendant: ERLANDE PEPE, MORTGAGE
ELECTRONIC REGISTRATION SYSTEM, INC.
AS NOMINEE FOR INDYMAC BANK, F.S.B.
IT'S SUCCESSOR AND ASSIGNS
Sale Date: 01/06/2016
Writ of Execution: 09/01/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Property to be sold is located in the TOWNSHIP
of HILLSIDE, County of UNION, State of New

Property to be sold is located in the TOWNSHIP of HILLSIDE, County of UNION, State of New

of HILLSIDE, County of UNION, State of New Jersey
Premises commonly known as: 1250 NORTH BROAD STREET, APARTMENT C3, HILLSIDE, NJ 07205-2454
BEING KNOWN as LOT 42, C0023, BLOCK 1417 on the official Tax Map of the TOWNSHIP of HILLSIDE
Dimensions: UNIT NO. (C3) 303
Nearest Cross Street: N/A Condo Unit
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgage or the Mortgagee's attorney.
"If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

""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

PUBLIC NOTICE

will have information regarding the surplus, if any.
Subject to priority condo lien: Pursuant to NJSA 46:8B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees.
JUDGMENT AMOUNT: \$219,400.20***Two Hundred Nineteen Thousand Four Hundred and 20/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUTTE 100
MT LAUREL NJ 08054
(856)813-5500

(856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$224,304.65***Two Hundred Twen-ty-Four Thousand Three Hundred Four and 65/100***

December 10, 17, 24, 31, 2015 U31908 UNL (\$192.08)

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004655
Division: CHANCERY
Docket Number: F2377210
County: Union
Plaintiff: US BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR MASTR ASSET BACKED
SECURITIES TRUST 2005-AB1
VS

AS TRUSTEE FOR MASTR ASSET BACKED SECURITIES TRUST 2005-AB1
VS
Defendant: IRIS HARGRAVE, HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HER, THEIR, OR ANY OF THER SUCCESSORS IN RIGHT, TITLE AND INTEREST; MARJORIE HARGRAVE INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF IRIS HARGRAVE; IRIS D. HARGRAVE; INDIVIDUALLY AND AS CO-ADMINISTRATIX OF THE ESTATE OF IRIS HARGRAVE; INDIVIDUALLY AND AS ADMINISTRATOR OF THE ESTATE OF IRIS HARGRAVE; WAYNE C. HARGRAVE; INDIVIDUALLY AND AS CO-ADMINISTRATOR OF THE ESTATE OF IRIS HARGRAVE; UNION AVENUE DENTAL CENTER PA; MRC RECEIVABLES CORP; STATE OF NEW JERSEY; UNITED STATES OF AMERICA
Sale Date: 01/06/2016
Writ of Execution: 08/17/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the TOWNSHIP of HILLSIDE, County of UNION, State of New Jersey
Premises commonly known as: 23 BAILEY

Premises commonly known as: 23 BAILEY AVENUE, HILLSIDE, NJ 07205
BEING KNOWN as LOT 11, BLOCK 1002 on the official Tax Map of the TOWNSHIP of HILL-SIDE

the official Tax Map of the TOWNSHIP of HILL-SIDE Dimensions: 50.00FT X 100.00FT X 50.00FT X 100.00FT X 100.00

dred Sixty-Five and 96/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$446,966.45***Four Hundred FortySix Thousand
Nine Hundred SixtySix and 45/100***
December 10, 17, 24, 31, 2015
U31910 UNL (\$197.96)

PUBLIC NOTICE

HILLSIDE

Sheriff's File Number: CH-15004688 Division: CHANCERY Docket Number: F00785614

County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
PKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1
VS
Deforant: DANIEL DE IFAN AND DANIELA

CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2007-1
VS
Defendant: DANIEL DEJEAN AND DANIELA
DEJEAN FKA MARIE DANIELA DEJEAN, HUSBAND AND WIFE; ESSEX COUNTY BOARD
OF SOCIAL SERVICES; JUDY M. EDDEN
AK/A JUDITH M. EDDENS; DISCOVER BANK;
CAPITAL ONE BANK USA NA; NEW CENTURY
FINANCIAL SERVICES; UNITED STATES OF
AMERICA
Sale Date: 01/06/2016
Writ of Execution: 07/22/2015
By virtue of the above-stated writ of execution to
me directed 1 shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN:
Township of Hillside, County of Union, in the
State of New Jersey.
PREMISES COMMONLY KNOWN AS:
284 Shelton Terrace
Hillside, NJ 07205
TAX LOT # 31 Block # 1108
APPROXIMATE DIMENSIONS: 35 X 100
NEAREST CROSS STREET: Liberty Avenue
"Also subject to subsequent taxes, water and
sewer plus interest through date of payoff. 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, or
any
THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERN-

MENT
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF UNION COUNTY
JUDGMENT AMOUNT: \$213,661.65***Two Hundred Thirteen Thousand Six Hundred Sixty-One and 65/100***
Attorney:

Attorney: PARKER MCCAY PARKER MCCAY P.O. BOX 5054 9000MIDLANTIC DRIVE SUITE 300 MT. LAUREL NJ 08054 856-596-8900

856-596-8900
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$219,780.17***Two Hundred Nineteen Thousand Seven Hundred Eighty and
17/100***
December 10, 17, 24, 31, 2015
U32136 UNL (\$160.72)

HILLSIDE

SHERIFF'S SALE
Sheriff's File Number: CH-15004909
Division: CHANCERY
Docket Number: F01763614
County: Union
Plaintiff: DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR GSAA HOME
EQUITY TRUST 2006-13, ASSET-BACKED
CERTIFICATES, SERIES 2006-13

CERTIFICATES, SERIES 2006-13
VS
Defendant: MARJORIE HARGRAVE, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF IRIS HARGRAVE, DECEASED; WAYNE C. HARGRAVE, INDIVIDUALLY AND AS CO-ADMINISTRATOR OF THE ESTATE OF IRIS HARGRAVE, DECEASED; EVELYN DAVIS, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF IRIS HARGRAVE, DECEASED; RIS D. PUREFOY, INDIVIDUALLY AND AS CO-ADMINISTRATRIX OF THE ESTATE OF IRIS HARGRAVE, DECEASED; STATE OF IRIS HARGRAVE, DECEASED; STATE OF IRIS HARGRAVE, DECEASED; STATE OF NEW JERSEY; UNITED STATES OF AMERICA; UNION AVENUE DENTAL CENTER PA; MRC RECEIVABLE CORP; CALVARY PORTFOLIO SERVICES Sale Date: 01/20/2016
Writ of Execution: 09/17/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the TOWNSHIP of HILLSIDE, County of UNION, State of New Jersey
Premises commonly known as: 20 BAILEY

Premises commonly known as: 20 BAILEY AVENUE, HILLSIDE, NJ 07205-1602 **CONTINUED ON NEXT PAGE**

BEING KNOWN as LOT 35, BLOCK 1003 on the official Tax Map of the TOWNSHIP of HILL-SIDE

the official Tax Map of the TÖWNSHIP of HILL-SIDE
Dimensions: 144.50FT X 41.13FT X 10.28FT X
133.30FT X 50FT
Nearest Cross Street: Williamson Avenue
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.
"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 to
a return of the deposit paid. The Purchaser
shall have no further recourse against the
Mortgagor, the Mortgagee or the Mortgagee's
attorney.
"If after the sale and satisfaction of the

Mortgager, the Mortgagee or the Mortgagee's attorney.

***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.

JUDGMENT AMOUNT: \$445,046.09***Four Hundred Forty-Five Thousand Forty-Six and 09/100***

Attorney:

OSTITUTE OF THE LINE OF THE LAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Shenfif: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$482,743.78**Four Hundred Sixty-Two Thousand Seven Hundred Forty-Three and 78/100*** December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32414 UNL (\$197.96)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004924 Division: CHANCERY Docket Number: F04583514

County: Union Plaintiff: WELLS FARGO BANK, NA

Plaintiff: WELLS FARGO BANK, NA VS
Defendant: SCOTT T. BLAIR; MRS, SCOTT T. BLAIR, HIS WIFE; BARBARA BLAIR
Sale Date: 01/27/2016
Writ of Execution: 09/17/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the TOWNSHIP of HILLSIDE, County of UNION, State of New Jersey

Premises commonly known as: 184 FITZ-PATRICK STREET, HILLSIDE, NJ 07205-2206 BEING KNOWN as LOT 14, BLOCK 912 on the official Tax Map of the TOWNSHIP of HILLSIDE

BEING KNOWN as LOT 14, BLOCK 912 on the official Tax Map of the TOWNSHIP of HILLSIDE Dimensions:
108.13FTX50.84FTX108.13FTX50.00FT
Nearest Cross Street: St. Louis Avenue
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgage's attorney.

"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.

if any. JUDGMENT AMOUNT: \$155,710.04***One Hundred Fifty-Five Thousand Seven Hundred Ten and 04/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054

PUBLIC NOTICE

(856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$162.872.46***One Hundred Sixty-Two Thousand Eight Hundred Seventy-Two and 46/100*** December 31, 2015, Jan. 7, 14, 21, 2016 U32449 UNL (\$162.68)

HILLSIDE
SHERIFF'S SALE
Sheriff's File Number: CH-15004995
Division: CHANCERY
Docket Number: F3654409
County: Union
Plaintiff: U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR RASC 2006-EMX8

fendant: JENNIFER OLIUS; ANTOINE

VS
Defendant: JENNIFER OLIUS; ANTOINE
OLIUS
Sale Date: 01/27/2016
Writ of Execution: 09/18/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the TOWNSHIP of HILLSIDE, County of UNION, State of New Jersey

Premises commonly known as: 78
WILLIAMSON AVENUE, HILLSIDE, NJ 07205-

BEING KNOWN as LOT 2, BLOCK 1007 on the official Tax Map of the TOWNSHIP of HILLSIDE

150.00FTX50.00FTX100.00FTX50.00FT Nearest Cross Street: Munn Avenue
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.

adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgage's attorney.

***If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

***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.

if any.
JUDGMENT AMOUNT: \$439,264.10***Four
Hundred Thirty-Nine Thousand Two Hundred
Sixty-Four and 10/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAURELN J 08054
(856)813-5500
Sheriff: Joseph Cryan

(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$450,843.70***Four Hundred Fifty
Thousand Eight Hundred Forty-Three and
70/100***
December 31, 2015, January 7, 14, 21, 2016
U32661 UNL (\$166.60)

HILLSIDE

SHERIFF'S SALE Sheriff's File Number: CH-15004999 Division: CHANCERY Docket Number: F04667013 County: Union
Plaintiff: WELLS FARGO BANK, N.A.

Defendant: JUAN CARLOS CRIOLLO; GUADALUPE CRIOLLO; MIDLAND FUNDING,

GUADALUPE CRIOLLO; MIDLAND FUNDING, LLC
Sale Date: 01/27/2016
Writ of Execution: 01/23/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the TOWN-SHIP OF HILLSIDE in the County of UNION, and the State of New Jersey.
Tax Lot 17 Block 1209
Commonly known as: 245 Pennsylvania Avenue, Hillside, NJ 07205-2635.
Dimensions of the Lot are (Approximately) 100 feet wide by 50 feet long.
Nearest Cross Street: Situated on the North side of Pennsylvania Avenue, 61 feet from the West side of Long Avenue
The Sheriff hereby reserves the right to adjourn

PUBLIC NOTICE

this sale without further notice through publica-

this sale without further notice through publication.

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any condominium/ homeowner association liens which may exist.

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.

If any. JUDGMENT AMOUNT: \$386,708.52***Three Hundred Eighty-Six Thousand Seven Hun-dred Eight and 52/100*** Attorney:

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY SUITE B MOUNT LAUREL NJ 08054

(856)793-3080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$402,509.80***Four Hundred Two
Thousand Five Hundred Nine and 80/100***
December 31, 2015, January 7, 14, 21, 2016
U32664 UNL (\$147.00)

HILLSIDE

TOWNSHIP OF HILLSIDE

PUBLIC NOTICE

SPECIAL MEETING: 2016 ANNUAL INAUGU-RATION AND REORGANIZATION

PLEASE TAKE NOTICE that in compliance with the provisions of the "Open Public Meetings Act" of the State of New Jersey, N.J.S.A. 10:4-6 et seq., the Township of Hillside, County of Union, in the State of New Jersey, hereby announces that the 2016 Annual Inauguration and Reorganization Meeting of the of the Township Council has been called for January 4, 2016 at 6:30 p.m. to be held at Kean University in the New Jersey Center for Science, Technology & Mathematics (STEM Building), 1075 Morris Avenue, Union, NJ 07083in the Auditorium. The purpose of the meeting is to elect the Council President and Council Vice President, consider resolutions for adoption and make annual appointments. Please be advised that the Governing Body reserves the right to enter closed session per N.J.S.A. 10:4-12. This meeting is open to the public. Formal action may be taken.

Rayna E. Harris, Township Clerk U33949 UNL December 31, 2015 (\$15.68)

KENILWORTH

PUBLIC NOTICE

2016 Meeting Dates:

January 14th Reorganization Meeting 6:30 p.m.—Followed by Board of Health 7:00 p.m. February 18th March 24th April 21st May 19th June 16th July — Recess August — Recess September 15th October 20th November 17th December 15th

Meeting time for all meetings at 7:00 p.m., unless otherwise noted, in the Borough Hall, 567 Boulevard, Kenilworth, N.J. A copy of this notice has been posted at the Borough Hall, 567 Boulevard, Kenilworth, N.J. U33945 UNL December 31, 2015 (\$12.74)

UNION

NOTICE OF PUBLIC SALE

The Union Township Board of Education having found certain items of school equipment no longer necessary for school use offers them for public sale. A public sale will take place at 11:00 a.m. on Tuesday, January 12, 2016 at which time sealed proposals will be received in the office of the Board Secretary, Administration Building, 2369 Morris Avenue, Union, NJ 07083.

The following items are offered "as is where is' Ine following items are offered "as is where is without any representation as to qualify or condition and without any warranties as to fitness or merchantability. Please be advised these items may be outdated, in very poor condition and/or not functioning. BIDDERS ARE STRONGLY ADVISED TO VIEW THE ITEMS IN PERSON BEFORE BIDDING.

Ice Maker (UHS) Two (2) Metal Secretary Desks (Hamilton) Metal Two-Drawer File Cabinet (Hamilton)

Date Due: January 12, 2016 U33895 UNL December 31, 2015 (\$14.21)

PUBLIC NOTICE

UNION

TOWNSHIP COMMITTE OF THE TOWNSHIP OF UNION

PUBLIC NOTICE

BOND ORDINANCE STATEMENTS AND SUMMARY

The bond ordinance, the summary terms of which are included herein, has been finally adopted by the Township Committee of the Township of Union, in the County of Union, State of New Jersey on May 12, 2015 and the twenty (20) day period of limitation within which a suit, action or proceeding questioning the validity osuch ordinance can be commenced, as provided in the Local Bond Law, has begun to run from the date of the first publication of this statement. Copies of the full ordinance are available at no cost and during regular business hours, at the Clerk's office for members of the general public who request the same. The summary of the terms of such bond ordinance follows:

Title: BOND ORDINANCE PROVIDING FOR VARIOUS TECHNOLOGY UPGRADES BY AND IN THE TOWNSHIP OF UNION, IN THE COUNTY OF UNION, STATE OF NEW JERSEY, APPROPRIATING \$338,000 THEREFOR AND AUTHORIZING THE ISSUANCE OF \$321,100 BONDS OR NOTES TO FINANCE PART OF THE COST THEREOF

Purpose(s): Various technology upgrades

Appropriation: \$338,000

Bonds/Notes Authorized: \$321,100

Section 20 Costs \$20,000 Useful Life: 10.73 years

EILEEN BIRCH

U33901 UNL December 31, 2015 (\$23.52)

PRO-LEGALS

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004757
Division: CHANCERY
Docket Number: F00785115
County: Union
Plaintiff: WELLS FARGO BANK, NATIONAL
ASSOCIATION, AS TRUSTEE FOR STRUCTURED ADJUSTABLE RATE MORTGAGE
LOAN TRUST, MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2007-6

CERTIFICATES, SERIES 2007-6
VS
Defendant: ROBERTO VILLANUEVA; SANDRA
VILLANUEVA; MORTGAGE ELECTRONIC
REGISTRATION SYSTEMS, INC., AS NOMINEE FOR U.S. MORTGAGE CORP.; STATE OF
NEW JERSEY
Sale Date: 01/13/2016
Writ of Execution: 09/04/2015
By virtue of the above-stated writ of execution
to me directed 1 shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or cartified check at the
conclusion of the sales.
The Property to be sold is located in the CITY of
ELIZABETH in the County of UNION, State of
New Jersey

New Jersey Tax Lot 1292 Block 9 F/K/A LOT 1292 AND W09

New Jersey
Tax Lot 1292 Block 9 F/K/A-LOT 1292 AND W09
BLOCK 9
COMMONLY KNOWN AS 316-318 SOUTH
SPRING STREET, ELIZABETH, NJ 07201
Dimensions of the Lot are (Approximately) 75-46
feet wide by 52-55 feet long.
Nearest Cross Street: Situated on the southeasterly side of South Spring Street, 60 feet from
the northeasterly intersection
The sale is subject to unpaid taxes and
assessments, tax, water and sewer liens and
other municipal assessments. The amount
due can be obtained from the local taxing
authority. Pursuant to NJSA 46:88-21 the
sale may also be subject to the limited lien
priority of any condominium/ homeowner
association liens which may exist.
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.
The Sheriff hereby reserves the right to

will have information regarding the starpes, if any.

The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.

JUDGMENT AMOUNT: \$595,261.57***Five Hundred Ninety-Five Thousand Two Hundred Sixty-One and 57/100***

Attorney:

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY SUITE B MT. LAUREL NJ 08054 (856)793-3080

PUBLIC NOTICE

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$610,993.49***Six Hundred Ten
Thousand Nine Hundred Ninety-Three and
49/100***

December 17, 24, 31, 2015, January 7, 2046 U32241 PRO (\$164.64) FLIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004673
Division: CHANCERY
Docket Number: F00637315
County: Union
Plaintiff: PNC BANK, NATIONAL ASSOCIA-

Plaintiff: PNC BANK, NATIONAL ASSOCIATION
VS
Defendant: ROSIANA NORMIL; EDNA LUBINTUS; THE STATE OF NEW JERSEY; HE
UNITED STATES OF AMERICA
Sale Date: 01/06/2016
Writ of Execution: 08/31/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING; 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, NJ., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales. The property to be sold is located in the City of ELIZABETH, in the County of UNION, and the state of New Jersey.
Commonly known as: 621-623 JEFFERSON AVE, ELIZABETH, NJ 07201
Tax Lo Na. 499 W12, in Block No. 12
Dimensions of Lot (Approximately) 45 feet wide by 145 feet long.
Nearest Cross Street; FAIRMOUNT AVENUE
THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.
A. SUBJECT TO ANY UNPAID TAXES.
MUNICIPAL LIENS OR O'THER CHARLES,
NOUNCES MADE BY PLAINTIFF PROR 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 ANDIOR

INTEREST REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON, B. SUBJECT TO PRIOR MORTGAGES AND JUDGMENTS (IF ANY), JUDGMENT AMOUNT: \$458,175.12**Four Hundred Fifty-Eight Thousand One Hundred Seventy-Five and 12/100***

Seventy-Five and 12/100***
Attorney:
FRANK J. MARTONE, P.C.
1455 BROAD STREET
BLOOMFIELD NJ 07003
(973) 473-3000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County, Sheriff's Office
Total Upset: \$470,000.26***Four Hundred Seventy Thousand and 26/100***
December 10, 17, 24, 31, 2015
U31424 PRO (\$131.32)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004741 Division: CHANCERY Docket Number: F00989414

County: Union Plaintiff: HSBC BANK USA, N.A.

County: Union
Plaintiff: HSBC BANK USA, N.A.
VS
Defendant: MARIA VELEZ AND VICTOR
VELEZ, WIFE AND HUSBAND; STATE OF NEW
JERSEY
Sale Date: 01/13/2016
Writ of Execution: 08/21/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Municipality:City of Elizabeth
Street Address: 42-44 Chilton Street,
Elizabeth, N.J 07201
Tax Lot: 187
Tax Block: 6
Approximate dimensions: 100' x 40'
Nearest cross street: Vine Street
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 morey.
The Sheffiler or they represend conducting the sale
will have information regarding the surplus, if
any.

any.

"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$436,933.85***Four Hundred Thirty-Six Thousand Nine Hundred Thirty-Three and 85/100***

PLUESE, BECKER & SALTZMAN, LLC
20000 HORIZON WAY
SUITE 900
MOUNT LAUREL NJ 08054
(856)813-1700
Shajiff: Joseph Cryan
A fur legal description can be found at the Union
County Sheriff's Office
Total Upset: \$447,549.85***Four Hundred FortySeven Thousand Five Hundred Forty-Nine and
85/100***
December 17, 24, 31, 2015, January 7, 2016

December 17, 24, 31, 2015, January 7, 2016 U32083 PRO (\$123.48)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004845
Division: CHANCERY

THE SHE Number: F01876012
County: Union
Plaintiff: WELLS FARGO BANK

County: Union
Plaintiff: WELLS FARGO BANK
VS
Defendant: ERNESTO S. MONTEIRO, SOVEREIGN BANK ET AL.
Sale Date: 01/13/2016
Writ of Execution: 07/21/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day,
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
MUNICIPALITY: Elizabeth
COUNTY: UNION
STREET & STREET NO: 27 Loomis Street
TAX BLOCK AND LOT:
BLOCK: 5 LOT: 865
DIMENSIONS OF LOT: 100.00' x 25.00'
NEAREST CROSS STREET: 300.84 feet westerly along the same from its intersection with the
westerly line of First Avenue
SUMERIOR INTERESTS (if any): Elizabeth
City holds a claim for taxes due and/or other
municipal utilities such as water and/or sewer in
the amount of \$1630.46 as of 07/23/2015.
The Sheriff hereby reserves the right to
adjourn this sale without further notice
through publication.
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
COUT 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.

JUDGMENT AMOUNT: \$285,494.47***Two-

any.
JUDGMENT AMOUNT: \$285,494.47***Two
Hundred Eighty-Five Thousand Four Hundred Ninety-Four and 47/100***

dred Ninety-Four and 47/100***
Attorney:
POWERS KIRN - COUNSELORS
728 MARNE HWY
P.O. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$293,590.19***Two Hundred Ninety-Inree Thousand Five Hundred Ninety and
19/100***
December 17, 24, 31, 2015, January 7, 2016

December 17, 24, 31, 2015, January 7, 2016 U32005 PRO (\$131.32)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004899 Division: CHANCERY Docket Number: F3143810 County: Union Plaintiff: BANK OF AMERICA, N.A.

Plaintiff: BANK OF AMERICA, N.A. VS
Defendant: LUCAS GALEANO
Sale Date: 01/20/2016
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the calculation of the sales.
MUNICIPALITY: Elizabeth City
COUNTY: UNION STATE OF N.J. STREET & STREET NO: 328 South 7th Street TAX BLOCK AND LOT:
BLOCK: 9 LOT: 1224 W09
DIMENSIONS OF LOT: 25' x 100'
NEAREST CROSS STREET: 130' from Fourth Avenue

Avenue SUPERIOR INTERESTS (if any): Elizabeth City - Liberty Water holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$191.54 as of 09/11/2015

org/11/2015

The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.

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.

PUBLIC NOTICE

The Sheriff or other person conducting the sale will have information regarding the surplus, if

any. JUDGMENT AMOUNT: \$466,398.61***Four Hundred Sixty-Six Thousand Three Hundred Ninety-Eight and 61/100***

Ninety-Eight and 61/100***
Attorney:
POWERS KIRN - COUNSELORS
728 MARNE HWY
P.O. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$482,754.64***Four Hundred
Eighty-Two Thousand Seven Hundred Fifty-Four
and 64/100***
December 24, 31, 2015

and 64/100***
December 24, 31, 2015, January 7, 14, 2016
U32224 PRO (\$129.36)

FLIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004958 Division: CHANCERY Docket Number: F3668809

County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC
VS
Defendant: JUAN HEREDIA; OLINDA RIVERA,
HIS WIFE AND JP MORGAN CHASE BANK NA
Sale Date: 01/27/2016
Writ of Execution: 07/17/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, NJ., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the CITY OF
ELIZABETH, County of Union and State of NJ.
It is commonly known as 1122 HAMPTON
PLACE, ELIZABETH, NJ 07201
It is known and designated as Block 9, Lot
669.A.
The dimensions are approximately 25 feet wide
by 100 feet long.
Nearest cross street: Jefferson Avenue
Prior lien(s): NONE

"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.
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.
THE SHERIFF HERBBY RESERVES THE

any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. JUDGMENT AMOUNT: \$518,988.32***Five Hundred Eighten Thousand Nine Hundred Eighty-Eight and 32/100*** Attorney:

STERN LAVINTHAL & FRANKENBERG, LLC 105 EISENHOWER PARKWAY - SUITE 302 ROSELAND NJ 07068

973-797-1100

Sheriff: Joseph Cryan

A full legal description can be found at the Union

\$13-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$534,578.65***Five Hundred ThirtyFour Thousand Five Hundred Seventy-Eight and
65/100***
December 34, 2024

December 31, 2015, January 7, 14, 21, 2016 U32649 PRO (\$148.96)

FLIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004963
Division: CHANCERY
Docket Number: F00230015
County: Union
Plaintiff: FEDERAL NATIONAL MORTGAGE
ASSOCIATION
VS

ASSOCIATION
VS
Defendant: CLAUDIO COLONIA AND MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION
Sale Date: 01/27/2016
Writ of Execution: 07/28/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the CITY OF
ELIZABETH, County of Union, and State of NJ.
It is commonly known as 26-28 DECKER
AVENUE, ELIZABETH, NJ. 07208
It is known and designated as Block 13, Lot
28A A

the skind and designated as Block 13, Lot 284.A.
The dimensions are approximately 40 feet wide by 153 feet long.

PUBLIC NOTICE

Nearest cross street: Lincoln Avenue
Prior lien(s): NONE
"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.
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 Sherilf or other person conducting the sale
will have information regarding the surplus, if
any.

THE SHERIFF HEREBY RESERVES THE

any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. JUDGMENT AMOUNT: \$385,990.94***Three Hundred Eighty-Five Thousand Nine Hundred Ninety and 94/100***

dred Ninety and 94/10u
Attorney:
STERN LAVINTHAL & FRANKENBERG, LLC
105 EISENHOWER PARKWAY - SUITE 302
ROSELAND NJ 07068
973-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$397,586.57***Three Hundred
Ninety-Seven Thousand Five Hundred EightySix and 57/100***
December 31, 2015, January 7, 14, 21, 2016
U32681 PRO (\$152.88)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004854
Division: CHANCERY
Docket Number: F02177614
County: Union
Plaintiff: WELLS FARGO BANK, N.A. AS
TRUSTEE FOR BANC OF AMERICA ALTERNATIVE LOAN TRUST 2007-1
VS

NATIVE LOAN TRUST 2007-1
VS
Defendant: OSCAR MURILLO AND CARMINDA MURILLO, HUSBAND AND WIFE
Sale Date: 01/13/2016
Writ of Execution: 09/15/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day, All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Commonly known as address:
635 Marshall Street,
Elizabeth, NJ 07206
Municipality:
City of Elizabeth
Lot and Block:
Lot 853, Block 7

Elizabeth, NJ 07206
Municipality: City of Elizabeth
Lot and Block: Lot 853, Block 7
Approximate dimensions: 25.00 x 100.00 Feet
Nearest cross street: 7th Street
**THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION**

JUDGMENT AMOUNT: \$351,878.86***Three Hundred Fifty-One Thousand Eight Hundred Seventy-Eight and 86/100***

Attorney: BUCKLEY MADOLE, P.C. 99 WOOD AVENUE SOUTH SUITE 803 ISELIN, NJ 08830 732-902-5399

732-902-5399
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$362,223.86***Three Hundred
Sixty-Two Thousand Two Hundred TwentyThree and 86/100***
December 17, 24, 31, 2015, January 7, 2016
U32088 PRO (\$99.96)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004927 Division: CHANCERY Docket Number: F00501315 County: Union
Plaintiff: BAYVIEW LOAN SERVICING, LLC

Plaintiff: BAYVIEW LOAN SERVICING, LLC VS Defendant: DR. NEIL L. FABICANT A/K/A NEIL FABRICANT AND JERI L. WARHAFTIG A/K/A JERI WARHAFTIG Sale Date: 01/27/2016
Writ of Execution: 07/31/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
All that certain land and premises situate, lying and being in the City of Elizabeth, County of Union, and State of New Jersey: Street: 823-629 Westfield Avenue Nearest Cross Street: Colonia Road Tax Lot and Block No. Lot 2215.A1 Block 10 Dimensions (approx.): 99 X 57 X 62 X IRR Prior Mortgages/Lien Not Extinguished By the Sale Are: 1, Delinquent taxes and/or tax liens

PUBLIC NOTICE

As the above description does not constitute a full legal description, said full legal description is annexed to that certain deed recorded in the Office of the Clerk of Union County in Deed Book 4875, Page 317 et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Union County.

County.

"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$126,462.02***One Hundred Twenty-Six Thousand Four Hundred Sixty-Two and 02/100***

Attorney:
MATTLEMAN, WEINROTH & MILLER, P.C.
401 ROUTE 70 EAST
SUITE 100
CHERRY HILL NJ 08034
(856)-429-5507
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$130,752.23***One Hundred Thirty
Thousand Seven Hundred Fifty-Two and
23/100***
December 31, 2015, January 7, 14, 21, 2016. December 31, 2015, January 7, 14, 21, 2016 U32451 PRO (\$117.60)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004928
Division: CHANCERY
Docket Number: F04288814
County: Union
Plaintiff: PRO CAPITAL I LLC BY ITS CUSTODIAN, US BANK
VS

Plaintiff: PRO CAPITAL LILL BY ITS CUSTODIAN, US BANK
VS
Defendant: ANTONIO CASAS; MARIA CASAS,
WIFE OF ANTONIO CASAS; UNITED STATES
OF AMERICA.
Sale Date: 01/27/2016
Writ of Execution: 04/08/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the municipality of ELIZABETH in the County of UNION
and State of New Jersey.
Commonly known as 1063 MAGNOLIA AVE,
ELIZABETH, NJ
Tax LOT 895 BLOCK 12.
Dimensions of Lot: (Approximately) 25 feet wide
by 124 feet long
Nearest Cross Street: Situate on the North side
of Magnolia Ave, 230 feet from the West side of
Catherine Street.
Sale subject to the following open liens.
Tax Sale Certificate no. 12-00433 in the approximate amount of \$52,410.76
2014 open taxes in the amount of \$11,392.20
Totaling: \$75,195.16 plus possible subsequent
taxes, charges, interest and penalties.
All liens and encumbrances known (actual and
constructive) that exist against the property, with
the approximate amount of such lien(s) and
encumbrances.

encumbrances.

The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.

JUDGMENT AMOUNT: \$20,384.16***Twenty Thousand Three Hundred Eighty-Four and 16/100***

To/100***
Attorney:
PELLEGRINO & FELDSTEIN, L.L.C.
290 ROUTE 46 WEST
DENVILLE, NJ 07834
(973) 586-2300
Shariff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$31,460.65***Thirty-One Thousand
Four Hundred Sixty and 65/100***
December 31, 2015, January 7, 14, 21, 2016
U32452 PRO (\$125.44)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004932
Division: CHANCERY
Docket Number: F02077814
County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

Plaintiff: NATIONSTAR MORTGAGE LLC VS
Defendant: JORGE A. ROMERO A/K/A JORGE ROMERO; JANETH CASTELAN; PINNACLE FEDERAL CREDIT UNION; FRANCISCO NUNEZ; THE BANK OF NEW YORK MELLON F/K/A THE BANK OF NEW YORK, AS SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, N.A., AS TRUSTEE ON BEHALF OF THE CERTIFICATE HOLDERS OF THE CWHEQ INC., CWHEQ REVOLVING HOME EQUITY LOAN TRUST, SERIES 2006-H Sale Date: 01/20/2016
Writ of Execution: 09/11/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

conclusion of the sales.

PROPERTY TO BE SOLD IS LOCATED IN:
City of Elizabeth, County of Union, State of New
Jersey

PREMISES COMMONLY KNOWN AS: 536

PUBLIC NOTICE

Spencer Street, Elizabeth, NJ 07202
TAX LOT # 1308.D, BLOCK # 5
NEAREST CROSS STREET: Fifth Avenue
APPROXIMATE DIMENSIONS: 40.45 X 100
A FULL LEGAL DESCRIPTION OF THE
PREMISES CAN BE FOUND IN THE OFFICE
OF THE SHERIFF OF UNION COUNTY.
The sale is subject to any unpaid taxes and
assessments, tax, water, and sewer liens and
other municipal assessments. The amount due
can be obtained from the local taxing authority.
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 to a
return of the deposit paid. The Purchaser shall
have no further recourse against the Mortgagee
or the Mortgage's attorney."
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.

"THE SHERIFF HEREBY RESERVES THE

any.

"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$521,888.02***Five Hundred Twenty-One Thousand Eight Hun-dred Eighty-Eight and 02/100***

dred Eighty-Eight and 02/100***
Attorney:
MILSTEAD & ASSOCIATES, LLC
1 E. STOW ROAD
MARLTON, NJ 08053
(856) 482-1400
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$539,262.80***Five Hundred Thirty-Nine Thousand Two Hundred Sixty-Two
and 80/100***
December 24, 31, 2015, January 7, 14, 2016 December 24, 31, 2015, January 7, 14, 2016 U32417 PRO (\$174.44)

FLIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004994
Division: CHANCERY
Docket Number: F02196414 County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC
VS
Defendant: CARMITA E. OCACIO: MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE FOR COUNTRYWIDE
HOME LOANS, INC. ITS SUCCESSORS AND
ASSIGNS; STATE OF NEW JERSEY; ST
BARNABAS MEDICAL CENTER
Sale Date: 01/27/2016
Writ of Execution: 09/27/2015
By virtue of the above-stated writ of execution to
me directed 1 shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, NJ., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the municipality of ELIZABETH in the County of UNION
and State of New Jersey.
Commonly known as 660 PENNSYLVANIA
AVENUE, ELIZABETH, NJ 0701
Tax LOT 1278 BLOCK 11
Dimensions of Lot: 25 feet wide by 105 feet long
Nearest Cross Strest: HAND PLACE
THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION.
JUDGMENT AMOUNT: \$438,183.28***Four
Hundred Thirty-Eight Thousand One Hundred Eighty-Three and 28/100***
AND CONTROL THE SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION.
JUDGMENT AMOUNT: \$438,183.28***Four
Hundred Thirty-Eight Thousand One Hundred Eighty-Three and 28/100***
AND CONTROL THE SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION.

Attorney:
RAS CITRON LAW OFFICES
130 CLINTON ROAD
SUITE 202
FAIRFIELD, NJ 07004
(973) 575-0707
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$450,241.88***Four Hundred Fifty
Thousand Two Hundred Forty-One and
88/100***
December 31, 2015, January 7, 14, 21, 2016

December 31, 2015, January 7, 14, 21, 2016 U32679 PRO (\$111.72)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004528 Division: CHANCERY Docket Number: F03498213 County: Union Plaintiff: BAYVIEW LOAN SERVICING, LLC

fendant C. NILDEMAR BARROS; MARILYN RIFFIN, TENANT AND TAMIKA GRIFFIN, Defendant: G. NILDEMAN BARKOS, MANLTINGRIFFIN, TENANT AND TAMIKA GRIFFIN, TENANT Sale Date: 01/06/2016
Writ of Execution: 01/29/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public

venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.

The property to be sold is located in the CITY OF
ELIZABETH, County of Union, and State of NJ.
It is commonly known as 149 EAST JERSEY
STREET, ELIZABETH, NJ 07206
It is known and designated as Block 2, Lot 162.
The dimensions are approximately 25 feet wide
by 100 feet long.
Nearest cross street: Second Street
Prior lien(s): none
"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.

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
arry.

any.
***THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$501,298.55**Five Hundred One Thousand Two Hundred Nine-ty-Eight and 55/100***

ny-Eight and sy/100***
Attorney:
STERN LAVINTHAL & FRANKENBERG, LLC
105 EISENHOWER PARKWAY - SUITE 302
ROSELAND NJ 07068
973-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$520,192.77***Five Hundred Twenty Thousand One Hundred Ninety-Two and
77/100***
December 10, 17, 24, 31, 2015

December 10, 17, 24, 31, 2015 U31469 PRO (\$147.00)

FLIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004531
Division: CHANCERY
Docket Number: F3112407
County: Union
Plaintiff: BANK OF NEW YORK AS TRUSTEE
FOR THE CERTIFICATEHOLDERS CWABS,
INC. ASSET-BACKED CERTIFICATES,
SERIES 2006-11
VS

Series 2000-11
VS
Defendant: DANIEL MALDONADO AND STATE
OF NEW JERSEY
Sale Date: 01/06/2016
Writ of Execution: 04/16/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the City of
Elizabeth in the County of Union, and State of
New Jersey

The propenty to be sold is located in the city of Elizabeth in the County of Union, and State of New Jersey Commonly known as 124 3rd Street, Elizabeth, NJ 07206;
Tax Lot No.1007 & W03 in Block No. 3. Dimensions of Lot: (Approximately) 25 feet wide by 100 feet long Nearest Cross Street: Livingston Street 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 Courf 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, in any content of the surplus in any content

Attorney:
KML LAW GROUP, P.C.
MELLON INDEPENDENCE CENTER - SUITE

MELLON INDEPENDENCE CENTER - SUITE
5000
701 MARKET ST
PHILADELPHIA PA 19106
(215)627-1322
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$473,742.68***Four Hundred Seventy-Three Thousand Seven Hundred Forty-Two
and 68/100***
December 10, 17, 24, 31, 2015

December 10, 17, 24, 31, 2015 U32134 PRO (\$125.44)

ELIZABETH

Sheriff's File Number: CH-15004573

PUBLIC NOTICE

Division: CHANCERY
Docket Number: F01666114
County: Union
Plaintiff: U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTEREST TO
WACHOVIA BANK NATIONAL ASSOCIATION,
AS TRUSTEE FOR GSMPS MORTGAGE
LOAN TRUSTE FOR

VS
Defendant: JESULA DELONE
Sale Date: 01/06/2016
Wit of Execution: 08/20/2015
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Property to be sold is located in the CITY of
ELIZABETH, County of UNION, State of New
Jersey

Premises commonly known as: 807-809
SOUTH STREET, ELIZABETH, NJ 07202-3423
BEING KNOWN as LOT 1210, BLOCK 6 on the
official Tax Map of the CITY of ELIZABETH
Dimensions: 227,00FT X 25.17FT X 230,00FT

Dimensions: 227.00FT X 25.17FT X 230.00FT X 25.00FT
Nearest Cross Street: Liberty Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgages's attorney.

"If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney. ***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.

will have information regarding the surplus, if any.

JUDGMENT AMOUNT: \$143,525.74***One Hundred Forty-Three Thousand Five Hundred Twenty-Five and 74/100 ***

Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union County Sheriff's Office
Total Upset: \$149,849.32***One Hundred Forty-Nine Thousand Eight Hundred Forty-Nine Thousand Eight Hundred Forty-Nine Thousand 19166.60)

FUZARETH

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004574
Division: CHANCERY
Docket Number: F01700014
County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
AS TRUSTEE CWALT 2005 J5
VS

AS TRUSTEE CWALT 2005 J5
VS
Defendant: PAUL MARTINEZ; DANIELA R. MARTINEZ; WELLS FARGO BANK, N.A.
Sale Date: 01/06/2016
Wit of Execution: 08/21/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales, Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Premises commonly known as: 668 CLARK-SON AVENUE, ELIZABETH, NJ 07202-2845 BEING KNOWN as LOT 381, BLOCK 4 on the official Tax Map of the CITY of ELIZABETH

official tax Map of the Other Street.

33.33FTX100.00FTX33.33FTX100.00FT
Nearest Cross Street: Richmond Street
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.

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

PUBLIC NOTICE

Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's

Mortgagor, the Mortgagee or the mortgage data attorney.

""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.

if any.
JUDGMENT AMOUNT: \$264,027.52***Two
Hundred Sixty-Four Thousand TwentySeven and 52/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$276,468.56**Two Hundred Seventy-Six Thousand Four Hundred Sixty-Eight
and 56/100***
December 10, 17, 24, 31, 2015

December 10, 17, 24, 31, 2015 U31398 PRO (\$162.68)

ELIZABETH

Sheriff's File Number: CH-15004659 Division: CHANCERY Docket Number: F0708410 County: Union. ounty: Union. laintiff: BANK OF AMERICA, N.A.

Plaintiff: BANK OF AMERICA, N.A.. VS
Defendant: ALBA M. PAULINO URIBE
Sale Date: 0.1/06/2016
Writ of Execution: 0.8/21/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey.

Premises commonly known as: 863 AFAYETTE STREET, ELIZABETH, NJ 07201-

BEING KNOWN as LOT 692, BLOCK 7 on the official Tax Map of the CITY of ELIZABETH

official Tax Map of the CITY of ELIZABETH Dimensions:

25.00FTX85.00FTX25.00FTX85.00FT
Nearest Cross Street: Smith Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

"If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

"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.

if any. JUDGMENT AMOUNT: \$451,870.66***Four Hundred Fifty-One Thousand Eight Hundred Seventy and 66/100***

Seventy and 66/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$473,254.34***Four Hundred Seventy-Three Thousand Two Hundred Fifty Four
and 34/100***
December 10, 17, 24, 31, 2015
U31408 PRO (\$158.76)

ELIZABETH

Defendant: SANDRA KATZ; EDWARD RAY

SHERIFF'S SALE Sheriff's File Number: CH-15004668 Division: CHANCERY Docket Number: F02492314 County: Union Plaintiff: WELLS FARGO BANK, NA

PUBLIC NOTICE

KATZ
Sale Date: 01/06/2016
Writ of Execution: 06/30/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey
Premises commonly known as: 743 FAIR-BANKS STREET, ELIZABETH, NJ 07202-2511
BEING KNOWN as LOT 441, BLOCK 4 on the official Tax Map of the CITY of ELIZABETH Dimensions: 100ft x 45ft x 100ft x 45ft
Nearest Cross Street: Myrtle Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage, the Mortgage or the Mortgage's attorney.
"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.

JUDGMENT AMOUNT: \$116,272,94***One Hundred Sytes Thousand Two. Hundred

will have information regarding the surplus, if any.
JUDGMENT AMOUNT: \$116,272.94***One Hundred Sixteen Thousand Two Hundred Seventy-Two and 94/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100
MT LAUREL NJ 08054 (856)813-5500
Shefiff: Joseph Cryan

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$120,982.94***One Hundred Twenty Thousand Nine Hundred Eight-Two and
94/100***

December 10, 17, 24, 31, 2015 U31422 PRO (\$158.76)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004671
Division: CHANCERY
Docket Number: F3483709
County: Union
Plaintiff: DEUTSCHE BANK NATIONAL TRUST,
AS TRUSTEE FOR FFMLT TRUST 2006-FF13
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-FF13

VS
Defendant: AIRTON ZANETTE: MARIA
ZANETTE; MORTGAGE ELECTRONIC REGISTRATION SYSTEM, INC. AS A NOMINEE FOR
FIRST FRANKLIN, A DIVISION OF NATIONAL
CITY BANK OF IN., ITS SUCCESSORS AND

CITY BANK OF IN., ITS SUCCESSORS AND ASSIGNS
Sale Date: 01/06/2016
Writ of Execution: 08/28/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, IST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day, All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Premises commonly known as: 604 LIV-INGSTON STREET, ELIZABETH, NJ 07206-

INGSTON STREET, ELIZABETH, NJ 072061366
BEING KNOWN as LOT 702 C-4, BLOCK 7 on the official Tax Map of the CITY of ELIZABETH Dimensions: Unit 4
Nearest Cross Street: N/A Condo Unit The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

"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 paries 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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's

PUBLIC NOTICE

attorney.

***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 fill 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.

Subject to priority condo lien: Pursuant to NJSA 46:8B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees.

JUDGMENT AMOUNT: \$314,288.66**Three Hundred Fourteen Thousand Two Hundred Eighty-Eight and 66/100 ***

Attorney:

PHELAN HALLINAN & DIAMOND, PC

Eighty-Eight and 66/100
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$324,038.06***Three Hundred
Twenty-Four Thousand Thirty-Eight and
06/100***
December 10, 17, 24, 31, 2015

December 10, 17, 24, 31, 2015 U31923 PRO (\$188.16)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004742
Division: CHANCERY
Docket Number: F1080810
County: Union
Plaintiff: SPENCER SAVINGS BANK, SLA

Plaintiff: SPENCER SAVINGS BANK, SLA VS
Defendant: MARCOS SOLARTE; EVELYN
SOLARTE; FEDERAL EMPLOYEES
(NEWARK) FEDERAL CREDIT UNION
Sale Date: 01/13/2016
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Property to be sold is located in the CITY of
ELIZABETH, County of UNION, State of New
Jersey

Properly to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey
Premises commonly known as: 526 RICH-MOND STREET, ELIZABETH, NJ 07202
BEING KNOWN as LOT 1296, BLOCK 4 on the official Tax Map of the CITY of ELIZABETH
Dimensions: 25ft x 110ft
Nearest Cross Street: McKinley Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage, the Mortgagee's attorney.
"If after the sale and satisfaction of the mortgage, 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 surplus, if any.

JUDGMENT AMOUNT: \$362,114.61***The Hundred Sixty-Two Thousand One Hundred

If any.
JUDGMENT AMOUNT: \$362,114.61***The Hundred Sixty-Two Thousand One Hundred Fourteen and 61/100***

Fourteen and 61/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$376,830.46***Three Hundred Seventy-Six Thousand Eight Hundred Thirty and
46/100***
December 17, 24, 31, 2015, January 7, 2016

46/100***
December 17, 24, 31 , 2015, January 7, 2016
U32007 PRO (\$158.76)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004749 Division: CHANCERY Docket Number: F05097914

BLANCA BONILLA; STATE OF W JERSEY

Betendarii. BLANCA BONILLA, STATE OF NEW JERSEY

STODATE: 01/13/2016

By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jeep 19

ELIZABETH, County of UNION, State of New Jeim y
Premises commonly known as: 149 ORCHARD
STREET, ELIZABETH, NJ 07208-3105
BEING KNOWN as LOT 1026, BLOCK 13 on the official Tax Map of the CITY of ELIZABETH
Dimensions: 40FTX 160FT AVG
Nearest Cross Street: CHILTON STREET
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgage or the Mortgagee's attorney."

The same the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

The 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.

If any.
JUDGMENT AMOUNT: \$190,309.19***One
Hundred Ninety Thousand Three Hundred
Nine and 19/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$198,430.21***One Hundred Nine-ty-Eight Thousand Four Hundred Thirty and 21/100***

December 17, 24, 31, 2015, January 7, 2016 U32019 PRO (\$158.76)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004817 Division: CHANCERY Docket Number: F04232708 County: Union
Plaintiff: COUNTRYWIDE HOME LOANS INC

Plaintiff: COUNTRYWIDE HOME LOANS INC VS
Defendant: PAUL VIGIL; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR FIRST MAGNUS FINANCIAL CORPORATION
Sale Date: 01/13/2016
Writ of Execution: 09/01/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Premises Commonly known as: 521-523

ELIZABETH, County of UNION, State of New Premises commonly known as: 521-523 GREEN STREET, ELIZABETH, NJ 07202-3622 BEING KNOWN as LOT 584.E, BLOCK 4 on the official Tax Map of the CITY of ELIZABETH Dimensions: 47FT X 120FT X 47FT X 120FT Nearest Cross Street: Garden Street The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage or the Mortgage's afterney.

afterney.

PUBLIC NOTICE

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.

will have information regarding the surplus, if any.

JUDGMENT AMOUNT: \$407,586.47***Four Hundred Seven Thousand Five Hundred Eighty-Six and 47/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$458,326.98***Four Hundred Fifty-Eight Thousand Three Hundred Twenty-Six and 98/100***

December 17, 24, 31, January 7, 2016 U32246 PRO (\$162.68)

FLIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004821 Division: CHANCERY Docket Number: F03471814

County: Union Plaintiff: SUNTRUST MORTGAGE, INC.

Defendant: DARLA SALERNO, HOWARD HYATT, ET AL.
Sale Date: 01/13/2016
Writ of Execution: 09/08/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey.

Premises commonly known as: 201-211 WEST JERSEY STREET #209, ELIZABETH, NJ 07202-1384 BEING KNOWN as LOT 1804 C-209, BLOCK 13 on the official Tax Map of the CITY of ELIZA-BETH

BEING KNOWN as LOT 1804 C-209, BLOCK 13 on the official Tax Map of the CITY of ELIZA-BETH
Dimensions: Unit 209
Nearest Cross Street: N/A Condo Unit
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

*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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage, the Mortgage or the Mortgage's attorney.

***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.

Subject to priority condo lien:
Pursuant to NJSA 46:88-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees.

JUDGMENT AMOUNT: \$264,599.55**Two Hundred Sixty-Four Thousand Five Hundred

minium fees.
JUDGMENT AMOUNT: \$264,599.55***Two
Hundred Sixty-Four Thousand Five Hundred
Ninety-Nine and 55/100***

Attoriey: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$276,634.39**Two Hundred Seventy-Six Thousand Six Hundred Thirty-Four and
39/100***
Descented 17 74

December 17, 24, 31, 2015, January 7, 2016 U32066 PRO (\$174.44)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004822
Division: CHANCERY
Docket Number: F04808813
County: Union
Plaintiff: REAL ESTATE MORTGAGE NET-

PUBLIC NOTICE

WORK, INC.

VS
VS
Defendant: REGINALD SMITH; MRS. REGINALD SMITH, HIS WIFE; UNITED NATIONAL
BANK ET ALS
Sale Date: 01/13/2016
Writ of Execution: 09/10/2015
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Property to be sold is located in the CITY of
ELIZABETH, County of UNION, State of New
Jersey

Premises commonly known as: 334-336 BOX-WOOD COURT, ELIZABETH, NJ 07202-1802 BEING KNOWN as LOT 41.B, BLOCK 6 on the official Tax Map of the CITY of ELIZABETH

official Tax Map of the CITY of ELIZABETH Dimensions:
30.94FTX20.82FTX70.54FTX46.23FTX25.00FT X49.82FTX43.50FTX60.58FT Nearest Cross Street: Grove Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee's attorney.
"If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

"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.

If any. JUDGMENT AMOUNT: \$286,042.60***Two Hundred Eighty-Six Thousand Forty-Two and 60/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$293,947.78**Two Hundred Ninety-Three Thousand Nine Hundred Forty-Seven
and 78/100***

December 17, 24, 31, 2015, January 7, 2016

December 17, 24, 31, 2015, January 7, 2016 U32067 PRO (\$166.60)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004892
Division: CHANCERY
Docket Number: F04544314
County: Union
Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR WELLS FARGO
ASSET SECURITIES CORPORATION, MORTGAGE ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2007-PA3
VS

Defendant: JUANA HERNANDEZ

Defendant: JUANA HERNANDEZ
Sale Date: 01/20/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Premises commonly known as: 446 ELIZA-BETH AVENUE, ELIZABETH, NJ 07206-1103 BEING KNOWN as LOT 364 AKA 364 W05, BLOCK 5 on the official Tax Map of the CITY of ELIZABETH

Dimensions: 25FT X 60FT X 25FT X 25FT X

Soft X 80FT
Nearest Cross Street: Fifth Street
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.

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 to

PUBLIC NOTICE

a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgage's attorney.

****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.

if any.
JUDGMENT AMOUNT: \$224,120.34***Two
Hundred Twenty-Four Thousand One Hundred Twenty and 34/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$234,183,28***Two Hundred ThirtyFour Thousand One Hundred Eighty-Three and
28/100***
December 24, 24, 24,5

December 24, 31, 2015, January 7, 14, 2016 U32413 PRO (\$170.52)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004894
Division: CHANCERY
Docket Number: F03678413
County: Union
Plaintiff: BANK OF AMERICA, N.A.

Paintinii: BANK OF AMERICA, N.A. VS
Defendant: MATRO PARRISH
Sale Date: 01/20/2016
Writ of Execution: 01/08/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Jersey
Premises commonly known as: 140 SMITH
STREET, ELIZABETH, NJ 07201-2738
BEING KNOWN as LOT 1179, BLOCK 7 on the
official Tax Map of the CITY of ELIZABETH

official Tax Map of the CITY of ELIZABETH Dimensions:
25.00FTX125.0FTX25.00FTX125.00FT Nearest Cross Street: Lafayette Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgagee's attorney.
""If after the sale and satisfaction of the

shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

***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.

JUDGMENT AMOUNT: \$295,686.65*** Two Hundred Ninety-Five Thousand Six Hundred Eighty-Six and 65/100***

Attorney:

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$314,257.23***Three Hundred Fourteen Thousand Two Hundred Fifty-Seven and 23/100***

December 24, 31, 2015, January 7, 14, 2016 U32227 PRO (\$156.80)

FLIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004915 Division: CHANCERY Docket Number: F2620709 County: Union Plaintiff: PENNYMAC CORP.

efendant: EIDER GOEZ; CITIMORTGAGE, INC.
Sale Date; 01/20/2016

CONTINUED ON NEXT PAGE

PUBLIC NOTICE

Writ of Execution: 09/15/2015 Writ of Execution: 09/15/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey Premises commonly known as: 816-826 WEST GRAND STREET, ELIZABETH, NJ 07202 BEING KNOWN as LOT 2108, BLOCK 10 on the official Tax Map of the CITY of ELIZABETH Dimensions: Unit No. 1G
Nearest Cross Street: N/A Condo Unit The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgage of the Mortgage or the Mortgage at 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.

Subject to priority condo lien:
Pursuant to NJSA 46:B-21 et seq., this sale may be subject to a limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees.

JUDGMENT AMOUNT: \$289,057.91**Two Hundred Eighty-Nine Thousand Fifty-Seven and 91/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$298,275.29**Two Hundred Nine-ty-Eight Thousand Two Hundred Seventy-Five and 29/100***

December 24, 31, 2015, January 7, 14, 2016 U32215 PRO (\$170.52)

FLIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-15004918 Division: CHANCERY Docket Number: F01855514 County: Union Plaintiff: WELLS FARGO BANK, NA

Plaintiff: WELLS FARGO BANK, NA VS VS Defendant: ANGEL R. SERRANO; MRS. ANGEL R. SERRANO; MRS. ANGEL R. SERRANO, HUSBAND OF SHERRY L. SERRANO, HUSBAND OF SHERRY L. SERRANO; JPMORGAN CHASE BANK, N.A.; NEW JERSEY MANUFACTURERS INSURANCE Sale Date: 01/20/2016
Wit of Execution: 09/16/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

Jersey
Premises commonly known as: 1135 ANNA
STREET, ELIZABETH, NJ 07201-1054
BEING KNOWN as LOT 163.C, BLOCK 12 on
the official Tax Map of the CITY of ELIZABETH

the official Tax Map of the CITY of ELIZABETH Dimensions:
22.08FTX65.50FTX22.00FTX65.50FT
Nearest Cross Street: JEFFERSON AVENUE
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 to

a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgage's attorney.

"""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 sarplus will have information regarding the surplus, if any.

will have information regarding the surplus, if any.
JUDGMENT AMOUNT: \$204,620.01***Two
Hundred Four Thousand Six Hundred Twenty
and 01/100***

And 01/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$211,986.19***Two Hundred Eleven
Thousand Nine Hundred Eighty-Six and
19/100***
December 24, 31, 2015. January 7, 14, 2016. December 24, 31, 2015, January 7, 14, 2016 U32212 PRO (\$166.60)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004920
Division: CHANCERY
Docket Number: F0562410 County: Union
Plaintiff: CITIMORTGAGE, INC

Plaintin: CTI IMORT GAGE, INC
VS
Defendant: MAIKEL RODRIGUEZ
Sale Date: 01/27/2016
Writ of Execution: 09/11/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey.

Jersey
Premises commonly known as: 1056 FANNY
STREET, ELIZABETH, NJ 07201-1677
BEING KNOWN as LOT 676, BLOCK 8 on the
official Tax Map of the CITY of ELIZABETH
Dimensions: 35.00FT X 100.00FT X 35.00FT X

Nearest Cross Street: Adams Avenue
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.

Sublect As

The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgager, the Mortgage or the Mortgage statorney.

""If 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.

JUDGMENT AMOUNT: \$562,922.45***Five

If any. JUDGMENT AMOUNT: \$562,922.45***Five Hundred Sixty-Two Thousand Nine Hundred Twenty-Two and 45/100***

Twenty-Two and 45/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$587,688.38**Five Hundred
Eighty-Seven Thousand Six Hundred EightyEight and 38/100***
December 31, 2015, January 7, 14, 21, 2016
U32672 PRO (\$156.80)

ELIZABETH

SHERIFF'S SALE Sheriff's File Number: CH-1504565 Division: CHANCERY Docket Number: F00096014 County: Union
Plaintiff: WELLS FARGO BANK, NA

Defendant: GEORGIANA P. KATSONOPOU-

LOS Sale Date: 01/06/2016

PUBLIC NOTICE

Writ of Execution: 08/25/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of ELIZABETH, County of UNION, State of New Jersey

ELIZABETH, County of UNION, State of New Jersey Premises commonly known as: 823 REBECCA PLACE, ELIZABETH, NJ 07201-2735 BEING KNOWN as LOT 1964, BLOCK 7 on the official Tax Map of the CITY of ELIZABETH Dimensions: 25FT X 125FT Nearest Cross Street: Division Street The Sheriff hereby reserves the right to adjourn this sale without further notice by publication. "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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. ""If after the sale and satisfaction of the

Mortgager, the Mortgagee or the Mortgagee's attorney. ""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.

If any.
JUDGMENT AMOUNT: \$351,671.51***Three
Hundred Fifty-One Thousand Six Hundred
Seventy-One and 51/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD 400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$363,752.00***Three Hundred
Sixty-Three Thousand Seven Hundred Fifty-Two
and 00/100***
December 10 17 24 34 2045

December 10, 17, 24, 31, 2015 U31471 PRO (\$156.80)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-1504753
Division: CHANCERY
Docket Number: F04118713
County: Union
Plaintiff: HUDSON CITY SAVINGS BANK, FSB
VISABLE PROPERTY SAVINGS BANK, FSB
VISABLE

Plaintiir: HUDSUN CITY SAVINGS BANK, FSB VS
Defendant: JOSE PEREIRA; ELISA PEREIRA
A/K/A GARCIA-PEREIRA ELISA; FORD
MOTOR COMPANY LLC, A DE CORPORATION
Sale Date: 01/13/2016
Writ of Execution: 07/27/2015
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 15T FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
Property to be sold is located in the CITY of
ELIZABETH, County of UNION, State of New
Jersey.

Premises commonly known as: 838 ADAMS
AVENUE, ELIZABETH, NJ 07201-1635
BEING KNOWN as LOT 94, BLOCK 12 on the
official Tax Map of the CITY of ELIZABETH

official Tax Map of the CITY of ELIZABETH Dimensions:
39.30FTX150.00FTX39.30FTX150.00FT Nearest Cross Street: Fanny Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

"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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

"If affer the sale and satisfaction of the

Mortgagor, ne Mortgage of the mortgage of attorney.

***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

PUBLIC NOTICE

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. JUDGMENT AMOUNT: \$518,449,37***Five Hundred Eighteen Thousand Four Hundred Forty-Nine and 37/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union County Sheriff's Office
Total Upset: \$541,527.53***Five Hundred Forty-One Thousand Five Hundred Twenty-Seven and 53/100***
December 17, 24, 34, 2015, Inguiser 7, 2046

December 17, 24, 31, 2015, January 7, 2016 U32021 PRO (\$164.64)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004807
Division: CHANCERY
Docket Number: F008106-15
County: Union
Plaintiff: UNITY BANK

Plaintiff: UNITY BANK
VS
Defendant: DIPAK PARKH; MANDIP PROPERTIES, LLC; MICHAEL SHAH AI/IA MANOJ
SHAH VA SHOPPERS EXPRESS; YOGI SHAH
VA SHOPPERS EXPRESS; MIKE & YOGI CONVENIENCE STORE, INC.; WINTERGREEN
PHARMACY CORPORATION d/b/a WESTMINSTER PHARMACY; JAE SEOB LEE AND
SHAHIDA MAHUD; ET AL.
Sale Date: 01/13/2016
Writ of Execution: 05/31/2015
By virtue of the above-stated writ of execution to
me directed 1 shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the City of
Elizabeth, in the County of Union and the State
of New Jersey.

The property to be sold is located in the city of Elizabeth, in the County of Union and the State of New Jersey.

Premises commonly known as 1252-1262 Fairmount Avenue, Elizabeth, New Jersey.

Tax Lot: 348, Block: 11

Dimensions of Lot (Approximately):

145 x 85 AVG

Nearest Cross Street: North Broad Street
SUBJECT TO ANY OPEN TAXES,
WATER/SEWER, MUNICIPAL OR TAX LIENS
THAT MAY BE DUE.

TAX AND PRIOR LIEN INFO: AT THE TIME OF
PUBLICATION, TAXES/SEWER/WATER
INFORMATION WAS NOT AVAILABLE - YOU
MUST CHECK WITH THE TAX COLLECTOR
FOR EXACT AMOUNTS DUE.

PRIOR MORTGAGES AND JUDGMENTS:
NONE.

NONE.
A full legal description can be found in the office of the Register Union County.
A DEPOSIT OF 20% OF THE BID PRICE IN CERTIFIED FUNDS IS REQUIRED AT THE TIME OF SALE.
"THE SHERIFF RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION"
JUDGMENT AMOUNT: \$451,217.60**Four Hundred Fifty-One Thousand Two Hundred Seventeen and 60/100***

Attomey:
Attomey:
MEYNER AND LANDIS LLP
ONE GATEWAY CENTER
SUITE 2500
NEWARK NJ 07102
973-622-2800
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$465,197.90***Four Hundred SixtyFive Thousand One Hundred Ninety-Seven and
90/100***
December 17, 24, 31, 2015, January 7, 2016

90/100*** December 17, 24, 31, 2015, January 7, 2016 U32390 PRO (\$141.12)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004810
Division: CHANCERY
Docket Number: F04251614 County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

Plaintiff: NATIONSTAR MORTGAGE LLC VS Defendant: BARBARA HARPER-BLOUT AND MR. BARBARA HARPER-BLOUT, HER HUSBAND; UNITED STATES OF AMERICA; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; STATE OF NJ; HACKENSACK ANESTHESIOLOGY ASSOCIATES; ET AL Sale Date: 01/13/2016 Wint of Execution: 09/17/2015 By virtue of the above-stated with of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales. The property to be sold is located in the CITY OF ELIZABETH in the County of UNION, and the State of New Jersey. Tax LOT 46.A, BLOCK 1

PUBLIC NOTICE

ELIZABETH, NEW JERSEY 07206
Dimensions of the Lot are (Approximately) 100
feet wide by 17.50 feet long.
Nearest Cross Street: Situated on the Southwesterly side of Clark Place, from the Northwesterly side of First Street.
The Sheriff hereby reserves the right to adjourn
this sale without further notice through publica-

this sale without further notice through publication.

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:88-21 the sale may also be subject to the limited lien priority of any condominium/ homeowner association liens which may exist.

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.

if any.
JUDGMENT AMOUNT: \$134,172.76***One
Hundred Thirty-Four Thousand One Hundred
Seventy-Two and 76/100***

Attorney:
SHAPIRO & DENARDO, LLC - ATTORNEYS
14000 COMMERCE PARKWAY
SUITE B
MT. LAUREL NJ 08054
(856)793-3080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$143,566.92***One Hundred FortyThree Thousand Five Hundred Sixty-Six and
92/100***
December 17, 24, 31, 2015, January 7, 2016

92/100*** December 17, 24, 31, 2015, January 7, 2016 U32378 PRO (\$156.80)

ELIZABETH

SHERIFF'S SALE
Sheriff's File Number: CH-15004849
Division: CHANCERY
Docket Number: F03633114
County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC
VS
Defendant: MICHAEL TONA; PATRICIA TONA,
HIS WIFFE; CROWN BANK; WELLS FARGO
BANK, NATIONAL ASSOCIATION; STATE OF
NEW JERSEY; DISCOVER BANK; MILLENNIUM ANESTHESIA CONSULTANTS
Sale Date: 01/13/2016
Writ of Execution: 06/29/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the CITY OF
ELIZABETH, County of Union and State of NJ.
It is commonly known as 937 39 PENNINGTON
STREET, ELIZABETH, NJ 07202
It is known as designated as Block 10, Lot 1803.
The dimensions are approximately 40 feet wide
by 200 feet long.
Nearest cross street: Park Street
Prior Ilen(s): Water/Sewer account past due
in amount of \$2,498.72
"Subject to any unpaid taxes, municipal Ilens
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.

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.

""THE SHERIFF HEREBY RESERVES THE
RIGHT

**THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICA-

TION***
JUDGMENT AMOUNT: \$270,640.62***Two
Hundred Seventy Thousand Six Hundred
Forty and 62/100***

Forty and 62/100***
Attorney:
STERN LAVINTHAL & FRANKENBERG, LLC
105 EISENHOWER PARKWAY - SUITE 302
ROSELAND NJ 07068
973-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$279,798.25***Two Hundred Seventy-Nine Thousand Seven Hundred Ninety-Eight and 25/100***
December 17, 24, 31, 2015, January 7, 2016
U32381 PRO (\$154.84)

PUBLIC NOTICE

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004534
Division: CHANCERY
Docket Number: F03715114
County: Union
Plaintiff: 1ST CONSTITUTION BANK. SUCCESSOR TO RUMSON-FAIR HAVEN BANK &
TELIST!

TRUST)

Defendant: JJS PROPERTIES, INC.
Sale Date: 01/06/2016
Writ of Execution: 07/08/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the City of Linden

In the County of Union and the State of New Jer-

In the County of Union and the State of New Jersey.
Premises commonly known as: 1906 E. St Georges Avenue, Linden, NJ Tax Lot #: 3 in Block #: 13
Dimensions of Lot (Approximately): 26' x 122'
Nearest Cross Street: Garden Drive
*THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION.*
JUDGMENT AMOUNT: \$241,549,92***Two
Hundred Forty-One Thousand Five Hundred
Forty-Nine and \$2/100***

Forty-Nine and 92/100***
Attorney:
SCHENKMAN JENNINGS & HOWARD LLC
2109 PENNINGTON ROAD
WEST TRENTON, NJ 08638
(609) 883-8000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$256,463.59***Two Hundred Fifty-Six Thousand Four Hundred Sixty-Three and
59/100***
December 10, 17, 24, 31, 2015

December 10, 17, 24, 31, 2015 U31470 PRO (\$101.92)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004806
Division: CHANCERY
Docket Number: F03102814
County: Union
Plaintiff: WELLS FARGO BANK, N.A.
VS

Plaintiff: WELLS FARGO BANK, N.A. VS
Defendant: DERRICK J. COOPER, MICHELE D. COOPER, TRACY COOPER, PARIS BOYD, IMEZ BOYD, UNIVERSITY HOSPITAL RAHWAY AND STATE OF NJ Sale Date: 01/13/2016
Writ of Execution: 07/10/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
MUNICIPALITY: Linden
COUNTY: UNION STATE OF N.J.
STREET & STREET NO: 500 McCandless Street

COUNTY: UNION STATE OF N.J. STREET & STREET NO: 500 McCandless Street
TAX BLOCK AND LOT: BLOCK: 125
DIMENSIONS OF LOT: 50.00' x 100.00'
NEAREST CROSS STREET: Northwesterly sideline of Blancke Street
SUPERIOR INTERESTS (if any): Linden City holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2786.72 as of 07/14/2015
The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.
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 money. JUDGMENT AMOUNT: \$298,752.52***Two

any. JUDGMENT AMOUNT: \$298,752.52***Two Hundred Ninety-Eight Thousand Seven Hun-dred Fifty-Two and 52/100***

Attorney:
POWERS KIRN - COUNSELORS
728 MARNE HWY
P.O. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff - Losenh Cryan

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$308,384.37***Three Hundred Eight
Thousand Three Hundred Eighty-Four and
37/100***
December 17, 24,555

December 17, 24, 31, 2015, January 7, 2016 U32004 PRO (\$135.24)

LINDEN

SHERIFF'S SALE

VS
Defendint: EDWARD R. JIMENEZ, ANGELICA
GUILLEN-JIMENEZ
Sale Date: 01/20/2016
Writ of Execution: 08/04/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, NJ., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
MUNICPALITY: Linden
COUNTY: UNION STATE OF N.J.
STREET & STREET NO: 1208 McCandless
Street.

Street
TAX BLOCK AND LOT:
BLOCK: 118
LOT: 24
DIMENSIONS OF LOT: 100.00' x 40.00'
NEAREST CROSS STREET: northwesterly side

NEAREST CROSS STREET: northwesterly side of Union Street
SUPERIOR INTERESTS (if any): Linden City Sewer holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$168.57 as of 07/01/2015
The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.
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 halls information regarding the surplus, if any

any. JUDGMENT AMOUNT: \$381,656.14***Three Hundred Eighty-One Thousand Six Hundred Fifty-Six and 14/100***

Fifty-Six and 14/100***
Attorney:
POWERS KIRN - COUNSELORS
728 MARNE HWY
PO. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$397,918.82***Three Hundred
Ninety-Seven Thousand Nine Hundred Eighteen
and 82/100***
December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32230 PRO (\$131.32)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004933
Division: CHANCERY
Docket Number: F3781114
County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
FKA THE BANK OF NEW YORK, AS TRUSTEE
FOR THE CERTIFICATEHOLDERS OF THE
CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-20
VS

Defendant: ADRIANA PADRON
Sale Date: 01/20/2016
Wit of Execution: 08/17/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

Municipality City of Linden
Street Address: 311 E. Curtis St,
Linden, NJ, 07036
Tax Lot: 25
Tax Block: 180
Approximate dimensions: 40' x 100' Defendant: ADRIANA PADRON

Tax Block: 180

Approximate dimensions: 40' x 100'
Nearest cross street: Maple Avenue
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
thereon 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.

any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$327,866.65***Three Hundred Twenty-Seven Thousand Eight Hundred Sixty-Six and 65/100***
Attorney:
PLUESE, BECKER & SALTZMAN, LLC 20000 HORIZON WAY SUITE 900 MOUNT LAUREL NJ 08054 (856)813-1700 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$341,764.76***Three Hundred Forty-One Thousand Seven Hundred Sixty-Four and 76/100***

PUBLIC NOTICE

December 24, 31, 2015, January 7, 14, 2016 U32208 PRO (\$127.40)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-115004925
Division: CHANCERY
Docket Number: F03817214
County Listen County: Union
Plaintiff: NATIONSTAR MORTGAGE, LLC

Plaintiff: NATIONSTAR MORTGAGE, LLC VS
Defendant: SCOTT P. SALERNO
Sale Date: 01/27/2016
Writ of Execution: 09/28/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING: 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, NJ., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the municipality of ELIZABETH in the County of UNION and State of New Jersey.

Commonly known as address:
533 Birchwood Road,
Linden, NJ 07036
Municipality:
City of Linden

Linden, NJ 07036
Municipality: City of Linden
Lot and Block: Lot 31, Block 389
Approximate dimensions 100.000x 50.00 Feet
Nearest cross street: Verona Avenue
**THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$462,124.25**Four Hundred Sixty-Two Thousand One Hundred Twenty-Four and 25/100***

Attorney: BUCKLEY MADOLE, P.C. 99 WOOD AVENUE SOUTH SUITE 803 ISSLIN, NJ 08830

732-902-5399
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$475,793.20***Four Hundred Seventy-Five Thousand Seven Hundred Ninety-Three and 20/100***
Described 31, 2015, Jun. 7, 44, 31, 2016

December 31, 2015, Jan. 7, 14, 21, 2016 U32450 PRO (\$99.96)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004667
Division: CHANCERY
Docket Number: F01735913
County: Union
Plaintiff: CAPITAL ONE, N.A.

Plaintiff: CAPITAL ONE, N.A. VS
Defendant: S.G. LIND, LLC A/K/A SG LIND LLC
Sale Date: 01/06/2016
Writ of Execution: 06/15/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: City of Linden, County of Union, State of New Jersey.

PROPERTY TO BE SOLD IS LOCATED In:
City of Linden, County of Union, State of New
Jersey
PREMISES COMMONLY KNOWN AS: 2106
East Saint George Avenue, Linden, NJ 07036
TAX LOT #2, BLOCK #1
NEAREST CROSS STREET: Hagel Avenue
APPROXIMATE DIMENSIONS: 75X100
A FULL LEGAL DESCRIPTION OF THE
PREMISES CAN BE FOUND IN THE OFFICE
OF THE SHERIFF OF UNION COUNTY.
The sale is subject to any unpaid taxes and
assessments, tax, water, and sewer liens and
other municipal assessments. The amount due
can be obtained from the local taxing authority.
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 to a
return of the deposit paid. The Purchaser shall
have no further recourse against the Mortgagee
or the Mortgagee's attorney.
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
Courf 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.
*"Subject to tax sale certificate #'s: 11-00001,

any.
**Subject to tax sale certificate #'s: 11-00001, 030001

'THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$277,140.78***Two Hundred Seventy-Seven Thousand One Hun-dred Forty and 78/100***

Attorney:
MILSTEAD & ASSOCIATES, LLC
1 E. STOW ROAD
MARLTON, NJ 08053
(856) 482-1400

PUBLIC NOTICE

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$285,918.58***Two
Eighty-Five Thousand Nine Hundred
Eighteen
and 58/100***
December 10, 17, 24, 24, 75 December 10, 17, 24, 31, 2015 U31409 PRO (\$160.72)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004758
Division: CHANCERY
Docket Number: F03336014
County: Union
Plaintiff: HUDSON CITY SAVINGS BANK, FSB

Plaintiff: HODSON CITY SAVINGS BANK, FSB VS
Defendant: BONY BOURGOUIN; CHANTAL
BOURGOUIN; STATE OF NEW JERSEY
Sale Date: 01/13/2016
Writ of Execution: 07/29/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
MUNICIPALITY: City of Linden
COUNTY AND STATE: County of Union, State
of New Jersey

of New Jersey STREET AND STREET NUMBER: 910 Roselle

TAX LOT AND BLOCK NUMBERS: Lot: 13;

Block: 152
DIMENSIONS: 40 X 100
NEAREST CROSS STREET: Curtis Street
Beginning at a point in the Northeasterly sideline
of Roselle Street (80 feet right of way), said
point being distant 60.00 feet Southeasterly
along the same, from its intersection with the
Southeasterly sideline of Curtis Street (60 feet

Southeasterly sideline of Curtis Street (60 feet right of way).
Pursuant to a lax search of 09/16/2015; 2015
QTR 4 Taxes: \$2,322.11 Open, due on 11/01/2015; 2016 QTR 1 Taxes: \$2,305.23
Open, due on 02/01/2016; 2016 QTR 2 Taxes: \$2,305.23 Open, due on 05/01/2016; Trash: 07/01/2015-12/31/2015; \$120.00 Open.
This concripted describing describing the processible of the content of th

07/01/2015-12/31/2015; \$120.00 Open.
(This concise description does not constitute a legal description. A copy of the full legal description can be found at the Office of the Sheriff.)
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.

any.
THE SHERIFF RESERVES THE RIGHT TO
ADJOURN THIS SALE WITHOUT FURTHER
NOTICE THROUGH PUBLICATION.
JUDGMENT AMOUNT: \$438,453.18**Four
Hundred Thirty-Eight Thousand Four Hundred Thirty-Three and 18/100***

Attorney: FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 80 MAIN ST

ST ORANGE, NJ 07052 WEST ORANGE, NJ 07052
[973] 325-8800
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$453,865.03***Four Hundred FiftyThree Thousand Eight Hundred Sixty-Five and
03/100***

December 17, 24, 31, 2015, January 7, 2016 U32089 PRO (\$158.76)

LINDEN

Storage Post, Inc., will sell at Public Auction under New Jersey Lien laws for cash only on January 13, 2016 at 11:00AM and on such sucunder New Jersey Lien laws for cash only on January 13, 2016 at 11:00AM and on such succeeding days and times as may be necessary at 401 S. Park Ave., Linden, NJ 07036 the property described herein as belonging to: Natasha Venable #1147: cartons, clothing, furniture; Rosa M. Correa #1214: cartons, air conditioner, clothing; Patrina Currie #2064B: cartons, clothing, bags; Danielle D. Falirfax #2072: cartons, hair dryer, furniture; Peace C. Macpepple #2073: beds, cartons, bags; Clara Medina #2109: couch, chairs, cartons; Anette Irving #2113: refrigerator, couch, cartons; James D. Gwathney #2116: cartons, speakers, furniture; Sherell Y. Rudolph #2142: cartons, lotes, furniture; James D. Gwathney #2221: cartons, bike, toolbox; Carmen L. Cuza #2226: cartons, bags, furniture; Michael P. Rodriguez #3055: cartons, bags, TV: Charlel M. Davis #cartons, end table, totes; Mildrey S. Narcisco-Mathey #3232: cartons, bags, totes; Keith L. Baliey #3316: Lashawn Y. Williams #3345: sofas; Gregorio A. Torrestorres #5034: cartons, turniture; Arthur M. Vaz #6017: pillars, cartons, turniture; Arthur M. Vaz #6017: pillars, cartons, turniture; Arthur M. Vaz #6017: pillars, cartons, totes; Angela M. Penland #6033: furniture, cartons, vacuums; Davanand D. Bisram #P0062: boat.

Donald Bader & Patrick Williams, Auctioneers as Agents. Storage Post reserves the right to refuse any bid or cancel the auction for any reason.

December 24, 31, 2015 U33714 PRO (\$37.24)

PUBLIC NOTICE

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004523
Division: CHANCERY
Docket Number: F03133313
County: Union
Plaintiff: DEUTSCHE BANK NATIONAL TRUST
COMPANY, AS TRUSTEE FOR STRUCTURED
ASSET INVESTMENT LOAN TRUST MORTGAGE PASS THROUGH CERTIFICATES
SERIES 2004-1
VS

Defendant: JOSEPH V. CAPPLETTE; MRS. JOSEPH V. CAPPLETTE, HIS WIFE Sale Date: 01/06/2016
Wit of Execution: 08/14/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH TOWN PLAZA, Elizabeth, NJ., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of LIN-

Property to be sold is located in the CITY of LIN-DEN, County of UNION, State of New Jersey Premises commonly known as: 620 MCGILLVRAY PLACE, LINDEN, NJ 07036-

BEING KNOWN as LOT 7, BLOCK 485 on the official Tax Map of the CITY of LINDEN

official Tax Map of the CITY of LINDEN
Dimensions:
64.00FTX100.00FTX64.00FTX100.00FT
Nearest Cross Street: East Edgar Road
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.
"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 to
a return of the deposit paid. The Purchaser
shall have no further recourse against the
Mortgagor, the Mortgagee or the Mortgagee's
attorney.
"If after

Mortgagor, the Mortgagee or the Mortgagee's attorney.

"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.

if any.
JUDGMENT AMOUNT: \$326,087.35***Three
Hundred Twenty-Six Thousand Eighty-Seven
and 35/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$335,538.82***Three Hundred Thirty-Five Thousand Five Hundred Thirty-Eight and 82/100**** December 10, 17, 24, 31, 2015 U31951 PRO (\$168.56)

LINDEN

SHERIFF'S SALE Sheriff's File Number: CH-15004529 Division: CHANCERY Docket Number: F1728113 JOCKER NUMBER: F1726113 County: Union Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR ASSET BACKED SECURI-FIES CORPORATION HOME EQUITY LOAN RRUST 2004-HE4, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2004-HE4

THROUGH CERTIFICATES, SERIES 2004-HE4 VS
Defendant: BEATA FILIPKOWSKA, JERZY TOMASZEWSKI, MRS. TOMASZEWSKI, UNKNOWN SPOUSE OF JERZY TOMASZEWSKI, TRINITAS HOSPITAL, AND STATE OF NEW JERSEY Sale Date: 01/06/2016
Writ of Execution: 04/10/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: City of Linden, County of Union, in the State of New Jersey.

Jersey.
PREMISES COMMONLY KNOWN AS: 303
West Gibbons Street, Linden, NJ 07036
TAX LOT # 1 Block # 343
APPROXIMATE DIMENSIONS: 42' x 110'
NEAREST CROSS STREET: Dewitt Street

Taxes:
Current through 2nd Quarter.*
Third Quarter is past due in the amount of \$2,587.24, good through date 9/25/2015.*
Other:

PUBLIC NOTICE

Sewer and Garbage is past due in the amount of \$172.75, good through date 9/25/2015.*

"Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

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.

any.
THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE
SHERIFF OF UNION COUNTY
JUDGMENT AMOUNT: \$301,935.57***Three
Hundred One Thousand Nine Hundred Thirty-Five and 57/100***

Attorney: STERN & EISENBERG, PC 1040 N. KINGS HIGHWAY, SUITE 407 CHERRY HILL NJ 08034 (609)397-9200

(609)397-9200
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$323,112.42***Three Hundred
Twenty-Three Thousand One Hundred Twelve
and 42/100**
December 10, 17, 24, 31, 2015
U32135 PRO (\$160.72)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15004530
Division: CHANCERY
Docket Number: F1708610
County: Union
Plaintiff: WELLS FARGO BANK, N.A.
VS.

County: Union Plaintiff: WELLS FARGO BANK, N.A. VS
Defendant: PEDRO JOSE MEJIA; MARTA LEBRON; HANOVER INSURANCE COMPANY, SUBROGEE HAVANA SUMMIT FLOWER SHOP; STATE OF NEW JERSEY Sale Date: 01/06/2016
Writ of Execution: 09/22/2014
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in: The City of Linden, County of Union, State of New Jersey Commonly known as: 1523 Essex Avenue, Linden, NJ 07036
Tax Lot No.: 13 in Block: 42
Dimensions of Lot. (Approximately) 40x100
Nearest Cross Street: Grant Street
Subject to Tax and prior lien info: At the time of publication taxes/sewer/water information was not available. You must check with the tax collector for exact amounts due.
Subject to Trior Mortgages and Judgments (if any): None
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 any order directing payment of the surplus, money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

will have information regarding the same any.

The Fair Housing Act prohibits "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination" in connection with any aspect of a residential real estate transaction. KML LAW GROUP, PA encourages and supports the equal housing practices of the Fair Housing Act in the conduct of its business."

Note: The sheriff reserves the right to adjourn this sale for any length of time without further advertisement.

advertisement.
JUDGMENT AMOUNT: \$469,476.11***Four
Hundred Sixty-Nine Thousand Four Hundred
Seventy-Six and 11/100***

Attorney: KML LAW GROUP, P.C. MELLON INDEPENDENCE CENTER - SUITE

MELLON-INDEPENDENCE CENTER 5000 701 MARKET ST PHILADELPHIA PA 19106 (215)627-1322 NJ18656FC Sheriff: Joseph Cryan (215)627-1322 NJ18656FC
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$495,931.94***Four Hundred Ninety-Five Thousand Nine Hundred Thirty-One and
94/100***
December 10, 17, 24, 31, 2015
U32132 PRO (\$162.68)

LINDEN

Sheriff's File Number: CH-15004904

Division: CHANCERY Docket Number: F422709 County: Union Plaintiff: AURORA LOAN SERVICES LLC

Plaintin: AURORA LDAN SERVICES LLC
VS
Defendant: TAMMARA SANJURJO; CARLOS
SANJURJO: WACHOVIA BANK, NATIONAL
ASSOCIATION
Sale Date: 01/20/2016
Writ of Execution: 08/04/2015
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The Property to be sold is located in the CITY of
LINDEN in the County of UNION, State of New
Jersey.

Jersey, Tax Lot 27 Block 482

Tax Lot 27 Block 482
Commonly known as 711 McGillvray Place, Linden, New Jersey 07036
Dimensions of the Lot are (Approximately) 43
feet wide by 100 feet long.
Nearest Cross Street: Situated on the Northeasterly of McGillvray Place, 223 feet from the Northwesterly of Grier Avenue.
The Sheriff hereby reserve the right to adjourn this sale without further notice through publica-

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:88-21 the sale may also be subject to the limited lien priority of any condominium/ homeowner association liens which may exist. 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.

will have international if any if any JUDGMENT AMOUNT: \$611,005.93***Six Hundred Eleven Thousand Five and 93/100***

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY

14000 COMMERCE PARKWAY
SUITE B
MOUNT LAUREL NJ 08054
(856)793-3080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$696,811.69***Six Hundred NinetySix Thousand Eight Hundred Eleven and
69/100***

December 24, 31, 2015, January 7, 14, 2016 U32221 PRO (\$148.96)

LINDEN

Sheriff's File Number: CH-15004912 Division: CHANCERY Docket Number: F3849009 County: Union Plaintiff: WELLS FARGO BANK, NA DBA AMER-ICAS SERVICING COMPANY

ICAS SERVICING COMPANY VS
Defendant: HUGO LOPEZ; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. AS A NOMINEE FOR CREDIT SUISSE FIRST BOSTON FINANCIAL CORPORATION, ITS SUCCESSORS AND ASSIGNS; AMPARO LOPEZ; STATE OF NEW JERSEY Sale Date: 01/20/2016
Writ of Execution: 09/18/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 13T FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the CITY of LIN-

Property to be sold is located in the CITY of LIN-DEN, County of UNION, State of New Jersey Premises commonly known as: 1201 NORTH STILES STREET, LINDEN, NJ 07036-6016 BEING KNOWN as LOT 22, BLOCK 417 on the official Tax Map of the CITY of LINDEN Dimensions:

100.00FTX57.00FTX100.00FTX57.00FT

Dimensions:

100.00FTX57.00FTX100.00FTX57.00FT
Nearest Cross Street: Edgar Road
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.

"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 to
a return of the deposit paid. The Purchaser
shall have no further recourse against the
Mortgagor, the Mortgagee or the Mortgagee's
attorney.

"If for the sale and estimation of the

attorney.
***If after the sale and satisfaction of the mortgage debt, including costs and expens-

PUBLIC NOTICE

es, 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.

JUDGMENT AMOUNT: \$367,830.58***Three Hundred Sixty-Seven Thousand Eight Hundred Thirty and 58/100***

Attorney: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$377.555.76***Three Hundred Sev-enty-Seven Thousand Five Hundred Fifty-Five and 76/100*** December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32407 PRO (\$168.56)

LINDEN

SHERIFF'S SALE
Sheriff's File Number: CH-15005001
Division: CHANCERY
Docket Number: F00548013
County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
F/K/A THE BANK OF NEW YORK AS SUCCESSOR TRUSTEE FOR JPMORGAN CHASE
BANK, N.A., AS TRUSTEE FOR THE BENEFIT
OF THE CERTIFICATEHOLDERS OF POPULAR ABS, INC. MORTGAGE PASS-THROUGH
CERTIFICATES SERIES 2006-C
VS

fendant: CARLOS ZOLIO AND WANDA

VS
Defendant: CARLOS ZOLIO AND WANDA
CARTER
Sale Date: 01/27/2016
Writ of Execution: 08/07/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day,
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: City
of Linden, County of Union, in the State of New
Jersey.

Jersey.
PREMISES COMMONLY KNOWN AS: 39 Main Street, Linden, NJ 07036
TAX LOT # 1 Block # 569
TAX LOT # 1 Block # 569
APPROXIMATE DIMENSIONS: 4127 SF NEAREST CROSS STREET: Tremely Point

Taxes: Current through 3rd Quarter of 2015*

Current through 3rd Quarter of 2015*
Other:
Sewer is due in the amount of \$740.24, plus interest through date of payoff*
"Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.
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.

will have information regarding the surplus, in any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF UNION COUNTY JUDGMENT AMOUNT: \$376,665,04**Three Hundred Seventy-Six Thousand Six Hundred Sixty-Five and 04/100***

Attorney: STERN & EISENBERG, PC 1040 N. KINGS HIGHWAY, SUITE 407 CHERRY HILL NJ 08034 (609)397-9200 Sheriff: Joseph Cryan

(609)397-9200
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$387,468.00***Three Hundred
Eighty-Seven Thousand Four Hundred SixtyEight and 00/100***
December 31, 2015, January 7, 14, 21, 2016
U32673 PRO (\$156.80)

LINDEN

SHERIFF'S SALE Sheriff's File Number: CH-15004853 Division: CHANCERY Docket Number: F748615 County: Union
Plaintiff: THE BANK OF NEW YORK MELLON
Plaintiff: THE BANK OF NEW YORK, AS
TRUSTEE FOR THE HOLDERS OF CWALT,
INC., ALTERNATIVE LOAN TRUST 2004-J13,
MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2004-J13

VS
Defendant: RUBEN CARABALLO, MRS. CARABALLO, UNKNOWN SPOUSE OF RUBEN
CARABALLO, MIDLAND FUNDING, LLC AND
NEW CENTURY FINANCIAL SERVICES
Sale Date: 01/13/2016

PUBLIC NOTICE

Writ of Execution: 09/10/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.

PROPERTY TO BE SOLD IS LOCATED IN: City of Linden, County of Union, in the State of New Jersey.

Jersey.
PREMISES COMMONLY KNOWN AS: 36 E.
19th Street, Linden, NJ 07036
TAX LOT # 8, 150, 1916, 1917 Block # 540
APPROXIMATE DIMENSIONS: 50' x 100'
NEAREST CROSS STREET: Clinton Street

Taxes: Current through 3rd Quarter of 2015.* Other: Cartificate #14-00332 in the arr

Current through 3rd Quarter of 2015."
Other:
Certificate #14-00332 in the amount of \$1,355.54, good through date 10/9/2015."
*Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.
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 Courf 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.

any.
THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE
SHERIFF OF UNION COUNTY
JUDGMENT AMOUNT: \$370,547.97***Three
Hundred Seventy Thousand Five Hundred
Forty-Seven and 97/100***

Attorney: STERN AND EISENBERG LLP -

STERN AND EISENBERG LLP-LAW OFFICES 1040 N. KINGS HIGHWAY SUITE 407 CHERRY HILL NJ 08034 (215)572-8111 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$383,482.63***Three Hundred Eighty-Three Thousand Four Hundred Eighty-Two and 63/100***
December 17, 24, 31, 2015, January 7, 2016 U32379 PRO (\$160.72)

ROSELLE

SHERIFF'S SALE Sheriff's File Number: CH-15004846 Division: CHANCERY Docket Number: F1981007 County: Union Plaintiff: BANK OF AMERICA, N.A.

County: Union
Plaintiff: BANK OF AMERICA, N.A.
VS
Defendant: MARIO O. PEREZ
Sale Date: 01/13/2016
Writ of Execution: 06/01/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
MUNICIPALITY:
Roselle
COUNTY: UNION
STATE OF N.J.
STATE OF N.J.
STATE OF N.J.
STREET & STREET NO: 1032 Sheridan Drive TAX BLOCK AND LOT:
BLOCK: 1206
LOT: 9
DIMENSIONS OF LOT: 189.87' x 52.40'
NEAREST CROSS STREET: Newman Place
SUPERIOR INTERESTS (if any): Roselle Boro holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$205.11 as of 09/02/2015.
The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.
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.

JJDGMENT AMOUNT: \$315,995.97**Three

any, JUDGMENT AMOUNT: \$315,995.97***Three Hundred Fifteen Thousand Nine Hundred Ninety-Five and 97/100***

Ninety-Five and 97/100***
Attorney:
Attorney:
POWERS KIRN - COUNSELORS
728 MARNE HWY
PO. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(855)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$450,711.43***Four Hundred Fifty
Thousand Seven Hundred Eleven and 43/100***
December 17, 24, 31, 2015, January 7, 2016
U32006 PRO (\$125.44)

PUBLIC NOTICE

ROSELLE

SHERIFF'S SALE Sheriff's File Number: CH-15004961 Division: CHANCERY Docket Number: F00386414 County: Union Plaintiff: DLJ MORTGAGE CAPITAL, INC.

Plaintiff: DLJ MORTGAGE CAPITAL, INC. VS
Defendant: ANDERIA HODGE; MR. HODGE, HUSBAND OF ANDERIA HODGE AND SHANTE PEARSON, TENANT Sale Date: 01/27/2016
Wit of Execution: 07/22/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the BORO OF ROSELLE, County of Union, and State of NJ. It is commonly known as 128 DENNIS STREET, ROSELLE, NJ 07203
It is known and designated as Block 4404, Lot 6

ROSELLE, NJ 07203
It is known and designated as Block 4404, Lot 6
(f/k/a Block 86.6, Lot 17).
The dimensions are approximately 50 feet wide
by 100 feet long.
Nearest cross street: Wheatsheaf Road
Prior lien(s): 3rd Quarter Taxes partially paid.
Past due amount \$1,260.08 plus \$24.36 interest

Past due amount \$1,280.08 plus \$24.36 interest.

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. 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.

THE SHERIFF HEREBY RESERVES THE

any.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. JUDGMENT AMOUNT: \$615,415.92***SIX Hundred Fifteen Thousand Four Hundred Fifteen and 92/100***

Attorney: STERN LAVINTHAL & FRANKENBERG, LLC 105 EISENHOWER PARKWAY - SUITE 302 ROSELAND NJ 07068

ROSELAND NJ 07068 973-797-1100 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$633,149.42***Six Hundred Thirty-Three Thousand One Hundred Forty-Nine and

December 31, 2015, January 7, 14, 21, 2016 U32650 PRO (\$152.88)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004906
Division: CHANCERY
Docket Number: F00035415
County: Union
Plaintiff: U.S. BANK, NATIONAL ASSOCIATION, AS TRUSTEE FOR THE CERTIFICATE-HOLDERS OF THE LXS 2006-4N TRUST
FUND
VS

HOLDERS OF THE LXS 2006-4N TRUST FUND VS
Defendant: NINFA GAVILINEZ A/K/A NINFA GAVILANEZ; ROBERTO A. GAVILINEZ A/K/A ROBERTO A. GAVILANEZ; STATE OF NEW JERSEY
Sale Date: 01/20/2016
Writ of Execution: 09/04/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: Borough of Roselle, County of Union, State of New Jersey.
PREMISES COMMONLY KNOWN AS: 318 East 1st Avenue, Roselle, NJ 07203
TAX LOT # 4, BLOCK # 1602
NEAREST CROSS STREET: Chandler Avenue APPROXIMATE DIMENSIONS: 60X140
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF UNION COUNTY.
The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority, 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 only be entitled to a return of the deposit paid. The Purchaser shall

PUBLIC NOTICE

have not further recourse against the Mortgagee or the Mortgagee's attorney**

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.

any.

"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

JUDGMENT AMOUNT: \$436,232.04***Four Hundred Thirty-Six Thousand Two Hundred Thirty-Two and 04/100***

Nitry-Iwo and 04/100***
Attorney:
MILSTEAD & ASSOCIATES, LLC
1E. STOW ROAD
MARLTON, NJ 08053
(856) 482-1400
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$449,213.22***Four Hundred FortyNine Thousand Two Hundred Thirteen and
22/100***
December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32217 PRO (\$166.60)

ROSELLE

SHERIFF'S SALE Sheriff's File Number: CH-15004930 Division: CHANCERY Docket Number: F03182714 County: Union
Plaintiff: BANK OF AMERICA, N.A.

Plaintiff: BANK OF AMERICA, N.A. VS
Defendant: FRANKLIN RICHARDSON, III.
Sale Date: 01/27/2016
Writ of Execution: 07/09/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in Boro of Roselle in the County of Union, and State of New Jersey.

Roselle in the County of Union, and State of New Jersey
Commonly known as 521 West 6th Avenue,
Roselle, NJ 07203;
Tax Lot No. 44 Block 7105
Dimensions of Lot: (Approximately) 50 feet wide by 137.05 feet long
Nearest Cross Street: Washington Avenue
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.

any.

THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICA-

TION.
JUDGMENT AMOUNT: \$217,328.05***Two
Hundred Seventeen Thousand Three Hundred Twenty-Eight and 05/100***

Attorney: KML LAW GROUP, P.C. 216 HADDON AVENUE STE. 406 WESTMONT, NJ (215) 627-1322 Sheriff: Joseph Cryan

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$224,779,93***Two Hundred Twenty-Four Thousand Seven Hundred Seventy-Nine
and 93/100***

December 31, 2015, January 7, 14, 21, 2016 U32455 PRO (\$123.48)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004956
Division: CHANCERY
Docket Number: F0357810
County: Union
Plaintiff: BENEFICIAL FINANCIAL LINC., SUCCESSOR BY MERGER TO BENEFICIAL NEW
JERSEY, INC. D/B/A BENEFICIAL MORTGAGE
COMPANY
VS

VS
Defendant: REINALDO RUIZ, LISA RUIZ AND
STATE OF NEW JERSEY
Sale Date: 01/27/2016
Writ of Execution: 07/22/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the Borough of Roselle.

In the County of Union and the State of New Jersey. Premises commonly known as: 629 Meadow

Premises
Street
Block 503, Lot 17
Directions of Cold (Approximately): 50' x 80'
Nearest Cross Street: Hamilton Street
Subject to: Tax Lien as of 09/30/2015

Subject to: Tax Lien as of 09/30/2015
"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION"
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.

any. JUDGMENT AMOUNT: \$438,862.99***Four Hundred Thirty-Eight Thousand Eight Hun-dred Sixty-Two and 99/100***

CABE, WEISBERG & CONWAY, P.C. HADDON AVE

MC CABE, WEISBERG & CONWAY, P.C. 216 HADDON AVE SUITE 201
WESTMONT NJ 08108 (856)858-7080 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total Upset: \$452,625.23***Four Hundred Fifty-Two Thousand Six Hundred Twenty-Five and 23/100*** December 31, 2015. January 7, 14, 21, 2016

December 31, 2015, January 7, 14, 21, 2016 U32683 PRO (\$135,24)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004760
Division: CHANCERY
Docket Number: F00598914
County: Union
Plaintiff: NATIONSTAR MORTGAGE LLC

Plaintiff: NATIONSTAR MORTGAGE LLC VS
Defendant: TONYA WILLIAMS; MR. WILLIAMS, HUSBAND OF TONYA WILLIAMS; MELBA BARLOW; STATE OF NEW JERSEY; AMERICAN PIONEER FCU AKA K OF C FEDERAL; EMCC INC; KEVINJ. CORRY, DDS; ANESTHE-SIA ASSOC OF MORRISTOWN Sale Date: 01/13/2016
Wit of Execution: 05/29/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales. The property to be sold is located in the BOROUGH OF ROSELLE, County of Union, and State of NJ.

It is commonly known as 917 WARREN STREET ROSELLE IN 107203

State of NJ.
It is commonly known as 917 WARREN STREET, ROSELLE, NJ 07203
It is known and designated as Block 2305, Lot 9. The dimensions are approximately 73.48 feet wide by 100 feet long.
Nazaest cross street: White Street Prior lien(s): 3rd quarter taxes past due \$3,025.35. Special Charges account past due \$206.36

\$3,025.35. Special Charges account past due \$206.36

*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.

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.

****THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.***
JUDGMENT AMOUNT: \$356,144.49***Three Hundred Fifty-Six Thousand One Hundred Forty-Four and 49/100****
Attorney:

STERN LAVINTHAL & FRANKENBERG, LLC 105 EISENHOWER PARKWAY - SUITE 302

PUBLIC NOTICE

ROSELAND NJ 07068
973-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$368,507.05***Three Hundred
Sixty-Eight Thousand Five Hundred Seven and
05/100*** December 17, 24, 31, January 7, 2015 U32242 PRO (\$160.72)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004650
Division: CHANCERY
Docket Number: F1748310 County: Union Plaintiff: WELLS FARGO BANK, N.A.

Plaintiff: WELLS FARGO BANK, N.A. VS
Defendant: ARNOLD PORTILLA, HIS/HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT. TITLE AND INTEREST: INES CRUZ; JOE HAND PROMOTIONS: EVENT ENTERTAINMENT Sale Date: 0.1/06/2016
Writ of Execution: 0.9/19/2014
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in: The Borough of Roselle, Country of Union, State of New Jersey

Jersey
Commonly known as: 1531A St. George
Avenue, Roselle, NJ 07203. The property is
also known as 1531 St. George Avenue, Unit
A, Roselle, NJ 07203
Tax Lot No.: 93, C531A in Block: 1403
Dimensions of Lot: (Approximately): CONDO-

MINIUM
Nearest Cross Street: Carolyn Terrace
Subject to any open taxes, water/sewer,
municipal or tax liens that may be due.
Subject to Tax and prior lien info: At the time

Subject to Tax and prior lien info: At the time of publication taxes/sewer/water information was not available. You must check with the tax collector for exact amounts due.

Subject to Prior Mortgages and Judgments (if any): None

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.

will have information regarding the surplus, if any.

"The Fair Housing Act prohibits "any preference, limitation, or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination" in connection with any aspect of a residential real estate transaction. KML LAW GROUP, PC encourages and supports the equal housing practices of the Fair Housing Act in the conduct of its business."

Note: The sheriff reserves the right to adjourn this sale for any length of time without further advertisement.

JUDGMENT AMOUNT: \$169,918.40***One Hundred Sixty-Nine Thousand Nine Hundred Eighteen and 40/100***

Attorney: KML LAW GROUP, P.C. MELLON INDEPENDENCE CENTER - SUITE

5000
701 MARKET ST
PHILADELPHIA PA 19106
(215)627-1322
NJ18676FC
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$181,055.39***One Hundred
Eighty-One Thousand Fifty-Five and 39/100***
December 10, 17, 24, 31, 2015
U31963 PRO (\$172.48)

SHERIFF'S SALE
Sheriff's File Number: CH-15004657
Division: CHANCERY
Docket Number: F4581709
County: Union
Plaintiff: NATIONSTAR MORTGAGE, LLC

VS
Defendant: ELLUAH GIBBS, SR; DORA GIBBS
Sale Date: 01/06/2016
Writ of Execution: 08/21/2015
By virtue of the above-stated writ of execution
to me directed I shall expose for sale by public

PUBLIC NOTICE

venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales. Property to be sold is located in the BOROUGH of ROSELLE, County of UNION, State of New Jersey

Premises commonly known as: 911 SHERIDAN AVENUE, ROSELLE, NJ 07203-2241 BEING KNOWN as LOT 16, BLOCK 1205 on the official Tax Map of the BOROUGH of ROSELLE

the official Tax Map of the BOROUGH of ROSELLE
Dimensions:
100.00FTX50.00FTX100.00FTX50.00FT
Nearest Cross Street: N/A
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgage or the Mortgage's attorney.

""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,

JUDGMENT AMOUNT: \$442,948.30°**Four

if any. JUDGMENT AMOUNT: \$442,948.30***Four Hundred Forty-Two Thousand Nine Hundred Forty-Eight and 30/100***

Attomey: PHELAN HALLINAN & DIAMOND, PC 400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan

Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$462,522.08***Four Hundred SixtyTwo Thousand Five Hundred Twenty-Two and
08/100***

December 10, 17, 24, 31, 2015 U31404 PRO (\$162.68)

SHERIFF'S SALE
Sheriff's File Number: CH-15004744
Division: CHANCERY
Docket Number: F00706112
County: Union
Plaintiff: ONE WEST BANK, FSB

Plainuir: UNE WEST BARN, FSB VS
Defendant: REGINALDO REYES; NORMA REYES, WIFE OF REGINALDO REYES
Sale Date: 01/13/2016
Writ of Execution: 09/08/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the BOROUGH of ROSELLE, County of UNION, State of New Jersey

Jersey
Premises commonly known as: 230 EAST 7TH
AVENUE, ROSELLE, NJ 07203-2030
BEING KNOWN as LOT 11, BLOCK 2102 on
the official Tax Map of the BOROUGH of
DOSELLE

ROSELLE
Dimensions: 200.00X45.00X200.00X45.00
Nearest Cross Street: SPRUCE STREET
The Sheriff hereby reserves the right to
adjourn this sale without further notice by
publication.
"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

PUBLIC NOTICE

current amount due thereon.
**If the sale is set aside for any reason, the
Purchaser at the sale shall be entitled only to
a return of the deposit paid. The Purchaser
shall have no further recourse against the
Mortgagor, the Mortgagee's
attorney.

Mortgagor, the Mortgagee or the Mortgagee's attorney. ""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.

If any. JUDGMENT AMOUNT: \$336,700.54***Three Hundred Thirty-Six Thousand Seven Hun-dred and 54/100***

dred and 54/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$361,352,64***Three Hundred
Sixty-One Thousand Three Hundred Fifty-Two
and 64/100***
December 17, 24, 31, 2015, January 7, 2016

and 64/100*** December 17, 24, 31, 2015, January 7, 2016 U32013 PRO (\$158.76)

ROSELLE

SHERIFF'S SALE Sheriff's File Number: CH-15004745 Division: CHANCERY Docket Number: F1433109

County: Union
Plaintiff: PHH MORTGAGE CORPORATION

Plaintiff: PHH MORTGAGE CORPORATION VS
Defendant: SAMUEL WEST, JR, HIS HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS, THEIRS, OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTERST: EVELYN WEST; WILLIAM PITTS; MRS. WILLIAM PITTS; HIS WIFE; STATE OF NEW JERSEY; UNITED STATES OF AMERICA Sale Date: 01/13/2016
Writ of Execution: 09/02/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the BOROUGH of ROSELLE, County of UNION, State of New Jersey

Premises commonly known as: 128 EAST 5TH AVENUE, APT. G, ROSELLE, NJ 07203 BEING KNOWN as LOT 5.07, BLOCK 3202 on the official Tax Map of the BOROUGH of ROSELLE

the official Tax Map of the BOROUGH of ROSELLE
Dimensions: 80ft x 18.75ft x 80ft x 18.75ft
Nearest Cross Street: Chestnut Street
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.
"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 forcelosed 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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
"If after the sale and satisfaction of the

Mortgagor, the Mortgagee or the Mortgagee's attorney.

***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.

JUDGMENT AMOUNT: \$308,312.00***Three Hundred Eight Thousand Three Hundred Twelve and 00/100***

Attorney:

Attorney: PHELAN HALLINAN & DIAMOND, PC

PUBLIC NOTICE

400 FELLOWSHIP RD SUITE 100 MT LAUREL NJ 08054 (856)813-5500 Sheriff: Joseph Cryan A full legal description can be found at the Union County Sheriff's Office Total 'Upset: \$395,189.19***Three Hundred Ninety-Five Thousand One Hundred Eighty-Nine and 19/100*** December 17, 24, 31, January 7, 2016

December 17, 24, 31, January 7, 2016 U32248 PRO (\$170.52)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004896
Division: CHANCERY
Docket Number: F4575409
County: Union
Plaintiff: WILMINGTON SAVINGS FUND SOCIETY, FSB DBA CHRISTIANA TRUST AS TRUSTEE FOR HLSS MORTGAGE MASTER TRUST FOR THE BENEFIT OF THE HOLDERS OF THE SERIES 2014-1 CERTIFICATES ISSUED BY HLSS MORTGAGE MASTER TRUST

Defendant: JAMES SIMS: STATE OF NEW JER-

SEY
Sale Date: 01/20/2016
Writ of Execution: 09/11/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be solid is located in the BOROUGH of ROSELLE, County of UNION, State of New Jersey

Dersey
Premises commonly known as: 1011 OAK
STREET, ROSELLE, NJ 07203-2052
BEING KNOWN as LOT 10, BLOCK 2802 on
the official Tax Map of the BOROUGH of

Dimensions: 100.00FT X 50.00FT X 100.00FT X 50.00FT

ROSELLE
Dimensions: 100.00FT X 50.00FT X 100.00FT X 50.00FT
Nearest Cross Street: Tenth Avenue
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgage is attorney.

**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.

JUDGMENT AMOUNT: \$357,779.05**Three

if any. JUDGMENT AMOUNT: \$357,779.05***Three Hundred Fifty-Seven Thousand Seven Hun-dred Seventy-Nine and 05/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Shariff: Joseph Cryan

(050)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$372,172.40***Three Hundred Seventy-Two Thousand One Hundred Seventy-Two
and 40/100*** December 24, 31, 2015, January 7, 14, 2016 U32416 PRO (\$172.48)

SHERIFF'S SALE
Sheriff's File Number: CH-15004914
Division: CHANCERY
Docket Number: F00988515
County: Union
Plaintiff: BANK OF AMERICA, N.A.

CONTINUED ON NEXT PAGE

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SUBSCRIBE

908-686-7700

VS
Defendant: EDUARDO ARAUZ AND EVELYN
ARAUZ, HIS WIFE
Sale Date: 01/27/2016
Writ of Execution: 08/03/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The property to be sold is located in the BORO
OF ROSELLE, County of Union and State of N.J.
It is commonly known as 483 WEST 6TH
AVENUE, ROSELLE, NJ 07203
It is known and designated as Block 6402, Lot 5.
The dimensions are approximately 60 feet wide
by 155.28 feet long.
Nearest cross street: Washington Avenue
Prior lien(s): NONE
"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 llen being foreclosed and, if so the
current amount due thereon.

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, if
any.
THE SHERIFF HERBBY RESERVES THE
RIGHT TO ADJOUNN THIS SALE WITHOUT

any.

THE SHERIFF HERBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. JUDGMENT AMOUNT: \$391,994.39***Three Hundred Ninety-Four and 39/100***

Attention:

dred Ninety-Four and 39/100***
Attorney:
STERN LAVINTHAL & FRANKENBERG, LLC
105 EISENHOWER PARKWAY - SUITE 302
ROSELAND NJ 07068
973-797-1100
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriffs Office
Total Upset: \$403,340.69***Four Hundred Three
Thousand Three Hundred Forty and 69/100***
December 31, 2015, January 7, 14, 21, 2016
U32675 PRO (\$145.04)

ROSELLE

SHERIFF'S SALE Sheriff's File Number: CH-15004750 Division: CHANCERY Docket Number: F04749813 County: High County: Union Plaintiff: ONEWEST BANK, FSB

Plaintiff: ONEWEST BANK, FSB
VS
Defendant: LOIS HOUSTON, HER HEIRS,
DEVISEES AND PERSONAL REPRESENTATIVES AND HIS, HER, OR ANY OF THEIR
SUCCESSORS IN RIGHT, TITLE AND INTEREST; KENNETH E. HOUSTON, SHARON
WILBORN; VICKIE Y. HOUSTON A/K/A VICKIE
LEWIS; LEWIS HOUSTON, HIS HEIRS,
DEVISEES AND PERSONAL REPRESENTATIVES AND HIS, HER, OR ANY OF THEIR
SUCCESSORS IN RIGHT, TITLE AND INTEREST; STATE OF NEW JERSEY; UNITED
STATES OF AMERICA
Sale Date: 01/13/2016
Writ of Execution: 08/10/2015
By virtue of the above-stated writ of execution to
me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
PROPERTY TO BE SOLD IS LOCATED IN: Borough of Roselle, County of Union, in the State of
New Jersey.
PREMISES COMMONLY KNOWN AS:

ough or roselle, County of Union, in the State of New Jersey.

PREMISES COMMONLY KNOWN AS:
26 Westbrook Court
Roselle, NJ 07203

TAX LOT # 113 Block # 5903

APPROXIMATE DIMENSIONS: 1152 SF
NEAREST CROSS STREET: Pine Street
*Also subject to subsequent taxes, water and sewer plus interest on these figures through date of payoff.

sever plus interest on these rigures through date of payoff.

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.

ANY.
THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT.

A FULL LEGAL DESCRIPTION OF THE PREM-ISES CAN BE FOUND IN THE OFFICE OF THE

PUBLIC NOTICE

SHERIFF OF UNION COUNTY JUDGMENT AMOUNT: \$261,735.90***Two Hundred Sixty-One Thousand Seven Hun-dred Thirty-Five and 90/100*** PARKER MCCAY PARKER MCCAY
P.O. BOX 5054
9000 MIDLANTIC DRIVE
SUITE 300
MT. LAUREL NJ 08054
856-596-8900
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$269,686.30***Two Hundred SixtyNine Thousand Six Hundred Eighty-Six and
30/100*** December 17, 24, 31, 2015, January 7, 2016 U32380 PRO (\$162.68)

ROSELLE

SHERIFF'S SALE
Sheriff's File Number: CH-15004844
Division: CHANCERY
Docket Number: F02892513
County: Union
Plaintiff U.S. BANK, NATIONAL ASSOCIATION,
AS TRUSTEE SUCCESSOR IN INTEREST TO
BANK OF AMERICA NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY MERGER TO
LASALLE BANK NATIONAL ASSOCIATION, AS
TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSETBACKED PASS-THROUGH CERTIFICATES,
SERIES 2007-RS1
VS

SERIES 2007-RS1
VS
Defendant: JENNIFER OCHOA, MR. OCHOA, HUSBAND OF JENNIFER OCHOA, SUNTRUST BANK ET AL
Sale Date: 01/13/2016
Wit of Execution: 08/20/2015
By virtue of the above-stated writ of execution to me directed 1 shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the aftermoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
MUNICIPALITY: Roselle Borough COUNTY: UNION STATE OF N.J.
STREET & STREET NO:
130 East 10th Avenue
TAX BLOCK AND LOT:

TAX BLOCK AND LOT:
BLOCK: 3501
LOT: 7
DIMENSIONS OF LOT: 200' x 50'
NEAREST CROSS STREET: 350' from Chest-

nut Street
SUPERIOR INTERESTS (if any):
Roselle Boro Taxes holds a claim for taxes due
and/or other municipal utilities such as water
and/or sewer in the amount of \$2573.62 as of
08/24/2015.

and/or sewer in the amount or \$257.02 as or 08/24/2015. The Sheriff hereby reserves the right to adjourn this sale without further notice through publication. 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.

any.
JUDGMENT AMOUNT: \$333,892.00***Three
Hundred Thirty-Three Thousand Eight Hundred Ninety-Two and 00/100***

Attorney: No and 00/100***
POWERS KIRN - COUNSELORS
728 MARNE HWY
PO. BOX 848 - SUITE 200
MOORESTOWN NJ 08057
(856)802-1000
Sheriff: Joseph Cryan

(856)802-1000
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$348,829,25***Three Hundred
Forty-Eight Thousand Eight Hundred TwentyNine and 25/100***
December 17, 24, 31, 2015, January 7, 2016
U32388 PRO (\$152.88)

OBS-LEGALS

MOUNTAINSIDE

BOROUGH OF MOUNTAINSIDE COUNTY OF UNION, NEW JERSEY

NOTICE OF PASSED ORDINANCE

NOTICE IS HEREBY GIVEN that the following ordinance was passed and adopted on second and final reading at a Regular Meeting duly held by the Mayor and Council of the Borough of Mountainside, County of Union, New Jersey in the Municipal Building, 1385 Route 22, Mountainside, New Jersey held on the 29th day of December 2015.

Martha Lopez Borough Clerk

ORDINANCE 1240-2015

AN ORDINANCE ADOPTING THE REDEVEL-OPMENT PLAN - BARNES TRACT, BLOCK 14, LOT 14 U33946 OBS December 31, 2015 (\$11.76)

PUBLIC NOTICE

MOUNTAINSIDE

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that resolutions were approved at a public meeting by the Mountainside Planning Board on December 22, 2015. The applications were heard on November 23, 2015, at the Mountainside Municipal Building, 1385 Route 22, Mountainside, NJ 07092.

Thomas Dinorscio, 1638 Larkspur Drive, Block 3.A, Lt 81 — Applicants proposed to construct a raised patio with a roof in the rear of a single-family dwelling, with variances.

Christine Durbak, 478 Summit Road, Block 7.B, Lot 3.A – Applicant proposed to install solar pan-els onto the roof of a single-family dwelling, with

APPROVED

Capitol Senior Housing, 1042-1050 Springfield Avenue, Block 24.D, Lots 7, 7.A, 8.A, 8.B – Applicants proposed preliminary and final site plan and development to construct a79 unit plan assisted living facility with ancillary site improvements, with variances.

APPROVED

The Planning Board approved the Redevelopment Plan for the Barnes Tract, Block 14, Lot 14, as referred to the Planning Board by Mayor and Council.

Ruth M. Rees

Secretary U34077 OBS December 31, 2015 (\$19.60)

SPRINGFIELD

Explanation: This resolution authorizes purchase of the real estate tax module from Edmunds & Associates for 2016 (COAF).

TOWNSHIP OF SPRINGFIELD **RESOLUTION NO. 2015-380**

WHEREAS, the Township of Springfield currently utilizes Vital software to maintain its real estate tax program which provides no integration with the current general ledger and does not have a data storage on the Township's IT servers; and

have a data storage on the Township's IT servers; and WHEREAS, the Township of Springfield now desires to purchase the Edmunds' module for maintaining the Township's real estate tax programs and which module permits integration with the Township's general ledger and allows all data to be stored and backed up on the Township's servers; and WHEREAS, the Chief Financial Officer has recommended this purchase.

WHEREAS, the Chief Financial Officer has recommended this purchase.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Springfield, County of Union that the Mayor and Municipal Clerk are authorized to purchase the real estate tax module from Edmunds at a total price not to exceed \$15,940.00 including training and conversion of all data from the old software to be installed no later than September 30, 2016.

BE IT FURTHER RESOLVED that the Chief Financial Officer has issued a certificate of available funds, charging account 5-01-20-140-000-207, which is incorporated herein by reference. TAKE NOTICE that the foregoing Resolution was adopted at the Regular Meeting by the Township Committee, of the Township of Springfield, County of Union, State of New Jersey, on Tuesday, December 22, 2015.

Linda M. Donnelly, RMC Township Clerk U33956 OBS December 31, 2015 (\$23.52)

Explanation: This resolution authorizes the purchase of furniture and fixtures for the Library from Library Interiors (COAF).

SHIP OF SPRINGFIELD RESOLUTION NO. 2015-381

Whereas, the Director of the Springfield Public Library has determined a need for furniture and fixtures in the Library; and Whereas, the capital budget for the Township of Springfield contains among other things a line item(s) for the purchase of furniture and fixtures;

Whereas, these purchases are made under

Whereas, these purchases are made under State contract.

NOW, THEREFORE, BE IT RESOLVED by the Township Committee of the Township of Springfield, County of Union, that the Director of the Springfield Library is authorized to purchase furniture and fixtures from Library Interiors Inc. at a price not to exceed \$38,521.89 to be installed or delivered before 07/01/2016 pursuant to the proposal dated 107/12015 at prices consistent with the State contract.

posal dated 10/7/2015 at prices consistent with the State contract.

BE IT FURTHER RESOLVED that a Certificate of Available Funds has been issued by the Chief Financial Officer and is incorporated herein by reference, charging among other accounts C-04-05-019-962-028.

TAKE NOTICE that the foregoing Resolution was adopted at the Regular Meeting by the Township Committee, of the Township of Springfield, County of Union, State of New Jersey, on Tuesday, December 22, 2015.

Linda M. Donnelly, RMC Township Clerk U34076 OBS December 31, 2015 (\$20.09)

PUBLIC NOTICE

SPRINGFIELD

PUBLIC NOTICE TOWNSHIP OF SPRINGFIELD NOTICE OF CONTRACT AWARD

The Township Committee of the Township of Springfield has awarded a Contract without competitive bidding as a Professional Service pursuant to M.J.S.A. 40A:11-1 et seq. This contract and Resolution 2015-395 authorizing it are available for public inspection in the office of the Township Clerk. This contract has been awarded to Keller & Kirkpatrick, Inc., at a fee not to exceed \$22,100.00 for the period December 23, 2015 to March 31, 2016. The purpose of the contract is for design plans, specifications, construction documents and construction administration for the replacement of the existing roof-top air handing units at the Springfield Library and for provision of temporary heat for the winter season.

Linda M. Donnelly, RMC Township Clerk U33955 OBS December 31, 2015 (\$13.23)

SPRINGFIELD

PUBLIC NOTICE TOWNSHIP OF SPRINGFIELD NOTICE OF CONTRACT AWARD

The Township Committee of the Township of Springfield has awarded a Contract without competitive bidding as a Professional Service pursuant to N.J.S.A. 40A:11-1 et seq. This contract and Resolution 2015-376 authorizing it are available for public inspection in the office of the Township Clerk. This contract has been awarded to Keller & Kirkpatrick, Inc., at a fee not to exceed \$29,600.00 for the period December 23, 2015 to August 31, 2016. The purpose of the contract is for engineering services for design plans, specifications and construction documents for the 2016 Road Improvement Project.

Linda M. Donnelly, RMC Township Clerk U33959 OBS December 31, 2015 (\$11.76)

U33959 OBS December 31, 2015 (\$11.76)

SPRINGFIELD

PUBLIC NOTICE TOWNSHIP OF SPRINGFIELD

PUBLIC NOTICE

PUBLIC NOTICE

NOTICE OF CONTRACT AWARD

The Township Committee of the Township of Springfield has awarded a Contract without competitive bidding as a Professional Service pursuant to N.J.S.A. 40A:11-1 et seq. This contract and Resolution 2015-377 authorizing it are available for public inspection in the office of the Township Clerk. This contract has been awarded to William S. Kowalski at a fee not to exceed \$7,200.00 for the period January 1, 2016 to December 31, 2016. The purpose of the contract is for providing monthly sanitary sewer collection system operator – C# License – as required by the Department of Environmental Protection Agency.

Linda M. Donnelly, RMC Township Clerk U33957 OBS December 31, 2015 (\$12.25)

SPRINGFIELD

PUBLIC NOTICE TOWNSHIP OF SPRINGFIELD NOTICE OF CONTRACT AWARD

The Township Committee of the Township of Springfield has awarded a Contract without competitive bidding as a Professional Service pursuant to N.J.S.A. 40A:11-1 et seq. This contract and Resolution 2015-378 authorizing it are available for public inspection in the office of the Township Clerk. This contract has been awarded to Dave Heiner Associates Inc., at a fee not to exceed \$35,850.00 for the period December 23, 2015 to on or before April 30, 2016. The purpose of the contract is sanitary sewer flow meter rentals, including installation, removal and data collection.

Linda M. Donnelly, RMC Township Clerk U33954 OBS December 31, 2015 (\$11.76)

SUMMIT

SHERIFF'S SALE
Sheriff's File Number: CH-15004982
Division: CHANCERY
Docket Number: F1661508
County: Union
Plaintiff: DEUTSCHE BANK NATIONAL TRUST
COMPANY AS TRUSTEE FOR MLMI TRUST CONTINUED ON NEXT PAGE

PUBLIC NOTICE

SPRINGFIELD

TOWNSHIP OF SPRINGFIELD COUNTY OF UNION, NJ

Pursuant to the New Jersey Public Meeting Act, Public Laws of 1975, Chapter 231, the Regular Meetings of the Township Committee are held in the Kenneth-Faigenbaum Committee Chambers, Municipal Building, 100 Mountain Avenue,

The Meeting Dates for the year 2016 are as follows:

JANUARY 6th Wednesday 12th Tuesday 26th Tuesday	Reorganization Regular Regular	6:30 p.m. 7 p.m. 7 p.m.
FEBRUARY 9th Tuesday 23rd Tuesday	Regular Regular	7 p.m. 7 p.m.
MARCH 8th Tuesday 22nd Tuesday	Regular Regular	7 p.m. 7 p.m.
APRIL 12th Tuesday 26th Tuesday	Regular Regular	7 p.m. 7 p.m.
MAY 10th Tuesday 24th Tuesday	Regular Regular	7 p.m. 7 p.m.
JUNE 14th Tuesday 28th Tuesday	Regular Regular	7 p.m. 7 p.m.
JULY 12th Tuesday 26th Tuesday	Regular Regular	7 p.m. 7 p.m.
AUGUST 9th Tuesday	Regular	7 p.m.
SEPTEMBER 13th Tuesday 27th Tuesday	Regular Regular	7 p.m. 7 p.m.
OCTOBER 11th Tuesday 25th Monday	Regular Regular	1 p.m. 7 p.m.
NOVEMBER DECEMBER 13th Tuesday 27th Tuesday	Regular Regular	7 p.m. 7 p.m.

Pursuant to the New Jersey Open Public Meetings Act, any changes or additions to this calendar will be announced and published

U33905 OBS December 31, 2015 & January 7, 2016 (\$125.44)

SERIES 2007-MLN1

VS
Defendant: MARIBEL MADRIGAL GUTIERREZ;
ROY GUTIERREZ, WIFE AND HUSBAND
Sale Date: 01/27/2016
Writ of Execution: 04/30/2015
Byw/irtue of the above-stated writ of execution
to me directed I shall expose for sale by public
venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETHTOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day.
All successful bidders must have 20% of their
bid available in cash or certified check at the
conclusion of the sales.
The Property to be sold is located in the CITY of
SUMMIT in the County of UNION, and the State
of New Jersey.

SUMMIT in the County of UNION, and the State of New Jersey.

Tax Lot 2 Block 3304.

Commonly known as 14 Denman Place, Union (City of Summit), New Jersey 07901.

Dimensions of the Lot are (Approximately) 177 feet wide by 50 feet long.

Nearest Cross Street: Situated on the Westerly of Denman Place and Park Avenue, 157 feet from the Northeasterly of Samuel Houston.

The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.

The Sheriff hereby reserves the right to adjourn this sale without further notice through publication.

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:38-21 the sale may also be subject to the limited lien priority of any condominium/ homeowner association liens which may exist.

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.

JUDGMENT AMOUNT: \$1,084,204.84***One Million Eighty-Four Thousand Two Hundred Four and 84/100***

Attorney:

Attorney: SHAPIRO & DENARDO, LLC - ATTORNEYS 14000 COMMERCE PARKWAY

SUITE B MOUNT LAUREL NJ 08054 (856)793-3080 Sheriff: Joseph Cryan

(856)793-3080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$1,123,438.15***One Million One
Hundred Twenty-Three Thousand Four Hundred
Thirty-Eight and 15/100***
December 31, 2015, January 7, 14, 21, 2016
U32655 OBS (\$152.88)

EAG-LEGALS

CLARK

SHERIFF'S SALE Sheriff's File Number: CH-15004983 Division: CHANCERY Docket Number: F02188814 County: Union
Plaintiff: NATIONSTAR MORTGAGE, LLC

Plaintiff: NATIONSTAR MORTGAGE, LLC VS
Defendant: KEVIN P. CLANCY, HIS/HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; ASPIRE FEDERAL CREDIT UNION
Sale Date: 01/27/2016
Writ of Execution: 03/19/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNESDAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the TOWN-SHIP OF CLARK in the County of UNION, and the State of New Jersey.
Tax Lot 35 al/k al 9 Block 197 al/ka 1
Commonly known as: 65 Coldevin Road, Clark, New Jersey 07066.
Dimensions of the Lot are (Approximately) 99.52 feet wide by 54.37 feet long.
Nearest Cross Street: Situated on Northerly of Coldevin Road and Easterly of Sunset Drive.
The Sheniff hereby reserves the right to adjourn this sale without further notice through publication.
The sale is subject to unpaid taxes and

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:38-21 the sale may also be subject to the limited lien priority of any condominium/ homeowner association liens which may exist. 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

PUBLIC NOTICE

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. JUDGMENT AMOUNT: \$315,430.99***Three Hundred Fifteen Thousand Four Hundred Thirty and 99/100***

Thirty and 99/100***
Attorney:
SHAPIRO & DENARDO, LLC - ATTORNEYS
14000 COMMERCE PARKWAY
SUITE B
MOUNT LAUREL NJ 08054
(856)793-3080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$339,733.78***Three Hundred Thirty-Nine Thousand Seven Hundred Thirty-Three
and 78/100***
December 31, 2015, January 7, 14, 21, 2016

December 31, 2015, January 7, 14, 21, 2016 U32686 EAG (\$152.86)

CRANFORD

SHERIFF'S SALE
Sheriff's File Number: CH-15004885
Division: CHANCERY
Docket Number: F01900314
County: Union
Plaintiff: WELLS FARGO BANK, N.A.

Plaintiff: WELLS FARGO BANK, N.A. VS
Defendant: CHARLES L. PRYOR, INDIVIDUALLY AND AS EXECUTOR OF THE ESTATE OF HENRY PRYOR A/K/A HENRY T. PRYOR, ROGER W. PRYOR, BARBARA JOANN PRYOR, STATE OF NEW JERSEY AND UNITED STATES OF AMERICA Sale Date: 01/20/2016
Wit of Execution: 08/10/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRATION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
The property to be sold is located in the Township of Cranford.
In the County of Union and the State of New Jersey.

Jersey.
Premises commonly known as: 117 High Street PUBLIC NOTICE

PUBLIC NOTICE

Block 483, Lot 7
Dimensions of Lot (Approximately): .01284
Nearest Cross Street: Chestnut Street
Subject to: 0.00
"THE SHERIFF HEREBY RESERVES THE
RIGHT TO ADJOURN THIS SALE WITHOUT
FURTHER NOTICE THROUGH PUBLICATION"
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.

any.
JUDGMENT AMOUNT: \$382,350.86***Three
Hundred Eighty-Two Thousand Three Hundred Fifty and 86/100***

dred Fifty and 86/100***
Attomey:
MC CABE, WEISBERG & CONWAY, P.C.
216 HADDON AVE
SUITE 201
WESTMONT NJ 08108
(856)858-7080
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$392,850.24***Three Hundred
Ninety-Two Thousand Eight Hundred Fifty and
24/100***
December 24, 31, 2015, January 7, 14, 2016

December 24, 31, 2015, January 7, 14, 2016 U32232 EAG (\$135.24)

CRANFORD

SHERIFF'S SALE
Sheriff's File Number: CH-15004923
Division: CHANCERY
Docket Number: F5512709
County: Union
Plaintiff: U.S. BANK NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR MORGAN STANLEY
MORTGAGE LOAN TRUST 2006-3 AR, MORTGAGE PASS-THROUGH CERTIFICATES,
SERIES 2006-3 AR

PUBLIC NOTICE

ELIZABETH

NOTICE TO ABSENT DEFENDANTS

Docket No. F-034284-15 Superior Court of New Jersey Chancery Division Union County

(L.S.) STATE OF NEW JERSEY TO: George A. Young o/b/o Palisades Safety & Ins Association

(I.S.) STATE OF NEW JERSEY TO: George A. Young o/b/o Palisades Safety & Ins Association

YOU ARE HEREBY SUMMONED AND REQUIRED to serve upon Buckley Madole, P.C., counsel for the plaintiff, with an address of 99 Wood Avenue South, Suite 803, Iselin, NJ 08830, with a telephone number of 732-902-5399, an Answer to the Complaint filed in a civil action where JPMorgan Chase Bank, National Association is the plaintiff and Oscar A. Velasquez, et al. is the defendant. The action is pending in the Superior Court of New Jersey, Chancery Division, Union County, and bears Docket No. F-034284-15. Your Answer must be filed within thirty-five (35) days of December 31, 2015, excluding that date, or if this publication runs after December 31, 2015, within thirty-five (35) days after the actual date of publication, excluding that date. If you fail to file an Answer, judgment by default may be entered against you for the relief demanded in the Complaint. You shall file your Answer and Proof of Service in duplicate with the Clerk of the Superior Court, Hughes Justice Complex - CN 971, Trenton, NJ 08625, with a copy to Buckley Madole, P.C., in accordance with the NJ Rules of Court.

This action has been instituted for the purpose of (1) foreclosing a mortgage dated December 20, 2010 made by Oscar A Velasquez and Mirna G Rodriguez, husband and wife, as Mortgagors to Mortgage Electronic Registration Systems, Inc., as nominee for Primelending, A Plainscapital Company, its successors and assigns, recorded in the Union County Clerk's Office on January 5, 2011 in Book 13046, page 0834, which mortgage was assigned to the above named Plaintiff, which has the right to enforce the note secured by the mortgage; and (2) to recover possession of the land and premises commonly known as 701-703 Fourth Avenue, Elizabeth, NJ 07202 and is further described as Lot 616, Block 9. If you are unable to obtain an attorney, you may communicate with the New Jersey Bar Association by calling 732-249-5000. You may also contact the Lawyer Referral Service of t

JUDGMENT: DJ-232156-2010 ACTION TYPE: CASE NUMBER: DC01395409 VENUE: DOCKETED: 09/08/2010

TORT AUTO

CREDITOR(S):
GEORGE A YOUNG
O/B/O PALISADES SAFETY & INS ASSOCIATION
ATTORNEY: KEARNS & DUFFY
DEBTOR(S):
MENDEZ TRUCKING INC
C/O JUAN O MUNOZ REGISTERED AGENT, 490 UNION AVE, BELLEVILLE, NJ
07109-0000
ATTORNEY: PRO SE
OSCAR A VELASQUEZ
322 DOYLE ST., ELIZABETH, NJ 07205-0000
NOTE: AMOUNT DOCKETED IN SUPERIOR COURT, ADDL \$\$ MAY APPLY.

File 9526-9747
DATED: December 31, 2015
/S/Michelle M. Smith
Michelle M. Smith
Clerk of Superior Court of New Jersey
U33902 PRO December 31, 2015 (\$66.64)

PUBLIC NOTICE

Defendant: ROBERT J. JAKUBOS, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTA-TIVES, AND HIS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTER-EST; RICHARD J. JAKUBOS; TRINITAS HOS-PITAL; STATE OF NEW JERSEY; UNITED STATES OF AMERICA.
Sale Date: 01/27/2016
Writ of Execution: 09/16/2015
By virtue of the above-stated writ of execution to me directed I shall expose for sale by public venue, at the UNION COUNTY ADMINISTRA-TION BUILDING, 1ST FLOOR, 10 ELIZABETH-TOWN PLAZA, Elizabeth, N.J., on WEDNES-DAY, at two o'clock in the afternoon of said day. All successful bidders must have 20% of their bid available in cash or certified check at the conclusion of the sales.
Property to be sold is located in the TOWNSHIP of CRANFORD, County of UNION, State of New Jersey

Premises commonly known as: 511 ELM STREET, CRANFORD, NJ 07016-3016 BEING KNOWN as LOT 16, BLOCK 517 on the official Tax Map of the TOWNSHIP of CRANFORD

official Tax Map of the TOWNSHIP of CRAN-FORD
Dimensions: 7500 Square Feet
Nearest Cross Street: EDGEBROOKE PLACE
The Sheriff hereby reserves the right to adjourn this sale without further notice by publication.

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 to a return of the deposit paid. The Purchaser shall have no further recourse against the

PUBLIC NOTICE

Mortgagor, the Mortgagee or the Mortgagee's attorney.

***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.

JUDGMENT AMOUNT: \$313,134.84***Three Hundred Thirteen Thousand One Hundred Thirty-Four and 84/100***

Attorney:
PHELAN HALLINAN & DIAMOND, PC

Thirty-Four and 84/100***
Attorney:
PHELAN HALLINAN & DIAMOND, PC
400 FELLOWSHIP RD
SUITE 100
MT LAUREL NJ 08054
(856)813-5500
Sheriff: Joseph Cryan
A full legal description can be found at the Union
County Sheriff's Office
Total Upset: \$325,942.99***Three Hundred
Twenty-Five Thousand Nine Hundred Forty-Two
and 99/100***
December 31, 2015, January 7, 14, 21, 2016
U32671 EAG (\$188.16)

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PUBLIC NOTICE

LINDEN

NOTICE TO ABSENT DEFENDANTS

Docket No. F-040726-13 Superior Court of New Jersey Chancery Division Union County

(L.S.) STATE OF NEW JERSEY TO: Leonard D. Tanenbaum, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest

YOU ARE HEREBY SUMMONED AND REQUIRED to serve upon Buckley Madole, P.C., counsel for the plaintiff, with an address of 99 Wood Avenue South, Suite 803, Iselin, NJ 08830, with a telephone number of 732-902-5399, an Answer to the Complaint filed in a civil action where JPMorgan Chase Bank, National Association is the plaintiff and Leonard D. Tanenbaum, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest, et al. is the defendant. The action is pending in the Superior Court of New Jersey, Chancery Division, Union County, and bears Docket No. F-040725-13. Your Answer must be filed within thirty-five (35) days of December 31, 2015, excluding that date, or if this publication runs after December 31, 2015, within thirty-five (35) days after the actual date of publication, excluding that date. If you fail to file an Answer, judgment by default may be entered against you for the relief demanded in the Complaint. You shall file your Answer and Proof of Service in duplicate with the Clerk of the Superior Court, Hughes Justice Complex - CN 971, Trenton, NJ 08625, with a copy to Buckley Madole, P.C., in accordance with the NJ Rules of Court.

the Clerk of the Superior Court, Hugnes Justice Complex - CR 571, Notice 18825, with a copy to Buckley Madole, P.C., in accordance with the NJ Rules of Court.

This action has been instituted for the purpose of (1) foreclosing a mortgage dated March 25, 2003 made by Ana Reyes and Ezequiel Grabiel as Mortgagors to Chase Manhattan Mortgage Corporation, recorded in the Union County Clerk's Office on April 11, 2003 in Book 10008, page 0140, and as Instrument No. 252586, which mortgage was assigned to the above named Plaintiff, which has the right to enforce the note secured by the mortgage; and (2) to recover possession of the land and premises commonly known as 419 Mckiniey Street, Linden, NJ 07036. If you are unable to obtain an attorney, you may communicate with the New Jersey Bar Association by calling 732-249-5000. You may also contact the Lawyer Referral Service of the County of venue by calling (908) 353-4715. If you cannot afford an attorney, you may contact the Legal Services office of the County of venue by calling (908) 354-4340.

YOU, Leonard D. Tanenbaum, his/her heirs, devisees, and personal representatives, and his, her, their or any of their successors in right, title and interest, are made a party defendant to this foreclosure action because of the following judgment entered in the Office of the Clerk of the Superior Count of New Jersey, recovered against plaintiff's mortgagor(s) and/or record owners of the property.

SUPERIOR COURT OF NEW JERSEY

JUDGMENT NUMBER: DJ-283748-2007 CASE NUMBER: DC 004523 06

DATE DOCKETED: 11/07/07 DATE OF JUDGMENT IN S.C.P.: 11/20/06

VENUE: UNION

CREDITOR(S):
STEVEN M TANUENBAUM
D/B/A
BAER ARBEITER PLOSHNICK TANNERBAUM & WEI
LEONARD D TANENBAUM
ATTORNEY: BAER ARBEITER PLOSHNICK ET AL
344 MAIN ST
PO 802 311 PO BOX 311 METUCHEN NJ 08840

DEBTOR(S):
ANA REYES
A19 MCKINLEY ST, LINDEN, NJ 07036
ATTORNEY: PRO SE

File 9526-9473
DATED: December 31, 2015
/S/Michelle M. Smith
Michelle M. Smith
Clerk of Superior Court of New Jersey
U34079 PRO December 31, 2015 (\$75,46)

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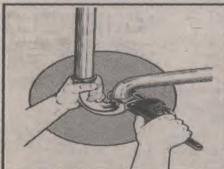
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