

SHERIFF'S SALE  
WRIT OF EXECUTION  
FORECLOSURE

Attorney For The Plaintiff:  
POWERS KIRN LLC  
728 MARNE HIGHWAY  
SUITE 200  
PO BOX 848  
MOORESTOWN, NJ 08057

SUPERIOR COURT  
OF NEW JERSEY  
CHANCERY DIVISION -  
SUSSEX COUNTY  
DOCKET #F-42115-08

Plaintiff:  
WACHOVIA MORTGAGE,  
FSB  
vs. Defendant:  
HANS J. STENDER & TONI  
M. STENDER; et al

By virtue of the above-stated  
Writ, to me directed, the sub-  
scriber, Sheriff of Sussex  
County, will on

FEBRUARY 22, 2010 ✓

Or the adjourned date there-  
after, at two o'clock in the af-  
ternoon, sell at public sale at  
the Sheriff's Office, 39 High  
Street, Town of Newton,  
County of Sussex, State of  
New Jersey.

ALL the right, title and inter-  
est of the defendant and to  
the following described prem-  
ises:

MUNICIPALITY:  
Sparta Twp.  
COUNTY: SUSSEX STATE  
OF NJ  
STREET & STREET NO.:  
11 Primrose Lane  
TAX BLOCK AND LOT:  
BLOCK: 35.08; LOT: 2.03  
DIMENSIONS OF LOT:  
Unit 2.03  
NEAREST CROSS STREET:  
Spartan Meadows  
Condominium

NO PRIOR MORTGAGES  
AS PER AFFIDAVIT

SUPERIOR INTEREST (if  
any): NONE

The Sheriff hereby reserves  
the right to adjourn this sale  
without further notice by pub-  
lication.

Surplus Money: If after the  
sale and satisfaction of the  
mortgage debt, including  
costs and expenses, there re-  
mains 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 regard-  
ing the surplus, if any.

NO PRIOR MORTGAGES  
AS PER AFFIDAVIT

A full legal description of the  
property can be found in the  
office of the Register of deeds  
of Sussex County.

The approximate amount of  
the decree sought to be satis-  
fied by this sale is \$550,682.62  
in addition to the interest,  
Sheriff's fees and advertising  
costs.

The successful bidder at the  
sale is required to post a de-  
posit of 20% of the total bid  
price in cash or certified  
check immediately following  
the sale.

The sheriff reserves the right  
to adjourn the sale without  
any further advertisement.

ROBERT E. UNTIG,  
Sussex County Sheriff  
S/W Jan. 24 - Feb. 17, '10  
pfs166.60  
00280384 NJH