

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
GROSS POLOWY, LLC
1775 WEHRLE DRIVE
SUITE 100
WILLIAMSVILLE, NY 14221

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-012919-23**

Plaintiff: NATIONSTAR MORTGAGE LLC

Vs

Defendant: DAVID J. GOOD AND KELLY ANNE J. HIGGINS

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

Wednesday, April 16, 2025

Or the adjourned date thereafter, at two o'clock in the afternoon, sell at public sale, at:

3 High Street, Old Historic Court House, Town of Newton, County of Sussex, State of New Jersey

All the right, title and interest of the defendant and to the following described premises:

NO PRIOR MORTGAGES AS PER THE AFFIDAVIT OF CONSIDERATION

The successful bidder at the sale is required to post a deposit of 20% of the total bid price in certified check immediately following the sale. **CASH will NOT be accepted**

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

Street: **27 LONGBRIDGE ROAD, BRANCHVILLE, NJ 07826**

Number of Feet to Nearest Approximately 47 feet from the Easterly sideline of Cross Street: Longbridge Road to the Southeasterly sideline of Dale Road Tax Lot and Block No.:

Block 73 Lot 8 **Township of Frankford; County of Sussex**

Dimensions (approx.): 100 feet by 111.8 feet **Upset Bid**

Amount: \$294,127.83

Occupancy Status: Occupied by Unknown

Amount Due for Taxes: Taxes due in the approximate amount of \$1,619.35 as of 02/04/25 Sale may be subject to subsequent taxes, liens, utilities and interest since 02/04/25 Subject to: All unpaid municipal taxes, assessments, liens and other charges; Any set of facts which an accurate survey would disclose; Any restrictions or covenants on record which run with the land; Rights of the United States of America, if any; Any Condominium lien priority pursuant to NJSA 46:88-21, if any; Any outstanding PUD or Homeowner's Associations dues or fees, if any; Any occupants or persons in possession of the property, if any; Additional municipal charges, liens, taxes or tax sale certificates and insurance, if any; and any such taxes, municipal liens or other charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. The amount of unpaid taxes municipal liens and other charges 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 a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, Mortgagee or the Mortgagee's Attorney.

As the above description does not constitute a full legal description, said full legal description is annexed to that certain mortgage recorded in the Sussex County Clerk's Office in Book 10163 at Page 941, et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Sussex County.

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 surplus, if any.

3/20/2025, 3/27/2025, 4/3/2025, 4/10/2025 \$365.95

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