

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
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**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-008569-24**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION AS LEGAL
TITLE TRUSTEE FOR TRUMAN 2016 SC6 TITLE TRUST**

Vs

**Defendant: KELLY J. PETERSON A/K/A KELLY JEAN EARL, ET
AL.**

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:

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

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.

Property to be sold is located in the Township of Sparta,
County of Sussex and State of New Jersey. Commonly known
as: **20 Woodland Trail, Sparta, NJ 07871** Tax Lot(s): **4**, in
Block: **2004** Dimensions (Approx.): 100x212 Nearest Cross
Street: Saginaw Drive.

Tax Certificate #21-00008 Recorded: January 12, 2023 Holder:
FIG 20, LLC FBO SEC PTY Amount: \$308.00 Book:

10225 Page: 1701 Claim of Lien (HOA) Recorded: September
18, 2024 Holder: Sparta Hills Beach Club-Lake

Saginaw Amount: \$614.25 Book: 10335 Page: 983

Good Faith Estimated Upset Price: \$348,908.49

Occupancy Status: Owner Occupied

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 \$252.48

25-0082