

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
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MT. LAUREL, NJ 08054

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-003714-24**

Plaintiff: WELLS FARGO BANK, N.A.

Vs

**Defendant: PATRICIA OWEN, DECEASED, HER HEIRS,
DEVISEES AND PERSONAL REPRESENTATIVES, AND HER,
THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND
INTEREST, ET AL.**

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

Wednesday, January 8, 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 BOROUGH OF
HOPATCONG, County of SUSSEX, State of New Jersey.

Premises commonly known as: **15 FRANCES AVE, STANHOPE,
NJ 07874** Being Known as: Lot 4, Block 10108 on the official
Tax Map of the BOROUGH OF HOPATCONG. Dimensions: 85
FT X 155 IRR Nearest Cross Street: WILLS AVENUE

*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 interests 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.

The occupancy status of the property is: Owner Occupied
Plaintiff's good faith estimate of its upset price is: **\$84,562.86.**
Subject to open sewer certificate #24-00038 due in the amount
of \$5,622.08 open plus penalty.

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.

12/12/2024, 12/19/2024, 12/26/2024, 1/2/2025 \$304.64