

## SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:  
BROCK & SCOTT, PLLC  
302 FELLOWSHIP RD STE 130  
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