

**SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE**

Attorney for the Plaintiff:  
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SUITE 1  
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Superior Court of New Jersey  
Chancery Division - Sussex County  
Docket # F-005312-23

Plaintiff: THE PATEL FAMILY, LP

vs  
Defendant: ATLANTIC-METRO CONSULTING, LLC  
By virtue of the above stated Writ, to me directed, the subscriber, Sheriff of Sussex County will on

Wednesday, November 6, 2024

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 AFFIDAVIT OF CONSIDERATION. A full legal description of the properties can be found in the office of the Register of deeds of Sussex County. All properties are subject to any resolutions, variances, or other restrictions passed by the municipality. 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.

The following 7 properties to be sold all together as one sale.

These Real Properties are not subject to the Community Health Preservation Program because they are not

"residential properties under the N.J.S.A. 22A:4-8". Upset

Amount: \$3,150,000.00 in addition to the interest, Sheriff's

fees and advertising costs. (1) Property to be sold is located

in the Municipality of Franklin, County of Sussex and State

of New Jersey. Commonly known as 3 Estell Drive, Franklin,

NJ 07416. Tax Lot: 5 Block: 1701 Dimensions (approximate):

1.534 Acres Nearest cross street: Davis Road, Occupancy

Status: Vacant/Unoccupied. Subject to Tax Sale Certificate

#2021-005. Please call the local municipality tax collector for

the full redemption amount. (2) Property to be sold is located

in the Municipality of Hardyston, County of Sussex and State

of New Jersey. Commonly known as 14 Estell Drive, Franklin,

NJ 07416. Tax Lot: 11-04 Block: 75 Dimensions (approximate):

0.96 Acres Nearest cross street: Davis Road, Occupancy

Status: Vacant/Unoccupied. Subject to Tax Sale Certificate

#2021-006. Please call the local municipality tax collector for

the full redemption amount. (3) Property to be sold is located

in the Municipality of Hardyston, County of Sussex and State

of New Jersey. Commonly known as 15 Estell Drive, Franklin,

NJ 07416. Tax Lot: 2 Block: 75.01 Dimensions (approximate):

1.033 Acres Nearest cross street: Davis Road, Occupancy

Status: Vacant/Unoccupied. Subject to Tax Sale Certificate

#2021-007. Please call the local municipality tax collector for

the full redemption amount. (4) Property to be sold is located

in the Municipality of Hardyston, County of Sussex and State

of New Jersey. Commonly known as 21 Estell Drive, Franklin,

NJ 07416. Tax Lot: 5 Block: 75.01 Dimensions (approximate):

0.991 Acres Nearest cross street: Davis Road, Occupation

Status: Vacant/Unoccupied. Subject to Tax Sale Certificate

#2021-009. Please call the local municipality tax collector for

the full redemption amount. (5) Property to be sold is

located in the Municipality of Vernon, County of Sussex and

State of New Jersey. Commonly known as 114 Glen Road,

Highland Lakes, NJ 07422. Tax Lot: 4 Block: 472 Dimensions

(approximate): 0.49 Acres Nearest cross street: Poplar Lane,

Occupation Status: Vacant/Unoccupied. Subject to Tax Sale

Certificate #21-00063. Please call the local municipality tax

collector for the full redemption amount. (6) Property to be

located in the Municipality of Vernon, County of Sussex

and State of New Jersey. Commonly known as 404 Glen

Wild Way, Highland Lakes, NJ 07422. Tax Lot: 52 Block: 497

Dimensions (approximate): 0.27 Acres Nearest cross street:

Cherry Ridge Road, Occupation Status: Tenant-Occupied

but tenant vacating on March 31, 2024 as per Court Order.

Subject to Tax Sale Certificate #21-00070. Please call the local

municipality tax collector for the full redemption amount. (7)

Property to be sold is located in the Municipality of Vernon,

County of Sussex and State of New Jersey. Commonly known

as 356 E. Lakeshore Drive, Highland Lakes, NJ 07422 Tax Lot:

43 Block: 478 Dimensions (approximate): 0.44 Acres Nearest

cross street: Mountainside Drive, Occupation Status: Vacant/

Unoccupied. Subject to Tax Sale Certificate #21-00066. Please

call the local municipality tax collector for the full redemption

amount.

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.

10/10/2024, 10/17/2024, 10/24/2024, 10/31/2024

*Michael J. Strada*