

## 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-012538-23

**Plaintiff: COMMUNITY CORPORATION OF HIGHPOINT, INC.**  
**Vs**

**Defendant: ESTATE OF CHARLES SHAUGER AND IDA SHAUGER, ET AL.**

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

**Wednesday, December 4, 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:

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.

The property to be sold is located in Montague, County of Sussex and State of New Jersey. The premise is commonly known as **375 Shore Drive #B, Montague, New Jersey 07827**

Tax Lot No.: Lot 20 CO2 Block No.: 18.53 Dimensions of Lot: Approximately 1171.00 sq. ft. Condo Unit #B Number of Feet to Nearest Cross Street: Approximately 868.94 ft. (264.85 m) from the nearest cross street of Racetrack Circle.

Pursuant to the Supreme Court decision of Summit Bank v. Dennis Thiel (A-5 8-98), there are additional liens attached to the property, with present values to the best of creditor's knowledge:

Wells Fargo Bank, N.A. (First Mortgage) \$67,300.00  
Township of Montague (Second Mortgage) \$12,123.97 Condo Lien 2006 \$4,944.54 Condo Lien 2007 \$7,473.09 Condo Lien 2012 \$18,338.92 Condo Lien 2013 \$21,226.40 Condo Lien 2022 \$49,314.92 Community Corporation of Highpoint (SSX-DC-5425-09/DJ-1865-24) \$13,791.34 Total: \$194,513.18

Upset Price: **\$57,138.58** (Including Sheriff's Commission)  
Occupancy Status: Vacant

Surplus Money: If after the sale and satisfaction of the principal 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.

11/7/2024, 11/14/2024, 11/21/2024, 11/28/2024 \$279.88