

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,
PLLC
130 CLINTON ROAD SUITE 202
FAIRFIELD, NJ 07004

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-004294-24**

Plaintiff: CARRINGTON MORTGAGE SERVICES LLC

Vs

Defendant: JOAN M. ULRICH, ET AL.

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

Wednesday, November 20, 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 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 the Township of WANTAGE in the County of SUSSEX and State of New Jersey. Commonly known as **145 MT SALEM ROAD,**

WANTAGE, NJ 07461 Tax LOT 8.05 AND 8.05Q BLOCK 142
QUALIFIER QFARM Dimensions of Lot: 26.69 AC Nearest
Cross Street: Clove Road **Estimated upset bid amount:**

\$341,000 00 plus any additional sums as ordered by the court.

Occupancy Status: Owner Occupied

*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 INTEREST REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON.

2024 Qtr 4 Due: 11/01/2024 \$94.31 OPEN

2025 Qtr 1 Due: 02/01/2025 \$93.02 OPEN

2025 Qtr 2 Due: 05/01/2025 \$93.02 OPEN

General Remark: SUBJECT TO FARMLAND ROLLBACK TAXES

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.

10/24/2024, 10/31/2024, 11/7/2024, 11/14/2024 \$299.32