

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-000593-22**

Plaintiff: WELLS FARGO BANK, N.A.

Vs

Defendant: ANDREW ILIFF, ET AL.

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

Wednesday, February 5, 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:

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.

Property to be sold is located in the TOWN OF NEWTON, County of SUSSEX, State of New Jersey.

Premises commonly known as: **5 BABBIT COURT, NEWTON, NJ**

07860 Being Known as: Lot 26, Block 6.01 on the official Tax Map of the TOWN OF NEWTON Dimensions: 00000.76AC. Nearest Cross Street: DOUMA DRIVE

*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: Vacant

Plaintiffs good faith estimate of its upset price is: **\$504,590.54**

Pursuant to 28 U.S.C. 2410(c) this sale is subject to a 1 year right of redemption held by the United States of America by virtue of its lien:

THERESA ILIFF AND ANDREW ILIFF TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, dated 11/30/2017, recorded 03/19/2018, in Book 9587, Page 193, to secure \$113,103.77.

Pursuant to 28 U.S.C. Section 2410 (c), this sale is subject to a 120 day right of redemption held by the United States of America by virtue its Internal Revenue Service Liens.

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.

1/9/2025, 1/16/2025, 1/23/2025, 1/30/2025 \$336.64