

SHERIFF'S SALE WRIT OF EXECUTION – FORECLOSURE

Attorney for the Plaintiff:
POWERS KIRN, LLC
308 HARPER DRIVE
SUITE 210
MOORESTOWN, NJ 08057

**Superior Court of New Jersey
Chancery Division – Sussex County
Docket # F-005662-24**

Plaintiff: SERVBANK, SB

Vs

Defendant: ELLEN DEMCHAK, 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:

**NO PRIOR MORTGAGES AS PER AFFIDAVIT OF
CONSIDERATION**

The full legal description can be found in the Office of the Clerk of Sussex County in Mortgage Book 9670 Page 609 .

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.

MUNICIPALITY: **Sussex Borough** ZIP: **07461** COUNTY:

SUSSEX STATE OF **N. J.** STREET & STREET NO: **3 Fourth**

Street TAX BLOCK AND LOT: BLOCK: 404 LOT: 16

DIMENSIONS OF LOT: 80' x 122' NEAREST CROSS STREET:
Hamburg Avenue

SUPERIOR INTERESTS (if any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession /rights protected by the NJ Anti-Eviction Act; All Local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriffs costs, commission, deed recording fees and realty transfer fees.

Pro Cap 8 FBO Firsttrust Bank holds a tax sale certificate in the amount of \$1,895.38 as of 03/17/2022.

Sussex Boro holds a claim in the amount of \$373.12 and \$1,668.34 plus penalty owed in arrears for water; \$333.64 and \$1,491.19 plus penalty owed in arrears for sewer as of 10/11/2024.

Plaintiffs upset bid is **\$182,198.60** in accordance with the requirements of Section 12 of P.L. 1995, c. 244 (C.2A:50-64) as amended. The property is reported to be owner occupied.

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 \$327.48