

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-008732-23**

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

Defendant: ELIZABETH HIGGINS

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:

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 **319 Shore Drive #C, Montague, New Jersey 07827.**

Tax Lot No.: Lot 112 Block No.: 18.57 Dimensions of Lot:
Approximately 1184 sq. ft. Condo Unit

Number of Feet to Nearest Cross Street: Approximately 659.73
m (2,164.47 ft) from the nearest cross street of West Shore
Drive.

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:

Deutsche Bank National Trust (First Mortgage) \$135,000.00,
Condo Lien 2012 \$1,390.48, Condo Lien 2014 \$1,247.26,
Condo Lien 2022 \$4,311.13, Community Corporation of
Highpoint (SSX-DC-1687-23/DJ-1860-24) \$7,750.62,
Community Corporation of Highpoint (SSX-DC-2897-15/DJ-
1866-24) \$3,743.62, **Total: \$153,443.11**

Upset Price: **\$11,321.87** (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.

12/12/2024, 12/19/2024, 12/26/2024, 1/2/2025 \$279.88