

**SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE
TAX CERTIFICATE SALE**

Attorney for the Plaintiff:
PELLEGRINO & FELDSTEIN, LLC
290 RT 46W
DENVER, NJ 07834

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket #: F-010009-22**

Plaintiff: M & V LIENS

Vs

Defendant: RYAN EDWARDS

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:

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 municipality of WANTAGE TWP in the County of SUSSEX and State of New Jersey. Commonly known as **711 RT 23, WANTAGE TWP, NJ** Tax LOT 29 BLOCK 44. Dimensions of Lot: (Approximately) 67 feet wide by 110 feet long Nearest Cross Street: Situate on the East side of Route 23, 261 feet from the North side of Torel Road.

All liens and encumbrances known (actual and constructive) that exist against the property, With the approximate amount of such lien(s) and encumbrances.

Sheriff sale subject to:

2024 open taxes in the approximate amount of \$506.73

2025 open taxes in the approximate amount of \$ 999.60

Totaling: \$1,506.33 plus possible subsequent taxes, charges, interest and penalties.

UPSET AMOUNT \$31,168.85

The structure on the premises is 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.

1/9/2025, 1/16/2025, 1/23/2025, 1/30/2025 \$270.76