

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-004988-21

Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

Vs

Defendant: JOHN MAFARO AND MRS. JOHN MAFARO, HIS WIFE; ET AL.

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

Wednesday, November 6, 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 HAMPTON in the County of SUSSEX, and the State of New Jersey. Tax Lot 10 Block 2501 Commonly Known As **257 Newton Swartswood Road, Newton (Hampton Township), New Jersey 07860** Dimensions of the Lot are (Approximately) 536.54x 617.22x 232.32x 75.30x 109.96x 548.53x 656.70x 353.20x 171.80x 790.33x 46.07x 104.00x 361.89 Nearest Cross Street: Frank Chandler Road The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any condominium/homeowner association liens which may exist. The sale may be further subject to Restrictions, reversions, reservations, and easements of record. **The occupancy status of the subject property is unknown. The approximate upset sum is \$370,225.19 calculated through November 6, 2024 plus any additional advance, interest, Sheriff's cost and commission to the date of sale.**

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.

10/10/2024, 10/17/2024, 10/24/2024, 10/31/2024 \$301.20

Michael J. Strach