

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

Attorney for the Plaintiff:  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,  
PLLC  
130 CLINTON ROAD SUITE 202  
FAIRFIELD, NJ 07004

Superior Court of New Jersey  
Chancery Division - Sussex County  
Docket # F-008953-19

Plaintiff: WELLS FARGO BANK, N.A.

Vs

Defendant: MURIEL C. BAUMANN, A/K/A MURIEL BAUMANN  
HIS/HER HEIRS, DEVISEES, AND PERSONAL  
REPRESENTATIVES AND HIS/HER, THEIR OR ANY OF THEIR  
SUCCESSORS IN RIGHT, TITLE, AND INTEREST

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 THE 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  
HARDYSTON in the County of SUSSEX and State of New  
Jersey. Commonly known as **11 CYPRESS LN, HAMBURG, NJ  
07419-1249** Tax LOT 16.05 BLOCK 20 Dimensions of Lot: .265

AC Nearest Cross Street: Crystal Springs Road **Estimated  
upset bid amount: \$459,000.00 plus any additional sums as  
ordered by the court.** Occupancy Status: Unknown \*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 INTEREST REMAIN OF RECORD  
AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED  
AND, IF SO THE CURRENT AMOUNT DUE THEREON.**

- 2024 Qtr 3 Due: 08/01/2024 \$2,268.19 OPEN

**ESTIMATED TAX BILL**

Water: Hardyston Twp MUA 149 Wheatsworth Rd Hardyston,  
NJ 07419 973-823-7020 Acct: 7285 To: 05/31/2024 \$70.50 OPEN  
PLUS PENALTY \$141.00 OPEN PLUS PENALTY

Sewer: Hardyston Twp MUA 149 Wheatsworth Rd Hardyston,  
NJ 07419 973-823-7020  
Acct: 7285 To: 05/31/2024 \$182.50 OPEN PLUS PENALTY  
\$365.00 OPEN PLUS PENALTY

Vacant lot charge: Vacant lot charges exist. Please contact  
H.E.R.A. Property Registry at 321-312-0242 for details.

PROSPECTIVE PURCHASERS ARE ON NOTICE THAT THE  
GREENS AT CRYSTAL SPRINGS NEIGHBORHOOD  
ASSOCIATION INC HOLDS A LIEN(S) ON THE PROPERTY ANY  
MAY BE ENTITLED TO LIMITED PRIORITY PURSUANT TO  
STATUTE.

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 \$369.36

*Michael J. Strada*