

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-794-24**

Plaintiff: CARRINGTON MORTGAGE SERVICES, LLC

Vs

**Defendant: ELAINE R. LOUX, HER HEIRS, DEVISEES, AND
PERSONAL REPRESENTATIVES, AND HIS, HER, OR ANY OF
THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST, ET AL.**

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

Wednesday, January 22, 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

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.

All that certain land and premises situated in the Township of
Andover, County of Sussex, State of New Jersey, being more
particularly described as follows:

Lot: 2; Block: 152 on the Tax Map of the Township of
Andover **Nearest Cross Street: Approximately 136.07ft to the
nearest cross street known as Route 206 Approximate
Dimensions: 136.07ft x 77.92ft x 136.07ft x 77.92ft** Being more
commonly known as: **116 W. Sunset Boulevard Newton, New
Jersey 07860 a/k/a**

116 West Sunset Boulevard Newton, New Jersey 07860

**APPROXIMATE UPSET AMOUNT IS \$193,096.32 FOR THE
SHERIFF SALE**

Occupancy Status: Tenant Occupied

Pursuant to a municipal tax search dated October 31, 2024.

Subject to: 2024 4th quarter taxes due 11/1/2024, \$1,797.28

OPEN 2025 1st quarter taxes due 2/1/2025, \$1,734.71 OPEN

2025 2nd quarter taxes due 5/1/2025, \$1,734.70 OPEN

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.

12/26/2024, 1/2/2025, 1/9/2025, 1/16/2025 \$288.64