

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-000392-24**

Plaintiff: FULTON BANK, NA

Vs

**Defendant: JUDITH ANN COLES, HER UNKNOWN HEIRS,
DEWISEES AND PERSONAL REPRESENTATIVES, HIS, HERS
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.

STREET NO.:134 South Shore Road, Byram Township, NJ 07821

MUNICIPALITY: Township of Byram COUNTY:

Sussex STATE: New Jersey TAX LOT AND BLOCK NOS.: 26 &
209 THE DIMENSIONS: 66 ft x 87 ft x 62.96 ft x119 ft NO. OF
FEET TO THE NEAREST CROSS STREET: 135 ft to Hilltop Trail

Upset Bid Estimate: **\$125,000.00**

OCCUPANCY: UNKNOWN

Pursuant to N.J.S.A. 2A:50-64, et. seq., Plaintiff sets the upset
bid for the foreclosed premises at the judgment amount
(\$112,010.16) plus all post-judgment interest, taxed costs and
sheriff's commissions as accruing through the date of the
Sheriff's sale and reserves its rights with respect to any post-
judgment motion for an order for additional sums, if procured
following the date of the scheduling of the 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.

12/26/2024, 1/2/2025, 1/9/2025, 1/16/2025 \$276.08