

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-000630-23**

Plaintiff: MCLP ASSET COMPANY, INC.

Vs

Defendant: SUSAN ORR AND DENNIS ORR, WIFE AND HUSBAND, 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

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 lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Montague, County of Sussex and State of New Jersey: STREET ADDRESS: **27 Durol Drive, Montague, NJ 07827**

TAX LOT #: Block 19.03, Lot 9 DIMENSIONS (APPROX.): 1.45 AC NEAREST CROSS STREET: Fox Run (approx. 677 ft/206 m)

ESTIMATED-UPSET BID AMOUNT: \$300,466.41, in addition to lawful interest accruing daily at the rate allowed by law, up to and including the actual day of sale plus any additional Sheriff fees, costs, and/or commission, and/or any additional sums as ordered by the court. Bid amount is subject to change due to unforeseen circumstances and/or adjournment. **PROPERTY OCCUPANCY: The property is currently reported to be owner occupied.** As the above description does not constitute a full legal description, said full legal description is annexed to that certain mortgage recorded in the Office of the Register/Clerk of Sussex County in Book 6780, Page 102, and the Writ of Execution on file with the Sheriff of Sussex County.

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 \$276.08

Michael J. Strada