

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

Attorney for the Plaintiff:
TAYLOR & KEYSER LLC
89 HADDON AVE., STE 2B
HADDONFIELD, NJ 08033

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-5332-23**

**Plaintiff: SUNSHINE STATE CERTIFICATES VIII, LLP,
BANKUNITED TRUSTEE**

Vs

**Defendant: JOSEPH W. CSAKVARY AND BENITA CSAKVARY,
HUSBAND AND WIFE, ET AL.**

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

Wednesday, October 16, 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:

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 Vernon,
County of Sussex and State of New Jersey, commonly known
as **163 Breakneck Road, Vernon, New Jersey 07422**. Also
known as Tax Block 463, Lot 55, on the Tax Map of the
Township of Vernon. Nearest cross street: Lakeside Drive
East. This sale is subject to the following prior lien(s): 2nd and
3rd quarter 2024 taxes: \$5,165.42. **THE PLAINTIFF'S UPSET**

PRICE FOR THE SALE SHALL BE \$82,000.00.

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.

9/19/2024, 9/26/2024, 10/3/2024, 10/10/2024 \$238.40

Michael J. Strada