

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-004031-24**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT SOLEY AS TRUSTEE FOR THE
RMAC TRUST, SERIES 2016-CTT**

Vs

Defendant: ROBERT J. STEIN, ET ALS.

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

Wednesday, December 4, 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

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.

PROPERTY TO BE SOLD IS LOCATED IN: Township of Vernon
County of Sussex, in the State of New Jersey PREMISES
COMMONLY KNOWN AS **103 Echo Lane Highland Lakes, NJ**

07422 TAX LOT 45 (f/k/a 13) BLOCK 510 (f/k/a
206.23) APPROXIMATE DIMENSIONS: .18 AC NEAREST
CROSS STREET: Coon Den Road

Upset Amount: **\$189,000.00** + any commissions assigned by the
Sheriff. *Note this upset price is subject to increase as of the
date of the sale and you will need to contact the sheriff or
plaintiff's counsel for the upset as it exists on the date of sale.

This upset amount may also be subject to further Orders for
Additional Sums.

Occupancy: Said property is occupied.

*Taxes —at time of inquiry — taxes paid through 3rd quarter
2024;

*Water/Sewer — Private account, verification of same
prohibited without authorization of record property owner;

(XX) Subject to: If property is located in a Homeowner's
Association, then it is sold subject to any assessments and
other fees which may be responsibility of new owner under NJ
Supreme Court case of Highland Lakes Country Club &
Community Association v. Franzino, 186 N.J. 99 (2006);

(XX) Subject to: If property is located in a Condominium
Association, then it may be sold subject to a 6-month limited
priority lien of the condo association;

(XX) Subject to: * If the subject property is part of an age
restricted community, you must be 55 and
older and intend to reside in the property or you may be
precluded membership in the Community. *Also subject to
subsequent taxes, water and sewer plus interest through date
of payoff

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.

11/7/2024, 11/14/2024, 11/21/2024, 11/28/2024 \$352.24