

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
LOGS LEGAL GROUP, LLP
14000 COMMERCE PKWY STE B
MT. LAUREL, NJ 08054

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-014453-23**

Plaintiff: NEW AMERICAN FUNDING, LLC

Vs

Defendant: JAMES KRAMER AND BRITTANY WALZ, 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 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.

The property to be sold is located in the BOROUGH OF
FRANKLIN in the County of SUSSEX, and the State of New
Jersey. Tax Lot 19 Block 908 f/k/a Lot 5 Block 41 Commonly
known as **44 Fowler Street, Franklin, New Jersey 07416**

Dimensions of the Lot are (Approximately)

30.00x175.31x28.69x29.48x193.60x24.98 Nearest Cross
Street: Junction Street

**The sale is subject to unpaid taxes and assessments, tax,
water and sewer liens and other municipal assessments. The
amount due can be obtained from the local taxing authority.
Pursuant to NJSA 46:8B-21 the sale may also be subject to the
limited lien priority of any condominium/homeowner
association liens which may exist. The sale may be further
subject to Restrictions, reversions, reservations, and
easements of record.**

The occupancy status of the subject property is unknown.

**The approximate upset sum is \$236,091.21 calculated through
January 22, 2025 plus any additional advance, interest,
Sheriff's cost and commission to the date of 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 \$282.92