

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:

FRENKEL, LAMBERT, WEISS, WEISMAN & GORDON, LLP
80 MAIN ST STE 460
WEST ORANGE, NJ 07052

**Superior Court of New Jersey
Chancery Division – Sussex County
Docket # F-002454-24**

**Plaintiff: TOWD POINT MORTGAGE TRUST 2019-4, U.S. BANK
NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**

Vs

Defendant: KATHLEEN A. COLEMAN, ET ALS.

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

Wednesday, May 7, 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 THE 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

MUNICIPALITY: Township of Frankford COUNTY AND STATE:
County of Sussex, State of New Jersey STREET AND STREET
NUMBER: 16 West Owassa Tpke, Township of Frankford, New
Jersey 07860, with a mailing address of **16 West Owassa Tpke,**

Newton, New Jersey 07860. West Owassa Tpke is also known
as West Shore Lake Owassa Road and County Route 521 TAX
LOT AND BLOCK NUMBERS: Lot: 2.03; Block: 60

DIMENSIONS: Approximately: 2.38 ACS

**UPSET PRICE: Approximately: \$749,445.60 and any additional
sums as ordered by the court**

OCCUPANCY STATUS: Occupied by Unknown NEAREST
CROSS STREET: Mountain Rd

Beginning at a point in the southerly line of West Shore Lake
Owassa Road distant 25.90 feet on a corner of south 32
degrees 33 minutes east from a railroad spike driven into the
ground and said road, said spike being at the third corner of a
tract of land described in a deed of conveyance from George T.
Mccoy and wife to Alvin Zakin and wife, dated 12/3/70 and
recorded in the Sussex County Clerk's Office in book 877 page
259, from said beginning point running; thence (This concise
description does not constitute a legal description. A copy of
the full legal description can be found at the Office of the
Sheriff) Pursuant to a tax search of 02/25/2025; 2025 Qtr 2
Due: 05/01/2025 \$2,408.94 OPEN. Sewer: PRIVATE - Septic.
Water: Private. Vacant lot charge: Vacant property registration
fee exist. Contact Finance Dept. at 973-948-7335 for more
information. Subject to Right of Way to New Jersey Power and
Light Company recorded in Book 831, Page 563 and Right of
Way to New Jersey Power and Light Company and United
Telephone Company recorded in Book 874, Page 1198.

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.

4/10/2025, 4/17/2025, 4/24/2025, 5/1/2025 \$333.20