

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
STERN, LAVINTHAL & FRANKENBERG, LLC
103 EISENHOWER PARKWAY
SUITE 100
ROSELAND, NJ 07068

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-005457-24**

Plaintiff: LAKEVIEW LOAN SERVICING, LLC

Vs

Defendant: JOSEPH A. PIETRZAK, JR., ET AL.

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

Wednesday, August 6, 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 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 **TOWNSHIP OF
ANDOVER**, County of Sussex and State of NJ. It is commonly
known as **827 LIMECREST ROAD, NEWTON, NJ 07860**. It is
known and designated as Block 105.04, Lot 9. The dimensions
are approximately 101.80' x 157.73' Nearest cross street:
Joyce Drive

Property is Occupied by Unknown, The Good Faith Estimate of
the Upset Bid amount as of 8/6/2025 is **\$328,061.10**

**Prior lien(s): 2025 2" Quarter Taxes past due in the approx.
amount of \$1,978.00**

***Subject to any unpaid taxes, municipal liens or other charges,
and any such taxes, charges, liens, insurance premiums or
other advances made by plaintiff prior to this sale. All
interested parties are to conduct and rely upon their own
independent investigation to ascertain whether or not any
outstanding interest remain of record and/or have priority over
the lien being foreclosed and, if so the current amount due
thereon.**

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.

7/10/2025, 7/17/2025, 7/24/2025, 7/31/2025 \$287.88