

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
302 FELLOWSHIP RD STE 130
MT. LAUREL, NJ 08054

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-006473-24**

**Plaintiff: FREEDOM MORTGAGE CORPORATION
Vs**

Defendant: DANIELLE R. DURKIN, ET AL.

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

Wednesday, July 16, 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:

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 the **TOWNSHIP OF VERNON**,
County of SUSSEX, State of New Jersey. Premises commonly
known as: **140 E LAKESIDE DR, HIGHLAND LAKES, NJ 07422**
Being Known as: Lot 47 N/K/A LOT 8, Block 151.18 N/K/A
BLOCK 465 on the official Tax Map of the TOWNSHIP OF
VERNON. Dimensions: .52 AC Nearest Cross Street: GLEN
ROAD

*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 interests remain of record and/or have priority
over the lien being foreclosed and, if so, the current amount
due thereon.

If the sale is set aside for any reason, the Purchaser at the sale
shall be entitled only to a return of the deposit paid. The
Purchaser shall have no further recourse against the
Mortgagor, the Mortgagee or the Mortgagee's attorney.
The occupancy status of the property is: OCCUPIED BY
UNKNOWN

Plaintiff's good faith estimate of its upset price is: **\$226,784.93**

Subject to the lien of Highland Lakes Country Club and
Community Association in the amount of \$4,799.88 plus,
interest at the rate of 16% per annum from the date due until
paid. This claim of Lien shall also secure all unpaid
assessments, interest, late fees, collection costs and
attorney's fees subsequent to the date of this Claim of Lien
and before entry of a certificate of title.

PURSUANT TO 28 USC 2410(C) THIS SALE IS SUBJECT TO A 1
YEAR RIGHT OF REDEMPTION HELD BY THE UNITED STATES
OF AMERICA BY VIRTUE OF ITS LIEN:

SUBORDINATE MORTGAGE: DANIELLE R. DURKIN & PATRICK
M. DURKIN TO SECRETARY OF HOUSING AND URBAN
DEVELOPMENT, DATED 12/15/2023 AND RECORDED ON
12/27/2023, IN BOOK 10288, PAGE 1354, AS FILE NUMBER
2023022985, TO SECURE \$16,810.48.

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.

6/19/2025, 6/26/2025, 7/3/2025, 7/10/2025 \$360.24

25-0204