

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-008524-23**

**Plaintiff: COMMUNITY CORPORATION OF HIGHPOINT, INC.
Vs**

Defendant: MAUREEN CULHANE AND MICHAEL CULHANE

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

Wednesday, April 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.

The property to be sold is located in **Montague**, County of **Sussex** and State of New Jersey. The premise is commonly known as **146 Hemlock Hill, Montague, New Jersey 07827**. Tax Lot No.: **Lot 53** Block No.: **Block 18.53** Dimensions of Lot: **Approximately 0.530 acres of land** Number of Feet to Nearest Cross Street: **Approximately 58.12m from the nearest cross street of Rolling Ridge Road.**

Pursuant to the Supreme Court decision of Summit Bank v. Dennis Thiel (A-58-98), there are additional liens attached to the property, with present values to the best of creditor's knowledge:

Edward Kwolek (First Mortgage)	\$19,000.00
DJ-099211-19 (Contract Dispute)	\$7,629.00
2006 Condo Lien	\$1,357.71
2007 Condo Lien	\$1,929.19
2012 Condo Lien	\$4,371.62
2013 Condo Lien	\$5,066.39
2022 Condo Lien	\$2,631.43
2023 Condo Lien	\$4,912.78
2025 Condo Lien	\$11,883.04

Total: \$58,772.16

Upset Price: \$6,243.48 (Including Sheriffs Commission)

Occupancy Status: Vacant

Surplus Money: If after the sale and satisfaction of the principal 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.

3/20/2025, 3/27/2025, 4/3/2025, 4/10/2025 \$296.28

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