

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-006743-24**

Plaintiff: CITIGROUP MORTGAGE LOAN TRUST 2021-RP1

Vs

Defendant: LISA TOALDO, MR. TOALDO, HUSBAND OF LISA TOALDO, ET AL

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

Wednesday, June 18, 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.

PREMISES COMMONLY KNOWN AS 29 Oak Ridge Road, Montague, NJ 07827 TAX LOT 40, BLOCK 8 APPROXIMATE DIMENSIONS: 5.298 Acres NEAREST CROSS STREET: Reinhardt Road

Upset price: **\$257,835.64** + any commission assigned by the sheriff. *Note, this upset price is subject to increase as of the date of the sale and you will need to contact the sheriff or plaintiff's counsel for the upset as it exists on the date of sale. Occupancy: Said property is occupied

*Taxes —at time of inquiry — taxes paid through 1st quarter 2025;

*Water - **Private account, verification of same prohibited without authorization of record property owner;**

*Sewer — **Private account, verification of same prohibited without authorization of record property owner;**

(XX) Subject to: If property is located in a Homeowner's Association, then it is sold subject to any assessments and other fees which may be responsibility of new owner under NJ Supreme Court case of Highland Lakes Country Club & Community Association v. Franzino, 186 N.J. 99 (2006);

(XX) Subject to: If property is located in a Condominium or Homeowner's Association, then it may be sold subject to a rolling 6-month limited priority lien of the condo association;
(XX) Subject to: * If the subject property is part of an age restricted community, you must be 55 and older and intend to reside in the property or you may be precluded membership in the Community.

*Also subject to subsequent taxes, water and sewer plus interest through date of payoff

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.

5/22/2025, 5/29/2025, 6/5/2025, 6/12/2025 \$340.04

25-0153