

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:

POWERS KIRN, LLC

308 HARPER DRIVE

SUITE 210

MOORESTOWN, NJ 08057

Superior Court of New Jersey

Chancery Division - Sussex County

Docket # F-008720-22

Plaintiff: PENNYMAC LOAN SERVICES, LLC.

Vs

Defendant: KEVIN E. GARRETT, ET AL.

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

Wednesday, March 19, 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

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: **Vernon Township** ZIP: **07418** COUNTY:

SUSSEX STATE OF N. J. STREET & STREET NO: **40 Zinnia**

Drive TAX BLOCK AND LOT: BLOCK: 85.05 LOT: 16 & 17

DIMENSIONS OF LOT: Approximately 170' x 100' NEAREST

CROSS STREET: Thistle Avenue SUPERIOR INTERESTS (if

any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any

outstanding tax sale certificate; Rights of any party in possession /rights protected by the NJ Anti-Eviction Act; All

Local, County, State and Federal ordinances and regulations;

Any condominium association lien granted priority by N.J.S.A

46:8B-21b; Any outstanding Condominium, PUD or Homeowner

Association dues or fees; Rights of the United States of

America, if any; The property is sold in its "AS IS" condition;

Purchaser shall be responsible for Sheriffs costs, commission,

deed recording fees and realty transfer fees. **Plaintiffs upset**

bid is \$344,784.29 in accordance with the requirements of

Section 12 of P.L. 1995, c. 244 (C.2A:50-64) as amended. **The**

occupancy of the property is unknown. The full legal

description can be found in the Office of the Clerk of Sussex

County in Mortgage Book 9675 Page 954.

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.

2/20/2025, 2/27/2025, 3/6/2025, 3/13/2025 \$300.08