

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-006566-24**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR RCF 2 ACQUISITION TRUST,**

Vs

**Defendant: DEREK J. DROSSEL; KELLIE MEGAN DROSSEL, ET
AL.**

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

Wednesday, May 21, 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.

PROPERTY TO BE SOLD IS LOCATED IN: Township of Sparta,
County of Sussex, in the State of New Jersey PREMISES

COMMONLY KNOWN AS: **6 Shawnee Trail Sparta, NJ 07871**

TAX LOT # 25 BLOCK # 4019 APPROXIMATE DIMENSIONS: 65
x 152 LMCC NEAREST CROSS STREET: S Shore Trail

Upset price: **\$274,458.98** (Note, this is a good faith estimate of
the upset price at sheriff's sale that is being provided to you
pursuant to N.J.S.A. 2A:50-64 (as amended)).

It is not definitively known at this time whether the property is
vacant, tenant-occupied or owner-occupied. No representation
is made regarding occupancy.

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

Subject to any lien in favor of a condominium association which
is granted priority pursuant to N.J.S.A. 46:8B-21(b)(1), if any.

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.

4/24/2025, 5/1/2025, 5/8/2025, 5/15/2025 \$290.16