

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,
PLLC
130 CLINTON ROAD SUITE 202
FAIRFIELD, NJ 07004

Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-010332-23

Plaintiff: HSBC BANK USA, NATIONAL ASSOCIATION, AS
TRUSTEE FOR FREMONT HOME LOAN TRUST 2005-D,
MORTGAGE-BACKED CERTIFICATES, SERIES 2005-D
Vs

Defendant: MARIANNE LAUDA A/K/A MARRIANNE LAUDA,
ET AL

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

Wednesday, November 6, 2024

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 THE 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.

The property to be sold is located in the Township of GREEN in
the County of SUSSEX and State of New Jersey. Commonly
known as **54 HILLSIDE TER, ANDOVER, NJ 07821**. Tax LOT 13
FKA 53 & 54 SECTION 4A FKA 13 & 14 BLOCK 55 Dimensions
of Lot: 200 feet wide by 100 feet long Nearest Cross Street:

Hickory Lane **Estimated upset bid amount: \$165,000.00 plus
any additional sums as ordered by the court. Occupancy**

**Status: Owner Occupied *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 INTEREST REMAIN
OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING
FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE
THEREON.**

2024 Qtr 3 Due: 08/01/2024 \$1,905.12 OPEN; SUBJECT TO
POSTING; GRACE PERIOD EXTENDED TO: 08/26/2024

2024 Qtr 4 Due: 11/01/2024 \$1,905.12 OPEN

2025 Qtr 1 Due: 02/01/2025 \$1,891.52 OPEN

2025 Qtr 2 Due: 05/01/2025 \$1,891.51 OPEN

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.

10/10/2024, 10/17/2024, 10/24/2024, 10/31/2024 \$321.40

Michael J. Strada