

## SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:  
MCCABE, WEISBERG & CONWAY, LLC  
216 HADDON AVE STE 201  
WESTMONT, NJ 08108

**Superior Court of New Jersey  
Chancery Division - Sussex County  
Docket # F-001170-20**

**Plaintiff: OCWEN LOAN ACQUISITION TRUST 2023-HB1**

**Vs**

**Defendant: LINDA R. MCGINLEY, HER HEIRS, DEVISEES AND  
PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR OR  
ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST,  
ET AL.**

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

**Wednesday, March 5, 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.

The property to be sold is located in the **Township of  
Hampton**. In the **County of Sussex** and the State of New  
Jersey. Premises commonly known as: **175 Halsey Road,  
Newton, New Jersey 07860** Block 3105 Lot 30 Dimensions of  
Lot (approximately): **6.67 ACS** Nearest Cross

Street: **Glencrest Drive**

**Approx Upset Price - \$325,768.06**

**Occupancy Status - Borrower/Heir Occupied**

Subject to Delinquent taxes in the amount of \$2,710.02.

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. The amount  
due can be obtained from the local taxing authority. Pursuant  
to NJSA 46:8B-21 the sale may also be subject to the limited  
lien priority of any Condominium/Homeowners Association  
liens which may exist.

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.

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.

2/6/2025, 2/13/2025, 2/20/2025, 2/27/2025 \$310.72