

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
K&L GATES LLP
ONE NEWARK CENTER
10TH FLOOR
NEWARK, NJ 07102

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-007999-24**

Plaintiff: PROVIDENT BANK

Vs

Defendant: JEFFREY W. HALLS, ET AL.

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

Wednesday, April 2, 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:

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.

All that certain lot, piece or parcel of land, with the buildings and improvements thereon erected, situate, lying and being in the Township of Sandyston, County of Sussex and State of New Jersey: Street: **130 Route 645, Sandyston Township, NJ 07826** Approx. Number of Feet to Nearest Cross Street: 500 ft to Degroat Rd. Tax Lot and Block No.: Lot 4, Block 1101 Dimensions (approx.): Approximately 1.04 AC Amount Due for Taxes: Taxes are paid through the 4th quarter of 2024. Upset Amount: **\$13,000.00 . Property is also subject to a first mortgage to MERS as Nominee for Nationstar Mortgage LLC d/b/a Mr. Cooper with a current balance of approximately \$201,049.00.**

Occupancy Status: Property is currently occupied to the best of Plaintiff's knowledge.

As the above description does not constitute a full legal description, said full legal description is annexed to that certain mortgage recorded in the Office of the Register/Clerk of Sussex County in Mortgage Book 9995 at Page 173, et seq., Sandyston Township, New Jersey, and the Writ of Execution on file with the Sheriff of Sussex County.

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.

3/6/2025, 3/13/2025, 3/20/2025, 3/27/2025 \$276.08