

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-004177-24**

Plaintiff: PNC BANK, NATIONAL ASSOCIATION

Vs

**Defendant: MICHAEL SHANE, HIS HEIRS, DEVISEES AND
PERSONAL REPRESENTATIVES AND HIS, HERS, 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, 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:

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 Sparta, in
the County of Sussex, and the State of New Jersey.

Commonly known as: **12 Woodlawn Road, Sparta, NJ 07871**

Tax Lot No. 47 (F/K/A LOT 30), in Block No. 3045 (F/K/A
BLOCK 123) Dimensions of Lot (Approximately) 15.81 feet
wide by 117.58 feet long. Nearest Cross Street: Park Road.

**PLAINTIFF IS UNABLE TO ASCERTAIN THE OCCUPANCY
STATUS OF THE PROPERTY. THE ESTIMATED GOOD FAITH
UPSET AMOUNT PURSUANT TO NJSA 2A:50-64(12)(5)(a) IS
\$102,530.50. (BASED UPON A PROJECTED SALE DATE OF
April 2nd, 2025)**

1. 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.
2. SUBJECT TO PRIOR MORTGAGES AND JUDGMENTS
(IF ANY).
3. SUBJECT TO THE EXTENDED RIGHT OF REDEMPTION
AFFORDED TO THE UNITED STATES OF AMERICA
PURSUANT TO 28 U.S.C. § 2410.
4. SUBJECT TO OPEN WATER IN THE AMOUNT OF
\$42.38 PLUS PENALTY AND INTEREST.
5. SUBJECT TO OPEN REFUSE IN THE AMOUNT OF
\$100.00 PLUS PENALTY AND INTEREST.
6. SUBJECT TO TAX SALE CERTIFICATE #: 23-00031
SOLD TO CHRISTIANA TRUST AS CUSTODIAN IN THE
AMOUNT OF \$13,831.70 PLUS PENALTY AND
INTEREST FROM 10/09/2024.

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 \$366.32