

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-2462-24**

**Plaintiff: SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES
Vs**

Defendant: CHRISTOPHER DEMOTT SR., ET ALS.

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

Wednesday, February 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
FREDON, County of SUSSEX and State of New Jersey.

Commonly known as: 31 SPRINGDALE GARDEN ROAD,
FREDON, NJ 07860, WITH A MAILING ADDRESS OF **31**

SPRINGDALE GARDEN ROAD, NEWTON, NJ 07860. Tax Lot
No. 5 in Block No. 1102 Dimension of Lot Approximately: 120 X
160 AV Nearest Cross Street: FREDON-SPRINGDALE ROAD
BEGINNING at a point on the Southeasterly sideline of
Springdale Garden Road (50' ROW), said point being distant
40.00 feet from the intersection of said sideline of Springdale
Garden Road with the Northeasterly sideline of Fredon-
Springdale Road (width varies), sidelines extended, and
running; thence,

PRIOR LIENS/ENCUMBRANCES TOTAL AS OF December 3,
2024: \$.00

Good faith estimate of upset price: **\$301,263.75**

The occupancy status of the property being foreclosed herein is
presently unknown.

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.

1/9/2025, 1/16/2025, 1/23/2025, 1/30/2025 \$284.84