

**SHERIFF'S SALE WRIT OF EXECUTION – FORECLOSURE  
TAX CERTIFICATE SALE**

Attorney for the Plaintiff:

GOLDENBERG, MACKLER, SAYEGH, MINTZ, PFEFFER, BONCHI  
& GILL, PA

660 NEW RD 1ST FL

NORTHFIELD, NJ 08225

**Superior Court of New Jersey**

**Chancery Division – Sussex County**

**Docket # F-008207-23**

**Plaintiff: ALPHA TAX LIEN GROUP**

**Vs**

**Defendant: RAYE M. O'LOUGHLIN**

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.

Tax Lots: 17 Block: 446 Municipality: Vernon Township,  
New Jersey Street Address: **22 Birch Drive East Vernon Twp,**

**New Jersey 07462** Size of Property: 100' x 100' x 100' x 100'

Nearest Intersection: Paddock Lane Judgment Amount

(besides interest, costs and fees) :\$9,755.66

**UPSET \$15,000**

OCCUPANCY: Vacant Land

Surplus Money: If after the sale and satisfaction of the  
principal 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 \$238.00