

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-008269-23**

**Plaintiff: US BANK TRUST NATIONAL ASSOCIATION, NOT IN
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST**

Vs

**Defendant: KATHLEEN T. SIEPERMAN N/K/A KATHLEEN
LOUGHMAN, ET AL.**

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

Wednesday, April 02, 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 sheriff reserves the right to adjourn the sale without any
further advertisement.

Property to be sold is located in the Borough of Hamburg,
County of Sussex and State of New Jersey. Commonly known
as: **10 Amherst Court, Hamburg, NJ 07419** Tax Lot(s): **18 Qual
C1105**, in Block: **17** Dimensions (Approx.): 22% common
interest Nearest Cross Street: Heritage Lane. **Important:**

Pursuant to the Supreme Court decision of 10/28/99 - Summit
Bank vs. Dennis Thiel (A-58-98): Tax Certificate Recorded:
November 30, 2023 Holder: Bala Partners LLC Amount:
\$465.95 Book: 10283 Page: 1683

Good Faith Estimated Upset Price: \$33,727.15 **Occupancy
Status: Owner Occupied**

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 \$238.76