

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-001414-21**

Plaintiff: PMIT REI 2021-B-LLC

Vs

**Defendant: LOUIS KOSCO AND DONNA KOSCO, HUSBAND
AND WIFE**

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

Wednesday, May 7, 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 MORTGAGE AS PER THE 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.

PROPERTY TO BE SOLD IS LOCATED IN: Township of Vernon,
County of Sussex, in the State of New Jersey PREMISES
COMMONLY KNOWN AS **5 El's Way, Sussex, Vernon**

Township, New Jersey 07461 TAX LOT 32 f/k/a 16, BLOCK

542 f/k/a 221.08 APPROXIMATE DIMENSIONS: 42.83 AC

NEAREST CROSS STREET: Lake Pochung Road Upset price:

\$835,439.38. *Note, this upset price is subject to increase as of

the date of the sale and you will need to contact the sheriff or
plaintiff's counsel for the upset as it exists on the date of sale.

Occupancy: Said property is occupied

*Taxes at time of inquiry – taxes paid through 1st Quarter
2025;

*Water-**Private account, verification of same prohibited
without authorization of record property owner;**

*Sewer-**Private account, verification of same prohibited
without authorization of record property owner;**

(XX) Subject to: If property is located in a Homeowner's
Association, then it is sold subject to any assessments and
other fees **which may be responsibility of new owner under NJ**

**Supreme Court case of Highland Lakes Country Club &
Community Association v. Franzino, 186 N.J. 99 (2006);**

(XX) Subject to: If property is located in a Condominium or
Homeowner Association, then it may be sold subject to a
rolling 6-month limited priority lien of the association; (XX)

Subject to: * If the subject property is part of an age restricted
community, you must be 55 and older and intend to reside in
the property or you may be precluded membership in the
Community. *Also subject to subsequent taxes, water and
sewer plus interest through date of payoff

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.

4/10/2025, 4/17/2025, 4/24/2025, 5/1/2025 \$340.04