

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
PLUESE BECKER & SALTZMAN, LLC
20000 HORIZON WAY SUITE 900
MT. LAUREL, NJ 08054-4318

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-004078-24**

**Plaintiff: AMERICAN NEIGHBORHOOD MORTGAGE
ACCEPTANCE COMPANY, LLC**

Vs

Defendant: MISAEL THEN, ET AL.

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

Wednesday, November 20, 2024

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.

County: Sussex Municipality: Township of Hampton Street
Address: **28 Church Road, Newton (Hampton Twp), NJ 07860**

Tax Lot 14 Tax Block: 2702 Approximate dimensions: 207.42' x
756.20' x 207.32' x 842.57' Nearest cross street: School Road

The Plaintiff's Upset Bid presently approximates **\$377,000.00**
and Occupancy Status: 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.

10/24/2024, 10/31/2024, 11/7/2024, 11/14/2024 \$228.08