

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,
PLLC
130 CLINTON ROAD SUITE 202
FAIRFIELD, NJ 07004

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-005324-24**

**Plaintiff: WELLS FARGO BANK, NATIONAL ASSOCIATION AS
TRUSTEE FOR OPTION ONE MORTGAGE LOAN TRUST 2007-2,
ASSET-BACKED CERTIFICATES, SERIES 2007-2**

Vs

**Defendant: JENNIFER RIPPEY A/K/A JENNIFER A. RIPPEY
A/K/A JENNIFER GREEN; RONALD RIPPEY JR A/K/A RONALD
RIPPEY II, ET AL.**

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

Wednesday, January 22, 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 SPARTA
in the County of SUSSEX and State of New Jersey. Commonly
known as **39 TOMAHAWK TRL, SPARTA, NJ 07871** Tax LOT
19 f/k/a Lot 11.07 BLOCK 1003 f/k/a Block 15 Dimensions of
Lot: 2.49 ACS Nearest Cross Street: Green Road

**Estimated upset bid amount: \$533,000.00 plus any additional
sums as ordered by the court.**

Occupancy Status: Owner Occupied

***SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS OR
OTHER CHARGES, AND ANY SUCH TAXES, CHARGES, LIENS,
INSURANCE PREMIUMS OR OTHER ADVANCES MADE BY
PLAINTIFF PRIOR TO THIS SALE. ALL INTERESTED PARTIES
ARE TO CONDUCT AND RELY UPON THEIR OWN
INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR
NOT ANY OUTSTANDING INTEREST REMAIN OF RECORD
AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED
AND, IF SO, THE CURRENT AMOUNT DUE THEREON.**

2024 Qtr 4 Due: 11/01/2024 \$3,634.77 OPEN

2025 Qtr 1 Due: 02/01/2025 \$3,533.37 OPEN

2025 Qtr 2 Due: 05/01/2025 \$3,533.37 OPEN

Water: Sparta MUA 65 Main Street Sparta, NJ 07871 973-729-
7133 Acct: 94155 0 To: 07/01/2024 \$109.88 OPEN PLUS

PENALTY \$173.41 OPEN PLUS PENALTY Trash: Sparta MUA
65 Main Street Sparta, NJ 07871 973-729-7133

Acct: 94155 0 10/01/2024 - 12/31/2024 \$100.00 OPEN AND
DUE 12/01/2024 \$275.00 OPEN PLUS

PENALTY Vacant lot charge: VACANT/ABANDONED
PROPERTY REGISTRATION FEE \$500.00 OPEN FOR 2024. MAY
BE SUBJECT TO ADDITIONAL RENEWAL FEES. PLEASE
CONTACT THE CLERK AT 973-729-4493 FOR MORE
INFORMATION.

General Remark: SUBJECT TO TAX SALE. SUBJECT TO
ADDITIONAL FEES

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.

12/26/2024, 1/2/2025, 1/9/2025, 1/16/2025 \$378.88