

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-003762-24**

Plaintiff: ARVEST BANK

Vs

Defendant: CYNTHIA M. CHIA, 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.

PROPERTY TO BE SOLD IS LOCATED IN: Borough of Hopatcong, County of Sussex, in the State of New Jersey PREMISES COMMONLY KNOWN AS: **34 Northwestern Trail, Hopatcong, NJ 07843** TAX LOT # 5 Block #

40411 NEAREST CROSS STREET: Lincoln Way APPROXIMATE DIMENSIONS: 100 x 60 IRR Taxes and Other Encumbrances: 3rd Quarter of 2024 open balance in the amount of \$1,532.89* Water open balance in the amount of \$172.79, good through 8/1/2024* Sewer — Plaintiff is unable to confirm these amounts. Prospective purchasers must conduct their own investigation to determine the same. *Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts.

Upset Price: **\$239,558.72**, good through January 26, 2025 and any additional sums as ordered by the court.

Occupancy Status: Occupancy status at the property is unknown.

SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF: IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE, INCLUDING ANY COSTS AND EXPENSES, INCLUDING ATTORNEYS' FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, OR THE MORTGAGEE'S ATTORNEY; THE OUTSTANDING TAXES, LIENS AND/ OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/ OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND / OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME.

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 \$416.60