

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-001569-24

Plaintiff: CSMC 2019-RPL7 TRUST

Vs

Defendant: JAMES R. KRUZELNICK A/K/A JAMES
KRUZELNICK, ET AL.

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

Wednesday, November 6, 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.

The property to be sold is located in the Township of
WANTAGE in the County of SUSSEX and State of New
Jersey. Commonly known as **60 MOORE ROAD, WANTAGE, NJ
07461** Tax LOT 15 FKA 15 and 13.02 BLOCK 33 Dimensions of
Lot: 3.55 AC Nearest Cross Street: Mt Salem Road **Estimated
upset bid amount: \$239,000.00 plus any additional sums as
ordered by the court. Occupancy Status: 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 \$2,080.83 OPEN

2025 Qtr 1 Due: 02/01/2025 \$2,052.34 OPEN

2025 Qtr 2 Due: 05/01/2025 \$2,052.33 OPEN

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.

10/10/2024, 10/17/2024, 10/24/2024, 10/31/2024 \$298.16

Michael J. Strach