

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-006672-22**

Plaintiff: NATIONSTAR MORTGAGE LLC

Vs

Defendant: MELISSA A. DIXON, ET AL.

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

Wednesday, March 19, 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 NEWTON in the County of SUSSEX, and the State of New Jersey. Tax Lot 18 Block 18.04 f/k/a Lot 7 Block

1102 Commonly Known as **12 Mason Avenue, Newton, New Jersey 07860** Dimensions of the Lot are (Approximately)

150X100x150x100 Nearest Cross Street: Pine Street

The sale is subject to unpaid taxes and assessments, tax, water and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority.

Pursuant to NJSA 46:8B-21 the sale may also be subject to the limited lien priority of any condominium/homeowner association liens which may exist. The sale may be further subject to Restrictions, reversions, reservations, and easements of record.

The occupancy status of the subject property is unknown.

The approximate upset sum is \$362,045.57 calculated through December 3, 2024 plus any additional advance, interest, Sheriff's cost and commission to the date of sale.

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.

2/20/2025, 2/27/2025, 3/6/2025, 3/13/2025 \$283.32