

## 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-008928-24**

**Plaintiff: U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN  
ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE  
FOR RCF 2 ACQUISITION TRUST**

**Vs**

**Defendant: DANIEL J. O'LEARY, ET AL.**

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

**Wednesday, May 21, 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.

PROPERTY TO BE SOLD IS LOCATED N: Township of  
Stillwater, County of Sussex, in the State of New Jersey  
PREMISES COMMONLY KNOWN AS: **1031 Rt. 619 Newton, NJ  
07860** ALSO KNOWN AS: 1031 East Shore Drive Newton, NJ  
07860 ALSO KNOWN AS: 1031 East Shore Road Newton, NJ  
07860 ALSO KNOWN AS: 1031 Route 619 Newton, NJ 07860  
ALSO KNOWN AS: 1031 County Road 619 Newton, NJ 07860  
TAX LOT # 6 BLOCK # 3701 APPROXIMATE DIMENSIONS: 75 x  
375 AV NEAREST CROSS STREET: Dove Island Road

**Upset price: \$497,563.59** (Note, this is a good faith estimate of  
the upset price at sheriff's sale that is being provided to you  
pursuant to N.J.S.A. 2A:50-64 (as amended)). It is not  
definitively known at this time whether the property is vacant,  
tenant- occupied or owner-occupied. No representation is made  
regarding occupancy.

\*Also subject to subsequent taxes, water and sewer plus  
interest through date of payoff.

Subject to any lien in favor of a condominium association which  
is granted priority pursuant to N.J.S.A. 46:8b-21(b)(1), in any  
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.

4/24/2025, 5/1/2025, 5/8/2025, 5/15/2025 \$304.24