

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-002545-20**

**Plaintiff: THE BANK OF NEW YORK MELLON F/K/A THE
BANK OF NEW YORK, AS TRUSTEE FOR THE HOLDERS OF
THE GE-WMC ASSET-BACKED PASS-THROUGH
CERTIFICATES, SERIES 2005-2**

Vs

Defendant: JOHN SWANK, 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 THE 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
VERNON in the County of SUSSEX and State of New
Jersey. Commonly known as **782 CANISTEAR RD, HIGHLAND
LAKES, NJ 07422** Tax LOT 14 FKA 15 additional lots 16-18
BLOCK 474 FKA 150.07 Dimensions of Lot: .20 AC Nearest
Cross Street: Marsh P1

**Estimated upset bid amount: \$381,000.00, 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.**

2025 Qtr 2 Due: 05/01/2025 \$1,773.39 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.

4/24/2025, 5/1/2025, 5/8/2025, 5/15/2025 \$308.08