

**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-006410-22**

**Plaintiff: HSBC BANK USA, N.A., AS INDENTURE TRUSTEE  
FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE  
HOME EQUITY LOAN TRUST 2007-2**

**Vs**

**Defendant: MARY ANN ZAWACKI A/K/A MARY ANN RYAN  
A/K/A MARY ZAWACKI, 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:

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 SPARTA  
in the County of SUSSEX and State of New Jersey.

Commonly known as **122 WAGON WHEEL RD UNIT 2,  
SPARTA, NJ 07871** Tax LOT 1 FKA 2.31 BLOCK 5110 FKA  
39.05 Dimensions of Lot: Together with an undivided .92259  
% percentage interest in and to the common elements of Sparta  
Commons Townhouse Condominium Association, Inc. Nearest  
Cross Street: Fox Run Road

**Estimated upset bid amount: \$340,000.00 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.**

2025 Qtr 2 Due: 05/01/2025 \$2,004.46 OPEN Water: Sparta  
MUA 65 Main Street Sparta, NJ 07871 973-729-7133 Acct: 6838  
0 To: 01/02/2025 \$81.76 INCLUDED IN BELOW LIEN Sewer:  
Sparta MUA 65 Main Street Sparta, NJ 07871 973-729-7133  
Acct: 6838 0 01/01/2025 - 03/31/2025 \$204.64 INCLUDED IN  
BELOW LIEN Trash: Sparta MUA 65 Main Street Sparta, NJ  
07871 973-729-7133 Acct: 6838 0 04/01/2025 - 06/30/2025  
\$115.00 OPEN AND DUE 06/01/2025 Liens: Year: 2023 Type:  
3RD PARTY WATER, SEWER, REFUSE Amount: \$1,926.52  
Cert No.: 23-00026 Sold: 10/09/2024 To: FIG 20, LLC FBO SEC  
PTY

Lien amount is subject to subsequent taxes + interest. Must  
call prior to settlement for redemption figures. THE  
REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54  
PROSPECTIVE PURCHASERS ARE ON NOTICE THAT THE  
CONDO ASSOCIATION MAY BE ENTITLED TO LIMITED  
PRIORITY PURSUANT TO STATUTE

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 \$383.08