

## SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:  
FRIEDMAN VARTOLO, LLP  
1325 FRANKLIN AVE STE 160  
GARDEN CITY, NY 11530

**Superior Court of New Jersey  
Chancery Division - Sussex County  
Docket # F-007089-19**

**Plaintiff: U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR NRZ  
PASS-THROUGH TRUST VIII**

**Vs**

**Defendant: SHAWN J. SHERIDAN AND DAWN M. SHERIDAN,  
ET AL.**

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

**Wednesday, February 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.

Property to be sold is located in the Borough of Hopatcong,  
County of Sussex and State of New Jersey.

Commonly known as: **21 Staten Trail, Hopatcong, NJ 07843**

Tax Lot(s): 3, in Block: 11111 Dimensions (Approx.): 62 x 100 x  
62 x 100 Nearest Cross Street: Old Mine Rd.

Good Faith Estimated Upset Price: **\$440,001.28** Occupancy  
Status: Owner Occupied

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.

1/23/2025, 1/30/2025, 2/6/2025, 2/13/2025 \$242.96