

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-897-24**

Plaintiff: PICATINNY FEDERAL CREDIT UNION

Vs

Defendant: BRIAN DUNSTER AND GINA DUNSTER

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.

The property to be sold is located in the **Township of Byram**, County of Sussex and State of New Jersey. Commonly known as: **8 Beech Street, Stanhope, New Jersey** Tax Lot No: 426, Block No. 6 Nearest Cross Street: Chestnut Street Property Occupancy Status: currently occupied

TOTAL AS OF March 12, 2025 The approximate upset price is **\$217,000.00** (and any additional sums as ordered by the court).

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 \$233.04