

SHERIFF'S SALE WRIT OF EXECUTION – FORECLOSURE

Attorney for the Plaintiff:
MCCABE, WEISBERG & CONWAY, LLC
216 HADDON AVE STE 201
WESTMONT, NJ 08108

**Superior Court of New Jersey
Chancery Division – Sussex County
Docket # F-005419-24**

Plaintiff: THE HUNTINGTON NATIONAL BANK

Vs

Defendant: BRIAN CAPILLI, ET AL.

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

Wednesday, March 5, 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 Montague**. In the **County of Sussex** and the State of New Jersey. Premises commonly known as: **92 Deckertown**

Turnpike, Montague, New Jersey 07827 Block 18 Lot 186 Dimensions of Lot (approximately): **150' x 271'** Nearest

Cross Street: **Chubby Lane**

Approx Upset Price \$256,283.27

Property Status - Borrower Occupied

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.

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.

2/6/2025, 2/13/2025, 2/20/2025, 2/27/2025 \$257.80