

## 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-002139-24

**Plaintiff: TOWD POINT MORTGAGE TRUST 2018-4, U.S. BANK  
NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE**

**Vs**

**Defendant: DENNIS A. CASSELLI A/K/A DENNIS CASSELLI;  
MARY CASSELLI, ET AL.**

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

**Wednesday, December 4, 2024**

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 MORTGAGE 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 VERNON  
in the County of SUSSEX and State of New Jersey. Commonly  
known as **7 WINDING WAY, SUSSEX, NJ 07461** Tax LOT 4  
FKA 21 BLOCK 335 FKA 172.10 AKA 172 Dimensions of Lot:  
1.28 AC Nearest Cross Street: Sleepy Hollow Road

**Estimated upset bid amount: \$320,000.00 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.**

**2024 Qtr 4 Due: 11/01/2024 \$2,329.74 OPEN 2025 Qtr 1 Due:  
02/01/2025 \$2,307.36 OPEN 2025 Qtr 2 Due: 05/01/2025  
\$2,307.35 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.

11/7/2024, 11/14/2024, 11/21/2024, 11/28/2024 \$313.00