

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 # SWC-F-000259-23**

Plaintiff: CELTIC BANK CORPORATION

Vs

Defendant: NORTHWESTERN RESIDENCE, INC., DARO MABEL REALTY LLC, MENDARO LARGOZA, MARIA LARGOZA

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

Wednesday, December 18, 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 MORTGAGES 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 Town of Newton of the county of Sussex and State of New Jersey Commonly known as: **131 Main Street, Newton, Sussex County, New Jersey 07860** Tax Lot No.: 17 Block No.: 14.01

BEGINNING at the point of intersection of the line of Maple Avenue and the easterly line of New Jersey Route 206 a/k/a Main Street and running from thence:

1. North 06 degrees 30 minutes 50 seconds East 87.78 feet to a point; thence
2. North 37 degrees 32 minutes 50 seconds East 524.70 feet to a point; thence
3. South 42 degrees 49 minutes 50 seconds East 157.08 feet to a point; thence
4. North 41 degrees 14 minutes 50 seconds East 149.44 feet to a point; thence
5. South 42 degrees 49 minutes 50 seconds East 158.98 feet to a point, thence
6. South 45 degrees 27 minutes 00 seconds West 265.54 feet to a point; thence
7. South 66 degrees 29 minutes 00 seconds West 495.00 feet to the point or place of BEGINNING.

Nearest Cross Street: Maple Avenue Approximate

Upset*: **\$2,790,060.51** Occupancy Status: Vacant

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.

11/21/2024, 11/28/2024, 12/5/2024, 12/12/2024 \$308.44