

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-003121-23**

**Plaintiff: MILL CITY MORTGAGE LOAN TRUST 2019-GS1
Vs**

Defendant: DANIEL TARRATS, ET AL.

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 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 SUSSEX,
County of SUSSEX, State of New Jersey Premises commonly
known as: **2-8 HARRISON STREET, SUSSEX, NJ 07461** BEING
KNOWN as LOT 4 BLOCK 502 on the official Tax Map of the
BOROUGH OF SUSSEX Dimensions: 100.11FT X 57.57FT X
100.00FT X 54.00FT Nearest Cross Street: HAMBURG
AVENUE

Please be advised that definitive occupancy information is not
available and Plaintiff makes no representation regarding
occupancy.

Good Faith Estimated Upset: **\$315,189.69**

*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.

**If the sale is set aside for any reason, the Purchaser at the
sale shall be entitled only to a return of the deposit paid. The
Purchaser shall have no further recourse against the
Mortgagor, the Mortgagee or the Mortgagee's attorney.

Advertise Subject to USA's right of redemption:

Pursuant to 28, U.S.C. Section 2410, this sale is subject to a
120 day right of redemption held by the United States of
America by virtue of the Internal Revenue Servies Lien:
FEDERAL TAX LIEN: DEPARTMENT OF THE TREASURY
INTERNAL REVENUE SERVICE to DANIEL L. TARRATS dated
December 17, 2018 and recorded in the Office of the Sussex
County Clerk on December 27, 2018 in Book 32, Page 934 in the
amount of \$108,597.16.

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 \$350.72