

SHERIFF'S SALE WRIT OF EXECUTION - FORECLOSURE

Attorney for the Plaintiff:
BROCK & SCOTT, PLLC
302 FELLOWSHIP RD STE 130
MT. LAUREL, NJ 08054

**Superior Court of New Jersey
Chancery Division - Sussex County
Docket # F-003671-24**

Plaintiff: WELLS FARGO BANK, N.A.

Vs

Defendant: LATAYA REID, ET AL.

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

Wednesday, August 20, 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:

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 TOWNSHIP OF VERNON, County of SUSSEX, State of New Jersey. Premises commonly known as: **1 BEAVER CREEK, UNIT 1, VERNON, NJ 07462**

Being Known as: Lot 117, Block 529 on the official Tax Map of the TOWNSHIP OF VERNON. Dimensions: CONDO (NONE GIVEN) Nearest Cross Street: CONDO (NONE GIVEN)

*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 interests 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.

The occupancy status of the property is: OCCUPIED BY UNKNOWN Plaintiff's good faith estimate of its upset price is: **\$173,217.34.**

Property is being sold subject to the limited priority lien held by Vail Section Condominium Council in the amount of \$1,980.00 by court order filed on May 8, 2024 in the within foreclosure. Subject to Tax Sale Certificate #24-00126 in the amount of \$3,390.01 for open taxes and sewer plus interest and penalties. Purchaser is responsible for obtaining final amount to redeem. 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.

7/24/2025, 7/31/2025, 8/7/2025, 8/14/2025 \$312.64