

SHERIFF'S SALE  
WRIT OF EXECUTION  
**FORECLOSURE**

Attorney For The Plaintiff:  
**FEIN, SUCH, KAHN &  
SHEPARD, P.C.**  
7 CENTURY DRIVE  
SUITE 201  
PARSIPPANY, NJ 07054

SUPERIOR COURT  
OF NEW JERSEY  
CHANCERY DIVISION -  
SUSSEX COUNTY  
DOCKET #F-23066-08

Plaintiff:  
**MORTGAGE ELECTRONIC  
REGISTRATION SYSTEMS,  
INC.**

vs. Defendant:  
**ROBERTA ELIZABETH  
MACKERLEY, individually  
and as Executrix of the Es-  
tate of ROBERTA R. MACK-  
ERLEY; ET ALS**

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

**JUNE 29, 2009**

Or the adjourned date there-  
after, at two o'clock in the af-  
ternoon, sell at public sale at  
the Sheriff's Office, 39 High  
Street, Town of Newton,  
County of Sussex, State of  
New Jersey.

ALL the right, title and inter-  
est of the defendant and to  
the following described prem-  
ises:

The property to be sold is lo-  
cated in the Twp. of **MONTA-  
GUE**, County of Sussex, and  
State of New Jersey

Commonly known as:  
106 River Road,  
Montague, NJ 07827

Tax Lot No. 117 in Block No.  
1

Dimensions of Lot Approx-  
imately: 1.01 ACS

Nearest Cross Street:  
Hidden Hollow Way

BEGINNING AT A POINT IN  
THE NORTHERLY RIGHT  
OF WAY LINE OF THE  
PUBLIC ROAD, 66 FEET IN  
WIDTH, KNOWN AS "RIVER  
ROAD", SAID POINT OF  
BEGINNING IS THE 2ND  
LINE OF THE FIRST TRACT  
AS DESCRIBED IN A DEED  
OF CONVEYANCE FROM  
GEORGE F. ZIERDT AND  
KOROLA B. ZIERDT, HIS  
WIFE TO HOLIDAY LAKE,  
INC., AND IS DISTANT 32.16  
FEET ON A COURSE OF  
NORTH 15 DEGREES 56  
MINUTES 44 SECONDS  
WEST FROM THE 2ND  
CORNER OF SAID TRACT;  
THENCE (1) IN PART  
ALONG THE 2ND LINE OF  
THE ENTIRE TRACT  
NORTH 15 DEGREES 56  
MINUTES 44 SECONDS  
WEST, 100.00 FEET TO A  
POINT; THENCE (2)  
NORTH 79 DEGREES 39  
MINUTES 46 SECONDS  
EAST, 260.12 FEET TO A  
POINT; THENCE (3) SOUTH  
32 DEGREES 26 MINUTES  
26 SECONDS EAST, 130.00  
FEET TO A POINT IN THE  
NORTHERLY RIGHT OF  
WAY LINE OF RIVER  
ROAD; THENCE (4) ALONG  
SAID ROAD SOUTH 82  
DEGREES 43 MINUTES 47  
SECONDS WEST, 107.70  
FEET TO THE POINT OF  
TANGENCY OF A CURVE  
HAVING A RADIUS OF  
3,786.80 FEET; THENCE (5)  
CURVING TO THE RIGHT  
IN A WESTERLY DIREC-  
TION ALONG SAID CURVE  
A DISTANCE OF 192.34  
FEET TO THE POINT AND  
PLACE OF BEGINNING.

"THE SHERIFF HEREBY  
RESERVES THE RIGHT TO  
ADJOURN THIS SALE  
WITHOUT FURTHER NO-  
TICE THROUGH PUBLICA-  
TION."

PRIOR LIENS  
/ENCUMBRANCES  
TOTAL AS OF May 19, 2009:  
5.00

**Surplus Money:** If after the  
sale and satisfaction of the  
mortgage debt, including  
costs and expenses, there re-  
mains 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 regard-  
ing the surplus, if any.

**NO PRIOR MORTGAGES  
AS PER AFFIDAVIT**

A full legal description of the  
property can be found in the  
office of the Register of deeds  
of Sussex County.

The approximate amount of  
the decree sought to be satis-  
fied by this sale is **\$351,544.50**  
in addition to the interest,  
Sheriff's fees and advertising  
costs.

The successful bidder at the  
sale is required to post a de-  
posit of 20% of the total bid  
price in cash or certified  
check immediately following  
the sale.

The sheriff reserves the right  
to adjourn the sale without  
any further advertisement.

**ROBERT E. UNTIG,**  
Sussex County Sheriff  
S/W May 31-June 24, '09  
pfs249.20  
00254438 NJH