

SHERIFF'S SALE
WRIT OF EXECUTION
FORECLOSURE

Attorney For The Plaintiff:
**PHELAN HALLINAN &
SCHMIEG, PC**
400 FELLOWSHIP ROAD
SUITE 100
MT. LAUREL, NJ 08054

SUPERIOR COURT
OF NEW JERSEY
CHANCERY DIVISION -
SUSSEX COUNTY
DOCKET #F-3045-08

Plaintiff:
**U.S. BANK, N.A., AS TRUS-
TEE**
vs. Defendant:
**RANIERO A. SEBASTIANI
& ANGELA M. SEBASTIANI**

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 Township of Ver-
non, County of Sussex, State
of New Jersey

Premises commonly known
as:
51 Lakeside Drive NW,
Vernon Twp., Sussex, NJ
07461

Being known as Lot 13, Block
74.04, on the official Tax Map
of the Township of Vernon

Dimensions: 121.22 feet x
132.16 feet x 4.97 feet x 101.85
feet x 127.88 feet x 100.00 feet
x 147.18 feet

Nearest Cross Street:
Maple Road

"THE SHERIFF HEREBY
RESERVES THE RIGHT TO
ADJOURN THIS SALE
WITHOUT FURTHER NO-
TICE BY PUBLICATION."

*Subject to any unpaid taxes,
municipal liens or other
charges, and any such taxes,
charges, liens, insurance pre-
miums or other advances
made by plaintiff prior to this
sale. All interested parties
are to conduct and rely upon
their own independent inves-
tigation to ascertain whether
or not outstanding interest re-
main of record and/or have
priority over the lien being
foreclosed and, if so the cur-
rent amount due thereon.

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

*** If after the sale and satis-
faction of the mortgage debt,
including costs and expenses,
there remains any surplus
money, the money will be de-
posited 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 stat-
ing the nature and extent of
that person's claim and ask-
ing for an order directing pay-
ment of the surplus money.
The Sheriff or other person
conducting the sale will have
information regarding 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 \$274,959.58
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
pf5207.20
00254441 NJH