

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-39261-08

Plaintiff:  
ACT PROPERTIES LLC  
vs. Defendant:  
DENISE CARROLL AND  
JAMES CARROLL

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

NOVEMBER 16, 2009

Or the adjourned date there-  
after, at two o'clock in the af-  
ternoon, sell at public sale of  
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 Boro of Franklin  
County of Sussex and State of  
New Jersey.

Commonly known as:  
110 Davis Road  
Franklin, NJ 07416

Tax Lot No. 14 in Block No.  
38

Dimensions of Lot Approx-  
imately: 150 x 138  
Nearest Cross Street:  
N Church Road

BEGINNING at the North-  
westerly corner of a lot as de-  
scribed in a deed from Abram  
Estell to his son Elisworth Es-  
tell and dated November 7,  
1929, the said Northwesterly  
corner of said lot is the sec-  
ond corner as mentioned in  
the said deed and is also the  
Northwesterly corner of Lot  
No. 4 as shown on a map of  
subdivision of Lots on the  
Northwesterly side of the  
Franklin-Monroe Road and;  
thence

The Sheriff hereby reserves  
the right to adjourn this sale  
without further notice by pub-  
lication.

PRIOR LIENS/  
ENCUMBRANCES  
WATER OPEN + PEN-  
ALTY: \$480.00  
2009 MUNICIPAL LIEN,  
SOLD ON 09/21/09, CERT #  
N/A: \$128.96  
TOTAL AS OF September 30,  
2009: \$608.96

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 \$241,282.13  
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 Oct. 18-Nov. 11, '09  
pf\$196.00  
00269978 NJH