

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

Attorney For The Plaintiff:  
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ACKERMAN  
PO BOX 1024  
200 SHEFFIELD STREET  
SUITE 301  
MOUNTAINSIDE NJ 07092  
1-908-233-8500  
File No.: XFZ-111225**

**SUPERIOR COURT  
OF NEW JERSEY  
CHANCERY DIVISION -  
SUSSEX COUNTY  
DOCKET #F-41949-08**

**Plaintiff: WELLS FARGO  
BANK, N.A.  
vs. Defendant:  
VINCENT P. ANDREULA**

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

**MARCH 29, 2010**

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 **Town of Newton**  
in the County of Sussex, State  
of New Jersey.

Commonly known as :  
25 Hillside Terrace  
Newton, NJ 07860

Tax Lot No.: 32 in Block 203

Dimensions of Lot: (Approx-  
imately) 50 ft x 178 ft

Nearest Cross Street:  
Lake Avenue

**Subject to any open taxes,  
water/sewer, municipal or tax  
liens that may be due.**

**Tax and prior lien info:**

At the time of publication  
taxes/sewer/water information  
was not available - You must  
check with the tax collector  
for exact amounts due.

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.

**Prior Mortgages and  
Judgments (if any): none**

Note: The sheriff reserves the  
right to adjourn this sale for  
any length of time without fur-  
ther advertisement.

**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 \$197,353.66  
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 Feb. 28-March 24, '10  
pf\$182.00  
00284332 NJH