

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-50527-08

Plaintiff:  
US BANK, N.A., AS TRUS-  
TEE  
vs. Defendant:  
DENIS MELUCCI, ET AL

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

JANUARY 11, 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 Borough of Ho-  
patcong, County of Sussex,  
State of New Jersey.

Premises commonly known  
as:  
24 Brown Trail  
Hopatcong, NJ 07843

BEING KNOWN as LOT 20,  
BLOCK 11112, on the official  
Tax Map of the Twp of Want-  
age

Dimensions: 15.71 feet x 90  
feet x 60.00 feet x 100.00 feet x  
50.00 feet

Nearest Cross Street:  
Poccono Trail

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

\*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 \$288,886.62  
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 Dec. 13 '09 - Jan. 6, '10  
pfs201.60  
00276618 NJH