

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-5958-08

Plaintiff:
JP MORGAN BANK AS
TRUSTEE
vs. Defendant:
DONALD M. MAGURA
AND JOAN C. MAGURA, ET
ALS

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

APRIL 13, 2009

or the adjourned date thereaf-
ter, at two o'clock in the after-
noon, 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 interest
of the defendant and to
the following described prem-
ises:

The property to be sold is lo-
cated in the Township of Ver-
non in the County of Sussex
and State of New Jersey.

Commonly known as:
5 Sleepy Hollow Road
Vernon, NJ 07461

Tax Lot No.: 1 in Block No.
171.01

Dimensions of Lot: Approx-
imately: 173 x 180

Nearest Cross Street:
Margaret Lane
BEGINNING at a point on the
northerly side of Sleepy Hol-
low Road which point is 19.08
feet from the intersection of
the northerly line of Sleepy
Hollow Road with the west-
erly line of Margaret Lane
and running thence (1) South
84° 00' West along the north-
erly line of Sleepy Hollow
Road a distance of 60.92 feet
to a point; thence (2) South
76° 59' 00" West still along the
northerly line of Sleepy Hol-
low Road a distance of 119.35
feet to a monument; thence
(3) North 10° 02' 00" West
along the westerly side of lot 1
a distance of 231.00 feet to a
point on the northerly line of
Lot 1; thence (4) South 86°
23' 40" East along the north-
erly line of Lot 1 a distance of
173.02 feet to a point on the
westerly line of Margaret
Lane; thence (5) Southerly
along the westerly line of
Margaret Lane which is on a
curve whose radius is 125.00
feet an arc distance of 18.17
feet

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

PRIOR LIENS/
ENCUMBRANCES
TOTAL AS OF February 27,
2009: \$: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.

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 \$64,536.56
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 March 15-April 8, '09
pf5214.20
00244790 NJH