

SHERIFF'S SALE
WRIT OF EXECUTION
FORECLOSURE

Attorney For The Plaintiff:
**MILSTEAD & ASSOCIATES
LLC**
220 LAKE DRIVE EAST
SUITE 301
CHERRY HILL, NJ 08002

SUPERIOR COURT
OF NEW JERSEY
CHANCERY DIVISION -
SUSSEX COUNTY
DOCKET #F-6842-08

Plaintiff:
HSBC BANK USA, N.A.
vs. Defendant:
**GREGORY J. SKINNER, ET
AL**

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

FEBRUARY 2, 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 inter-
est of the defendant and to the
following described prem-
ises:

**PROPERTY TO BE SOLD IS
LOCATED IN** Borough of Hop-
atcong, County of Sussex,
State of New Jersey

**PREMISES COMMONLY
KNOWN AS:**
234 Lakeside Avenue,
Hopatcong, NJ 07843

**TAX LOT # 16, BLOCK #
70220**

LEGAL DESCRIPTION: Be-
ing known and designated as
Lots Nos. 26, 27, 102 and 103 in
Block No. 4 as shown on a cer-
tain map entitled "Map of
Building Sites of the Prospect
Point Land Improvement
Company of Lake Hopatcong,
Morris and Sussex Counties,
NJ", made by George E.
Jenkins, C.E. March 1, 1916
which map is now on file in
the Office of the Clerk of Mor-
ris County, hereby expressly
excepting and reserving the
outstanding mineral rights,
also the rights of the Morris
Canal and Banking Company
to raise and lower the water
of Lake Hopatcong.

**APPROXIMATE DIMEN-
SIONS: 40 x 217**

The sale is subject to any un-
paid taxes and assessments,
tax, water, and sewer liens
and other municipal assess-
ments. The amount due can
be obtained from the local
taxing authority. Pursuant to
NJSA 46:8B-21 the sale may
also be subject to the limited
liens which may exist.

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 claim-
ing 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 per-
son's claim and asking for an
order directing payment of
the surplus money. The Sher-
iff 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 **\$240,840.24**
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 Jan. 4-28, '09
pf\$197.40
00237121 NJH