

SHERIFF'S SALE
WRIT OF EXECUTION
FORECLOSURE

Attorney For The Plaintiff:
DEMBO & SALDUTTI
102 BROWNING LANE
BUILDING B
CHERRY HILL, NJ 08003

SUPERIOR COURT
OF NEW JERSEY
CHANCERY DIVISION -
SUSSEX COUNTY
DOCKET #F-8860-04

Plaintiff:
FLEET NATIONAL BANK
vs. Defendant:
CLEMROSE PROPERTIES,
INC. ET ALS

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

April 2, 2007

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:

The property to be sold is lo-
cated in the Township of
Frankford in the County of
Sussex, and State of New Jer-
sey, commonly known as: 8,
20, 28 and 31 Pines Road,
Frankford, N.J.

Tax Lot Nos. 21.02, 21 and
21.01, Block 25 and Lot 4 in
Block No. 26

Dimensions of Lot:
(Approximately)
Lot 21.02 - 8.90 acres
Lot 21 - 6.10 acres
Lot 21.01 - 2.61 acres
Lot 4 - 24.6 acres

Nearest Cross Street:
Recognition Drive

Additionally, the sum of at
least \$150,000.00 is the amount
represented to Plaintiff, by
the Tax Collector's Office for
the Township of Frankford
and/or Tax Certificate Hold-
ers, as being outstanding on
account of taxes and/or other
liens due and owing through
October 31, 2006, plus addi-
tional fees, assessments, in-
terest, etc. which accrue af-
ter the aforesaid date. This
sale is also subject to any and
all other unpaid taxes, water,
sewer, municipal liens or any
other charges which may be
due and owing whether set
forth herein or not. **ALL IN-
TERESTED PARTIES ARE
TO CONDUCT AND RELY
UPON THEIR OWN INDE-
PENDENT INVESTIGA-
TION TO ASCERTAIN
WHETHER OR NOT ANY
OUTSTANDING LIENS OR
ENCUMBRANCES REMAIN
OF RECORD AND/OR HAVE
PRIORITY OVER THE
LIEN BEING FORECLOSED
HEREBY AND, IF SO, TO
ASCERTAIN THE CUR-
RENT AMOUNT DUE
THEREON.**

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

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
\$1,237,744.06 in addition to the
interest, Sheriff's fees and ad-
vertising 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.

ROBERT E. UNTIG,
Sussex County Sheriff
S/W March 4-28, '07
pf\$180.60
00142516 NJH