

SHERIFF'S SALE
WRIT OF EXECUTION
FORECLOSURE

Attorney For The Plaintiff:
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File No.: XFZ-99366

SUPERIOR COURT
OF NEW JERSEY
CHANCERY DIVISION -
SUSSEX COUNTY
DOCKET #F-9657-08

Plaintiff:
WELLS FARGO BANK, N.A.
vs. Defendant:
**FREDERICK M CROTCH-
FELT; ET AL**

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

MARCH 8, 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 Township of
Montague in the County of
Sussex, State of New Jersey.

Commonly known as :
110 Spook Ridge Road
Montague, NJ 07827

Tax Lot No.: 23 in Block 18.52

Dimensions of Lot: (Approxi-
mately) 91 ft x 37 ft x 116 ft x
124 ft x 147 ft

Nearest Cross Street:
Deerfield Lane

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 Judg-
ments (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 \$145,162.22
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. 7-March 3, '10
pf\$184.80
00282054 NJH