

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-010079-24 SHERIFF'S NUMBER 26000297

Federal Home Loan Mortgage Corporation as Trustee for Freddie Mac Seasoned Credit
Risk Transfer Trust, Series 2018-1 Plaintiff(s)

vs.

Juanita L. Marotto, deceased, his/her heirs, devisees, and personal representatives, and
his, her, their or any of their successors in right, title and interest, et al Defendant(s)

Execution for Sale of Mortgaged Property Premises By Virtue of the above-stated Writ
of Execution, to me directed, I shall sell at public auction held at the Warren County
Courthouse Annex, 199 Hardwick St, Belvidere, NJ 07823 (located across from the main
courthouse parking lot) August 3, 2026, next at 2:00 PM, County of Warren and State of
New Jersey

The property to be sold is located in the Township of Oxford, County of Warren and
State of New Jersey

Tax Lot 65, Block 24 Township of Oxford

Commonly known as: 119 Belvidere Avenue, Oxford, NJ 07863

Dimensions of Lot: (Approximately) 51.50 feet wide By 123.87 feet long

Nearest Cross Street: Zulauf Lane

Property is occupied by owner.

The concise description given does not constitute a full legal description. The full legal
description can be found at the Warren County Sheriff's Office.

The approximate good faith estimate of the upset price on the day of the Sheriff's Sale to
be satisfied is the sum of \$202,558.50. The purchaser will be required to pay 20% deposit
of the purchase price at the close of the sale in certified or cashier's check and sign a
purchase acknowledgement in accordance with these conditions. The balance due within
10 days with lawful interest on the unpaid balance from the 11th day until paid in full.

Those certified to participate in the Community Wealth Preservation Program, who shall
occupy the property for at least 84 months shall pay a 3.5% deposit of the upset price at
the close of the sale in certified or cashier's check and sign purchase acknowledgement
in accordance with these conditions. The balance due within 60 business days and
thereafter lawful interest on the unpaid balance until the 90th business day when full
payment is due.

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and
expenses, there remains 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 regarding the surplus, if any.

Sheriff's Deed delivered after full payment is made. Payment of interest will not remedy
default in tendering balance due. Sheriff's fees and commissions are to be deducted
from purchase price. Certified and Cashier's Checks should be payable to "Warren
County Sheriff".

Subject to Conditions of Sale to be read at sale. The Sheriff reserves the right to adjourn the sale from time to time, as provided by law, without further publication.

James J. McDonald, Sr.,
Warren County Sheriff

Attorney(s) for Plaintiff
KML Law Group, PC