

## SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY  
DOCKET # F-007657-24 SHERIFF'S NUMBER 26000241

U.S. Bank Trust National Association, not in its individual capacity but solely as Owner  
Trustee for VRMTG Asset Trust Plaintiff(s)

vs.

Courtney E. Drake, 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) June 1, 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 Lopatcong, County of Warren and State of New Jersey

Commonly known as: 729 Belvidere Road Phillipsburg, NJ 08865

Tax Lot 9, Block 26 Township of Lopatcong

Dimensions (Approx.): .20

Nearest cross street: N 3<sup>rd</sup> St

Occupancy Status: Owner Occupied.

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 \$103,476.89. 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 11<sup>th</sup> 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 90<sup>th</sup> 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  
Friedman Vartolo LLP