

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-007896-24 SHERIFF'S NUMBER 26000124

U.S. Bank Trust National Association Not In Its Individual Capacity But Solely As Owner
Trustee For RCAF Acquisition Trust Plaintiff(s)

vs.

Barbara Eckert, her heirs, devisees and personal representatives, et als 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) May 4, 2026, next at 2:00 PM, County of Warren and State of New Jersey

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

Commonly known as: 1085 Grand Street Phillipsburg, NJ 08865

Located in Tax Lot 3, Block 2715 Town of Phillipsburg

Approximate Dimensions: .137 Acres

Nearest Cross Street: Claremont Street

Occupancy Status: Occupied by Unknown

Beginning at a Point located on the easterly side of Grand Street, said point being South 47 degrees 22 minutes 00 seconds East, a distance of 100.00 feet from the southeasterly intersection of Claremont and Grand Streets; thence

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.

Pursuant to a tax search of 2/17/2026;

2026 Qtr 1 Due: 2/1/2026 \$1,877.02 Open Plus Penalty

2026 Qtr 2 Due: 5/1/2026 \$1,877.01 Open

Sewer Account #53362 0 – Inactive Account; Charges pending activity; Subject to final reading

Sewer Account #15423) to: 12/31/2025 \$35.00 Open and Due 2/17/2026 Subject to final reading;

Water: Private

Vacant Lot Charge: Property Registration Fee Exists. Please contact Municipal Clerk at (908) 454-5500 for details.

Liens: Year 2024 Type: 3rd Party Tax, Sewer Amount: \$2,562.60 Cert No.: 24-00093

Sold: 12/18/2024 to: RTLF-NJ II LLC Lien amount is subject to subsequent taxes + interest
Must call prior to settlement for redemption figures. The redemption of liens is outlined in N.J.S.A. 54:5-54

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.

The approximate good faith estimate of the upset price on the day of the Sheriff's Sale to be satisfied is the sum of \$328,502.55 and any additional sums as ordered by the court. 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.

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
Frenkel Lambert Weiss Weisman & Gordon LLP