

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-010550-25 SHERIFF'S NUMBER 26000199

Southern Atlantic Re Inc.

Plaintiff(s)

vs.

R-Tech Investments LLC, 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) 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 Township of Allamuchy, County of Warren and State of New Jersey

Commonly known as: 22 Bowers Drive, Hackettstown, NJ 07840

Located in Tax Lot 30, Block 701.03 Township of Allamuchy

Approximate Dimensions: .18 Acres

Nearest Cross Street: Dogwood Way

Occupancy Status: Occupied

The property is a commercial property not subject to the Community Wealth Preservation Program.

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 \$396,650.35. 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.

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