

Daily Record - 10/10/2025, 10/17/2025, 10/24/2025, 10/31/2025  
The Star Ledger - 10/10/2025, 10/17/2025, 10/24/2025, 10/31/2025

SHERIFF'S SALE  
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY  
DOCKET # F-001334-20 SHERIFF'S NUMBER 25000620

NEWTEK SMALL BUSINESS FINANCE, LLC.

Plaintiff(s)

vs.

Randy L. Tigar and Earth First Recycling, LLC

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) November 3, 2025, next at 2:00 PM, County of Warren and State of New Jersey

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

Commonly known as: 116 Edison Road Stewartsville, NJ 08886

Tax Lot 12.02, Block 41 Township of Franklin

Dimensions: 16.288 acres

Nearest Cross Street: Good Springs Road

Beginning point: Westerly line of Edison Road

Amount due for Taxes: Taxes brought current

Subject to prior mortgages and Liens:

Skylands Community Bank: \$300,000.00

Township of Franklin Tax Sale Certificate: \$501.07

As the above description does not constitute a full legal description, said full legal description is annexed to that certain first mortgage recorded in the Office of the Register/Clerk of Warren County on August 21, 2017, in Mortgage Book 6484 at Page 7, et seq., with first assignment of rents recorded August 21, 2017 in Book 6482, at Page 142, et seq., Township of Franklin, New Jersey; and the Writ of Execution on file with the Sheriff of Warren County.

As the above description does not constitute a full legal description, said full legal description is annexed to that certain second mortgage recorded in the Office of the Register/Clerk of Warren County on January 10, 2018, in Mortgage Book 6538 at Page 131, et seq. with second assignment of rents recorded January 10, 2018 in Book 6538, at Page 166 et seq., Township of Franklin, New Jersey; and the Writ of Execution on file with the Sheriff of Warren County.

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 upset price on the day of the Sheriff's Sale to be satisfied is the sum of \$2,807,613.32. 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.

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  
Chartwell Law