

Daily Record - 8/15/2025, 8/22/2025, 8/29/2025, 9/5/2025
The Star Ledger - 8/15/2025, 8/22/2025, 8/29/2025, 9/5/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # f-014396-19 SHERIFF'S NUMBER 24000291

U.S. Bank National Association, not in its individual capacity but solely as trustee for the
RMAC Trust, Series 2016-CTT

Plaintiff(s)

vs.

Joseph J. Kress, Jr.

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) September 8, 2025, next at 2:00 PM, County of Warren and State of New Jersey

Property to be sold is located in the Township of Liberty, County of Warren, State of New Jersey

Commonly known as: 88 Quenby Mountain Road Great Meadows, NJ 07838

Located in Tax Lot 6.05, Block 21.02 Township of Liberty

Approximate Dimensions: 149 x 381

Nearest Cross Street: Spring Hill Lane

Occupancy: Owner Occupied

Taxes – at time of inquiry – taxes paid through second quarter 2025

Water and Sewer are private accounts – Verification of same prohibited without authorization of record property owner

Subject to:

If property is located in Homeowner's Association, then it is sold subject to any assessments and other fees which may be responsibility of new owner under NJ Supreme Court case of Highland Lakes Country Club & Community Association v. Franzino, 186 N.J. 99 (2006):

If property is located in Condominium Association, then it may be sold subject to a 6-month limited priority lien of the condo association;

If the subject property is part of any age restricted community, you must be 55 and older and intend to reside in the property or you may be precluded membership in the Community.

Also subject to subsequent taxes, water and sewer plus interest through date of payoff.

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.

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 \$385,900.00. 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
Romano Garubo & Argentieri