

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-010480-25 SHERIFF'S NUMBER 26000463

PennyMac Loan Services, LLC

Plaintiff(s)

VS.

Erica L. Reynolds

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) October 5, 2026, next at 2:00 PM, County of Warren and State of New Jersey

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

Commonly known as: 96 Park Avenue Washington, NJ 07882

Tax Lot 3, Block 79 Borough of Washington

Dimensions of Lot: 50' x 150'

Nearest cross street: Pohatcong Avenue

The property is owner occupied

Superior Interests (if any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession/rights protected by the NJ Anti-Eviction Act; All Local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriff's costs, commission, deed recording fees and realty transfer fees.

Washington Boro MUA holds a claim in the amount of \$123.50 and \$370.50 plus penalty for sewer ; \$112.50 and \$337.50 plus penalty for trash as of 8/7/26.

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 and in the Office of the Clerk of Warren County in Mortgage Book 7538, Page 224.

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 \$356,700.00. 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
Powers Kirn, LLC