

Daily Record - 9/12/2025, 9/19/2025, 9/26/2025, 10/3/2025
The Star Ledger - 9/12/2025, 9/19/2025, 9/26/2025, 10/3/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-003486-24 SHERIFF'S NUMBER 24000361

U.S. Bank Trust National Association, not in its individual capacity but solely as owner
trustee for RCF 2 Acquisition Trust c/o U.S. Bank Trust National Association
Plaintiff(s)

vs.

Kathleen Todd each of their heirs, devisees, and personal representatives, and his, her,
their or any of their successors in right, title and interest, 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) October 6, 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 Mansfield, County of Warren and
State of New Jersey

Commonly known as 509 Jackson Valley Road, Oxford NJ 07863
Located in Tax Lot 15.01 & 15.02, Block 501; and Additional Property Lot 2, Additional
Property Block 502 – Township of Mansfield

Property is occupied by unknown.

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 \$1,040,929.32

The upset price is not the same as a payoff or judgment redemption amount.

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
KML Law Group, PC