

Daily Record - 7/18/2025, 7/25/2025, 8/1/2025, 8/8/2025
The Star Ledger - 7/18/2025, 7/25/2025, 8/1/2025, 8/8/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-011722-24 SHERIFF'S NUMBER 25000401

Wells Fargo Bank, N.A., as Trustee for Citigroup Mortgage Loan Trust, Series 2004-
OPT1, Asset Backed Pass-Through Certificates, Series 2004-OPT1 Plaintiff(s)

vs.

Luis A. Moyano 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) August 11, 2025, next at 2:00 PM, County of Warren and State of New Jersey

Property to be sold is located in the Town of Phillipsburg, County of Warren, State of New Jersey.

Premises commonly known as: 271 Warren Street Phillipsburg, NJ 08865
Being Known as: Lot 1, Block 1209 on the official Tax Map of the Town of Phillipsburg
Dimensions: .344 Acre
Nearest Cross Street: Irwin Street
Occupancy Status: Owner Occupied

Subject to any unpaid taxes, municipal liens or other charges and any such taxes, charges, liens, insurance premiums or other advances made by plaintiff prior to this sale. All interested parties are to conduct and rely upon their own independent investigation to ascertain whether or not any outstanding interest remain of record and/or have priority over the lien being foreclosed and, of so the current amount due thereon.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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 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 \$177,109.94. 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
Brock & Scott, PLLC