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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-009652-23 SHERIFF'S NUMBER 25000528

ADARBURY OPPORTUNITY, LLC

Plaintiff(s)

vs.

Richard C. Cotton, et als

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 Borough of Washington, County of Warren and State of New Jersey

Tax Lot 27, Block 98 in the Borough of Washington

Approximate Dimensions: 31 ft wide x 138 ft long

Nearest Cross Street: Situate on the West side of South Lincoln Ave at the North side of the intersection of Willow Street

Commonly known as: 67 South Lincoln Avenue Washington, NJ 07882

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.

All liens and encumbrances known (actual and constructive) that exist against the property, with the approximate amount of such lien(s) and encumbrances:

Sheriff sale subject to:

Tax Sale Certificate Number 16-00076 in the approximate amount of \$100,555.88

2024 Open taxes in the approximate amount of \$5,132.62

2025 Open taxes in the approximate amount of \$5,132.62

Totaling \$110,821.12 plus possible subsequent taxes, charges, interest and penalties.

Please note this is a Tax Sale Certificate Foreclosure action so the Community Wealth Preservation Program is not applicable as this is not a mortgage foreclosure.

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 \$36,340.54. 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.

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
Pellegrino & Feldstein, L.L.C.