

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-8568-25 SHERIFF'S NUMBER 26000296

Fundpality II, LLC

Plaintiff(s)

VS.

291 PICKFORD, LLC

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 3, 2026, next at 2:00 PM, County of Warren and State of New Jersey

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

Commonly known as: 291 Pickford Avenue Phillipsburg, NJ 08865

Lot 6, Block 1003 Town of Phillipsburg

Approximate Dimensions: 154.44' x 120'

Nearest Cross Street: Corner of Pickford Ave and Route 22

This is a vacant commercial property

Prior liens and encumbrances not extinguished by sale:

Open tax quarters and unpaid municipal charges due and owing to the Town of Phillipsburg: \$5,182.00 as of April 27, 2026

The concise description given does not constitute a full legal description. The full legal description can be found in the Office of the Clerk of Warren in Book 2836 at page 339.

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 \$156,000.00. 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.

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.

Attorney(s) for Plaintiff
Gary C Zeitz, LLC

James J. McDonald, Sr.,
Warren County Sheriff