

Daily Record - 10/10/2025, 10/17/2025, 10/24/2025, 10/31/2025
The Star Ledger - 10/10/2025, 10/17/2025, 10/24/2025, 10/31/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-002478-25 SHERIFF'S NUMBER 25000629

U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner
Trustee for RCF 2 Acquisition Trust Plaintiff(s)

vs.

Gursel Demir; Michele Zentz; Mrs. Gursel Demir, His Wife; Moskowitz Law Group 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) November 3, 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 Blairstown, County of Warren in the State of New Jersey

Commonly known as: 7 Siple Road Blairstown, NJ 07825
Tax Lot 2, Block 1503 Township of Blairstown
Nearest Cross Street: Gwinnup Road
Approximate Dimensions: 9.86 Acres

It is not definitively known at this time whether the property is vacant, tenant-occupied or owner-occupied. No representation is made regarding occupancy.

Also subject to subsequent taxes, water and sewer plus interest through date of payoff.
The sale is subject to the Right of Redemption of the Federal Government.
Subject to any lien in favor of a condominium association which is granted priority pursuant to N.J.S.A. 46:8B-21(b)(1), 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.

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 \$380,229.14. 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
Parker McCay P.A.