

Daily Record - 8/15/2025, 8/22/2025, 8/29/2025, 9/5/2025
The Star Ledger - 8/15/2025, 8/22/2025, 8/29/2025, 9/5/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-001806-23 SHERIFF'S NUMBER 25000506

CitiMortgage, Inc.

Plaintiff(s)

vs.

Sandra Wallbillich, her unknown heirs, devisees and personal representatives and her, their or any of their successors in right, title and interest; Easton Hospital; State of New Jersey and United States of America

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) September 8, 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 Harmony, County of Warren, and State of New Jersey

Tax Lot 35.01 f/k/a 35.A, Block 43

Approximate dimensions: 76.25 x 125

Nearest cross street: Hamden Avenue

Occupancy Status: Occupied

Commonly known as: 1004 Railroad Avenue Phillipsburg, NJ 08865

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.

To the best of the lawfirm's knowledge, the property is not an affordable housing unit subject to the Fair Housing Act.

The approximate good faith estimate of the upset price on the day of the Sheriff's Sale to be satisfied is the sum of \$130,212.96. 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
McCalla Raymer Leibert Pierce, LLP