

Daily Record - 1/16/2026, 1/23/2026, 1/30/2026, 2/6/2026
The Star Ledger - 1/16/2026, 1/23/2026, 1/30/2026, 2/6/2026

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-006754-25 SHERIFF'S NUMBER 25000791

Wells Fargo Bank, National Association as Trustee for Securitized Asset Backed
Receivables LLC Trust 2006-FR3 Mortgage Pass-Through Certificates, Sereis 2006-FR3
Plaintiff(s)

vs.

Fulvio Marano, 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) February 9, 2026, next at 2:00 PM, County of Warren and State
of New Jersey

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

Commonly known as: 416 Hamilton Drive Stewartsville, NJ 08886

Tax Lot No. 23, Block 23.08 Township of Greenwich

Dimensions of Lot: (Approximately) 100 feet wide by 50 feet long

Nearest Cross Street: Burrows Drive

Property is occupied by unknown.

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 \$547,147.11. The upset price is not the same as a payoff or
judgment redemption amount. 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
KML Law Group, PC