

Daily Record - 12/12/2025, 12/19/2025, 12/26/2025, 1/2/2026
The Star Ledger - 12/12/2025, 12/19/2025, 12/26/2025, 1/2/2026

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-002097-25 SHERIFF'S NUMBER 25000733

Deutsche Bank National Trust Company, As Trustee for MERRILL LYNCH MORTGAGE INVESTORS TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2005-AR1
Plaintiff(s)

vs.

Rajesh M. Rathod and Vandana R. Rathod, husband and wife, 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) January 5, 2026, 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.

Commonly known as: 89 West Warren Street Washington, NJ 07882
West Warren Street is also referred to as W Warren Street

Located in Tax Lot 1.01, Block 15 in the Borough of Washington

Dimensions: Approximately 47 X 132 AVG.

Nearest Cross Street: Grand Avenue

Occupancy Status: Unknown

Upset: Approximately \$507,975.16 and any additional sums as ordered by the Court

Beginning at a point on the southeasterly R.O.W. line of West Warren Street, said point being located 200.00 feet from the point of intersection formed by the northeasterly R.O.W. line of Grand Avenue and the southeasterly R.O.W. line of West Warren Street, said point being the same beginning point as described in Deed Book 1273, Page 87 and running thence; (This concise description does not constitute a legal description. A copy of the full legal description can be found at the Office of the Sheriff.)

Pursuant to a tax search of 10/28/2025; 2025 Qtr 4 Due: 11/01/2025 \$2,658.72 OPEN, 2026 Qtr 1 Due: 02/01/2026 \$2,379.56 OPEN, Vacant lot charge: Property registration fees exist. Please contact code enforcement at 908-689-3600 ext 123 for details. Sewer Acct: 503 0 10/01/2025 – 12/31/2025 \$123.50 OPEN AND DUE 12/01/2025 \$247.00 OPEN PLUS PENALTY; OWED IN ARREARS Subject to final reading. Trash Acct: 6883 0 10/01/2025 – 12/31/2025 \$112.50 OPEN AND DUE 12/01/2025 \$225.00 OPEN PLUS PENALTY; OWED IN ARREARS. Water: PRIVATE – NJ American Water Co. P.O.BOX 371331 PITTSBURGH, PA 15250 800-652-6987

The approximate good faith estimate of the upset price on the day of the Sheriff's Sale to be satisfied is the sum of \$507,975.16. 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
Frenkel Lambert Weiss Weisman & Gordon LLP