

Daily Record - 2/13/2026, 2/20/2026, 2/27/2026, 3/6/2026  
The Star Ledger - 2/13/2026, 2/20/2026, 2/27/2026, 3/6/2026

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY  
DOCKET # F-014396-19 SHERIFF'S NUMBER 24000291

U.S. Bank National Association, not in its individual capacity but solely as trustee for the  
RMAC Trust, Series 2016-CTT Plaintiff(s)

vs.

Joseph J. Kress, Jr.

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) March 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 Liberty, County of Warren, in the  
State of New Jersey

Commonly known as: 88 Quenby Mountain Road Great Meadows, NJ 07838

Located in Tax Lot 6.05, Block 21.02 Township of Liberty

Approximate Dimensions: 149 x 381

Nearest Cross Street: Spring Hill Lane

Occupancy: Owner Occupied

Taxes – Taxes paid through 4<sup>th</sup> Quarter 2025

Water and Sewer – Private Account, verification of same prohibited without authorization of  
record property owner.

Subject to:

If property is located in a Homeowner's Association, then it is sold subject to any  
assessments and other fees which may be responsibility of new owner under NJ Supreme  
Court Case of Highland Lakes Country Club & Community Association vs Franzino, 186 N.J.  
99 (2006); If property is located in a Condominium Association, then it may be sold subject  
to a 6-month limited priority lien of the condo association; If the subject property is part of an  
age restricted community, you must be 55 and older and intend to reside in the property or  
you may be precluded membership in the Community; Also subject to subsequent taxes,  
water and sewer plus interest through date of payoff

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 concise description given does not constitute a full legal description. The full legal  
description can be found at the Warren County Sheriff's Office.

The approximate good faith estimate of the upset price on the day of the Sheriff's Sale to  
be satisfied is the sum of \$414,900.00. 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 11<sup>th</sup> 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 90<sup>th</sup> 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  
Romano Garubo & Argentieri