

Daily Record - 7/18/2025, 7/25/2025, 8/1/2025, 8/8/2025
The Star Ledger - 7/18/2025, 7/25/2025, 8/1/2025, 8/8/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-013296-23 SHERIFF'S NUMBER 25000460

Carrington Mortgage Services, LLC
vs.

Plaintiff(s)

Wendy Wilds; Patricia Gazzillo; State of New Jersey; United States of America;
Washington Square Homeowners Association, Inc.; Mid Atlantic Equine Medical
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) August 11, 2025, next at 2:00 PM, County of Warren and State of New Jersey

All that certain land and premises situated in the Borough of Washington, County of Warren, State of New Jersey, being more particularly described as follows:

Commonly known as: 53 Washington Square Circle, Washington NJ 07882

Lot: 41, Block: 73.01 Borough of Washington

Nearest Cross Street: Approximately 878 ft to the nearest cross street known as Washington Square Way

Approximate Dimensions: Property is a Condominium

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 and in Deed book 2600 at Page 268.

Pursuant to a municipal tax search dated June 10, 2025

Subject to: 2025 3rd Quarter taxes due 8/1/25, \$2,378.79 Open; Estimated Tax Bill

2025 4th Quarter taxes due 11/1/25, To Be Determined

Sewer: Acct. 2688 1, 4/1/2025-6/30/2025, \$123.50 Open Plus Penalty Subject to Final Reading

Lien: 2023 3rd Party Sewer Lien, Cert No. 24-00039, \$896.05, Sold 11/4/2024 to BALA PARTNERS,LLC

Subject to Subsequent Taxes + Interest

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 \$286,195.45. 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
Hill Wallack LLP