

Daily Record - 9/12/2025, 9/19/2025, 9/26/2025, 10/3/2025
The Star Ledger - 9/12/2025, 9/19/2025, 9/26/2025, 10/3/2025

SHERIFF'S SALE
SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-007971-24 SHERIFF'S NUMBER 25000394

NewRez LLC d/b/a Shellpoint Mortgage Servicing

Plaintiff(s)

vs.

Cynthia A. Walton; Paul Walton, Deceased, His Heirs, Devisees, and Personal
Representatives, and His, Her, Their, or Any of Their Successors in Right, Title, and
Interest; 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) October 6, 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 Liberty, County of Warren and
State of New Jersey

Tax Lot 39, Block 1 Township of Liberty
Dimensions (Approx) .02 AC

Commonly known as 4A Hope Road aka 2 Hope Road, Great Meadows NJ 07838
AND;

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

Tax Lot 20, Block 31 Township of Independence
Dimensions (Approx) .71 AC

Commonly known as 6 Hope Road, Great Meadows, NJ 07838

Nearest Cross Street: Danville Mountain Road
Occupancy Status: 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 \$61,363.14. 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
Friedman Vartolo LLP