

SHERIFF'S SALE

SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, WARREN COUNTY
DOCKET # F-3114-25 SHERIFF'S NUMBER 26000440

PNC Bank, National Association

Plaintiff(s)

VS.

Bryan J. MacDade, 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 5, 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, County of Warren and State of New Jersey

Commonly known as: 156 Revere Road Stewartsville, NJ 08886

Tax Lot No. 1, C0029, Block No. 23.16 Township of Greenwich

Dimension of Lot Approximately: CONDO

Nearest Cross Street: Dumont Road

Occupancy Status: Unknown

Prior Liens/Encumbrances

3rd Party Sewer Cert No. 2025-007 \$1,567.34

3rd Qtr Taxes Open \$574.86

More particularly described as Unit C0029, situated in Greenwich Chase Condominiums, a Condominium as described in the condominium master deed recorded in the Warren County Clerk's Office at Deed Book 1593, Page 1, et seq., together with an undivided 1.4286 per cent interest in the Common Elements of the said 46:8B-1 et seq.) as amended, and all regulations adopted pursuant thereto. Together with an undivided 1/570 per cent interest with no right of partition, in the Common Area and Facilities at Greenwich Chase as owned, managed and maintained by Greenwich Chase Homeowners Association, Inc.

This sale is subject to the Affordable Housing restrictions set forth in N.J.A.C. 5:80-26.5 (E). This property shall not be sold for more than the maximum restricted selling price, plus sheriff's costs and commissions to a qualified low or moderate income purchaser (who must be pre-qualified as such by the municipality's affordable housing administrator prior to bidding), or if no such person is pre-qualified, to any lienholders on the property and for not more than the maximum restricted sales price, and shall thereafter timely notify and cooperate with the Administrative Agent of the municipality in marketing the property to be sold to income-certified individuals. This includes complying with affirmative marketing requirements and other procedures required by law.

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 \$80,434.75. 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.

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.

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
Fein Such Kahn & Shepard, PC