



## Disclaimer

Our maximum (upset) bids for upcoming sales are posted on our website (<http://www.kmlawgroup.com/bidderdisclaimer.html>), generally 48-72 hours in advance of the sale. We will not give bids -or any other information regarding the property over the phone, email or facsimile to any third party.

**Please read this thoroughly for properties scheduled for Sheriff Sale (Pre-Sheriff Sale):**

**If you are interested in bidding on a property that is scheduled for Sheriff's Sale, please be advised of the following:**

All sheriff's sale are on an "as-is" basis, the lender makes no representations or warranties about the property in terms or title insurability or the physical condition of the property or in any other way. No employee of KML is permitted to provide information to interested parties nor may their statements bind KML or its clients.

Our client cannot provide access to the property or sell the property to you prior to the Sheriff's sale as it does not own the property, even if the property is vacant or abandoned. We are the attorney representing the plaintiff, we are not the trustee (as is noted on some web searches), we do not conduct the sale, unless otherwise ordered by the Court the Sheriff conducts the sale.

We cannot and do not represent your interests nor can we give you legal advice. Contact your own attorney for advice. Our office represents the plaintiff and we are prohibited by the Rules of Professional Conduct from providing legal advice to parties that we do not represent or whose interests may conflict with those of our clients.

**We will not provide bids or information on Sheriff Sales over the phone or via email.** Any information we are able to distribute will be posted solely on this webpage. Please note that all bids are subject to change at any time and the property may be withdrawn from sale or the sale adjourned, cancelled or stayed at any time.

We cannot provide the results of a title search or any information about the size, location or condition of the property. Please contact your own attorney and/or title agency. If you need assistance locating an attorney, you may contact your county bar association for recommendations for a real estate attorney who you can retain to provide legal advice.

The Sheriff sets the conditions of bidding. You should carefully review the sheriff's terms of sale. If you have any questions about the bidding conditions please contact the Sheriff or you may retain an attorney to provide legal advice.

If you see the property on auction.com or similar website, you should contact those parties about their sale; we do not represent those companies.

We reserve the right to revise a bid or withdraw a property from sale or the sale may be marked as postponed or stayed at any time.

The current owner may be willing to sell the property to you directly, however, our office cannot provide contact information or any other information to you. You should consult a real estate advisor or attorney for further guidance.

### **Post Sheriff Sale:**

**When the lender is the winning bidder, the lender may retain a realtor to represent the lender in the re-sale of the property. We do not control or influence the lender in this process at all - contact the assigned realtor who will likely advertise and place a sign on the property shortly after the sheriff's sale - this may happen 15-90 days following the sheriff's sale.**

By using this information you agree that this information is being provided as a courtesy for informational purposes only and you have no right to rely on the accuracy or completeness of the information. You agree that nothing herein shall bind the plaintiff, its successor or assigns. You further agree to hold KML Law Group, P.C. and its clients harmless for any of the information contained in this document.

NJ Sale Dates for KML Site - Sale Date 04/22/2025 through 06/28/2025

Attorney File #	Court Docket #	County	Sale Date	Sale Time	Property Address	Property City	Property State	Property Zip	Judgment Amount	Bid Amount
Wednesday, April 23, 2025										
NJ73945FC	F-008387-22	Cumberland	04/23/2025	02:20:00 PM	3 Morningside Drive	Millville	NJ	08332	\$194,462.20	\$210,700.00
Tuesday, April 29, 2025										
NJ77409FC	F-001085-23	Passaic	04/29/2025	02:00:00 PM	64 Van Buren Street Floor 1	Passaic	NJ	07055	\$122,084.34	NA
Wednesday, April 30, 2025										
NJ58383FC	F-003727-20	Cape May	04/30/2025	01:00:00 PM	634 Grant Avenue	Woodbine Boro	NJ	08270	\$106,861.08	\$121,500.00
Thursday, May 1, 2025										
NJ80342FC	F-006127-24	Atlantic	05/01/2025	12:00:00 PM	1300 Aloe Street	Egg Harbor City	NJ	08215	\$175,022.95	NA
Tuesday, May 6, 2025										
NJ80564FC		Burlington	05/06/2025	10:00:00 AM	44 Mayfaire Circle	Westampton	NJ	08060	NA	\$290,006.66
NJ81055FC		Burlington	05/06/2025	10:00:00 AM	410 Elderberry Court	Mount Laurel	NJ	08054	NA	NA
NJ81189FC		Burlington	05/06/2025	10:00:00 AM	19 Harrington Circle	Willingboro	NJ	08046	NA	NA
NJ77717FC	F-011624-23	Passaic	05/06/2025	02:00:00 PM	392-394 5th Avenue	Paterson	NJ	07514	\$375,645.89	\$417,900.00
Wednesday, May 7, 2025										
NJ81264FC		Camden	05/07/2025	10:00:00 AM	17 Franklin Avenue	Berlin	NJ	08009	NA	NA
NJ78058FC	F-010125-23	Camden	05/07/2025	12:00:00 PM	1068 Lakeshore Drive	Camden	NJ	08104	\$ 51,678.89	NA
Thursday, May 8, 2025										
NJ76128LM	F-011893-22	Hudson	05/08/2025	02:00:00 PM	1427 46Th Street	North Bergen	NJ	07047	NA	NA
NJ79184FC	F-000030-24	Hudson	05/08/2025	02:00:00 PM	140 Winfield Avenue	Jersey City	NJ	07305	\$222,795.95	\$255,000.00
NJ75079FC		Ocean	05/08/2025	10:00:00 AM	509 California Avenue	Brick	NJ	08724	NA	NA
Friday, May 9, 2025										
NJ58496FC	F-004199-20	Bergen	05/09/2025	12:00:00 PM	9 Morse Avenue	Rutherford	NJ	07070	\$522,945.73	\$500,000.00
NJ70916FC	F-002740-22	Bergen	05/09/2025	12:00:00 PM	102 Liberty Street	Lodi	NJ	07644	\$633,746.05	NA
NJ79979FC	F-004201-24	Bergen	05/09/2025	12:00:00 PM	29 Jordan Drive	River Edge	NJ	07661	\$219,611.14	NA
NJ80231FC	F-005714-24	Bergen	05/09/2025	12:00:00 PM	215 Pindle Avenue fka 215 West Railroad Avenue	Englewood	NJ	07631	\$ 53,541.97	NA

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Tuesday, May 13, 2025										
NJ60558FC	F-008192-22	Essex	05/13/2025	12:00:00 PM	83 South Fullerton Avenue	Montclair	NJ	07042	\$770,568.31	\$849,000.00
NJ74529FC	F-009892-22	Essex	05/13/2025	01:00:00 PM	54 9Th Avenue	Newark	NJ	07107	\$495,146.35	\$262,000.00
NJ72442FC	F-008176-22	Essex	05/13/2025	01:30:00 PM	232 North 7Th Street	Newark	NJ	07107	\$220,978.79	\$254,700.00
NJ76039FC	F-001271-23	Essex	05/13/2025	01:30:00 PM	187 Rutledge Avenue	City Of East Orange	NJ	07017	\$561,313.82	NA
NJ77968FC	F-008040-23	Essex	05/13/2025	01:30:00 PM	13 Boyden Parkway	Maplewood	NJ	07040	\$503,054.46	NA
NJ79495FC	F-002316-24	Ocean	05/13/2025	02:00:00 PM	1632 Farragut Avenue	Toms River	NJ	08753	\$178,137.75	\$199,000.00
NJ79972FC	F-004382-24	Ocean	05/13/2025	02:00:00 PM	125 South Commodore Drive	Little Egg Harbor	NJ	08087	\$185,588.08	NA
NJ81318FC		Passaic	05/13/2025	10:00:00 AM	317 East 19th Street	Paterson	NJ	07524	NA	NA
Wednesday, May 14, 2025										
NJ74054FC	F-005511-22	Cape May	05/14/2025	01:00:00 PM	43 East Weber Avenue	Villas	NJ	08251	\$137,996.81	NA
NJ82381LM	F-005445-24	Middlesex	05/14/2025	02:00:00 PM	202 Bently Drive, Unit B1, Building 1045	South Brunswick Township	NJ	08540	NA	NA
NJ80587FC		Monmouth	05/14/2025	10:00:00 AM	39 Orchard Street	Red Bank	NJ	07701	NA	NA
Monday, May 19, 2025										
NJ80859FC		Cape May	05/19/2025	10:00:00 AM	561 Nummytown Road	Lower	NJ	08204	NA	NA
NJ80420FC	F-006901-24	Salem	05/19/2025	02:00:00 PM	257 A Street	Carneys Point	NJ	08069	\$142,937.96	NA
Tuesday, May 20, 2025										
NJ80881FC	F-009234-24	Somerset	05/20/2025	02:00:00 PM	61 Freemont Court	Somerset	NJ	08873	\$439,485.53	NA
Wednesday, May 21, 2025										
NJ72456FC	F-000624-22	Camden	05/21/2025	12:00:00 PM	3241 North 48Th Street	Pennsauken	NJ	08109	\$195,801.83	NA
NJ72984FC	F-007943-16	Camden	05/21/2025	12:00:00 PM	1296 Decatur Street	Camden	NJ	08104	\$117,580.50	\$ 80,000.00
NJ76522FC	F-004247-23	Camden	05/21/2025	12:00:00 PM	6602 Henwood Avenue	Pennsauken	NJ	08109	\$178,191.59	NA
NJ77468FC	F-011978-23	Camden	05/21/2025	12:00:00 PM	263 Chestnut Street	Glendora	NJ	08029	\$158,240.33	NA
Thursday, May 22, 2025										
NJ80496FC	F-007152-24	Burlington	05/22/2025	12:00:00 PM	14 Melbourne Lane	Willingboro	NJ	08046	\$208,748.83	NA

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Tuesday, May 27, 2025										
NJ71500FC	F-004549-21	Essex	05/27/2025	01:30:00 PM	242 4Th Street	Newark	NJ	07107	\$619,994.29	\$686,700.00
NJ79131FC	F-000083-24	Essex	05/27/2025	01:30:00 PM	342-344 Parker Street	Newark	NJ	07104	\$ 83,993.41	\$ 95,400.00
NJ80389FC	F-006436-24	Essex	05/27/2025	01:30:00 PM	68 Bell Street	Bloomfield	NJ	07003	\$207,256.89	NA
NJ71353FC	F-000601-22	Monmouth	05/27/2025	01:00:00 PM	630 Colts Neck Road	Freehold	NJ	07728	\$436,734.14	NA
NJ74230FC	F-006382-22	Monmouth	05/27/2025	01:00:00 PM	1604 Bangs Avenue	Asbury Park	NJ	07712	\$295,462.20	NA
NJ77773FC	F-009692-23	Monmouth	05/27/2025	01:00:00 PM	11 Rowena Road	Manalapan aka Englishtown	NJ	07726	\$197,984.73	NA
NJ76281FC	F-009268-23	Ocean	05/27/2025	02:00:00 PM	2 Topaz Lane	Lakewood	NJ	08701	\$451,629.87	NA
NJ80295FC	F-006044-24	Ocean	05/27/2025	02:00:00 PM	530 East Point Pleasant Avenue	Ocean Gate	NJ	08740	\$467,220.58	NA
Wednesday, May 28, 2025										
NJ74252FC	F-011282-22	Gloucester	05/28/2025	02:00:00 PM	460 2nd Street	Woodbury Heights	NJ	08097	\$260,796.07	NA
NJ79011FC	F-014409-23	Gloucester	05/28/2025	02:00:00 PM	534 Beacon Avenue	Paulsboro	NJ	08066	\$118,933.60	NA
NJ76058FC	F-013619-22	Mercer	05/28/2025	02:00:00 PM	4 Dorothea Terrace	Lawrenceville	NJ	08648	\$286,474.78	NA
NJ79818FC	F-003203-24	Middlesex	05/28/2025	02:00:00 PM	182 Sunshine Drive	Piscataway	NJ	08854	\$181,309.68	\$208,000.00
Thursday, May 29, 2025										
NJ72575FC	F-001161-22	Atlantic	05/29/2025	12:00:00 PM	5105 Harbor Beach Boulevard	Brigantine	NJ	08203	\$550,403.94	NA
NJ80893FC	F-009233-24	Atlantic	05/29/2025	12:00:00 PM	13 Welshire Drive	Egg Harbor Township	NJ	08234	\$131,491.31	NA
NJ80744FC	F-009440-24	Morris	05/29/2025	02:00:00 PM	25 Pigeon Hill Road Parsippany Troy Hills a/k/a Morris Plains (Twp. of Parsippany)	Parsippany Troy Hills a/k/a Morris Plains	NJ	07950	\$422,850.44	NA
Friday, May 30, 2025										
NJ71812FC	F-004558-23	Bergen	05/30/2025	12:00:00 PM	266 Seton Hall Drive	Paramus	NJ	07652	\$465,298.20	NA
Tuesday, June 3, 2025										
NJ75066FC		Ocean	06/03/2025	10:00:00 AM	30A Edinburgh Lane	Manchester	NJ	08759	NA	NA
NJ82112FC		Ocean	06/03/2025	10:00:00 AM	135 Biabou Drive	Toms River	NJ	08757	NA	NA
NJ76228FC	F-009903-23	Passaic	06/03/2025	02:00:00 PM	269 Boulevard	Passaic	NJ	07055	\$348,492.49	NA
NJ77705FC	F-011616-23	Passaic	06/03/2025	02:00:00 PM	145-147 Union Avenue	Paterson	NJ	07502	\$326,970.10	\$360,000.00
Wednesday, June 4, 2025										
NJ78740AD		Bergen	06/04/2025	10:00:00 AM	555 North Avenue 7K	Fort Lee	NJ	07024	NA	NA
NJ78314FC	F-011098-23	Cumberland	06/04/2025	01:00:00 PM	160 West Lincoln Street	Bridgeton	NJ	08302	\$ 33,105.77	NA
Thursday, June 5, 2025										
NJ79855FC	F-003416-24	Atlantic	06/05/2025	12:00:00 PM	35 Federal Court B2	Galloway	NJ	08205	\$138,459.44	NA
NJ59022FC	F-002226-24	Hudson	06/05/2025	02:00:00 PM	207 Fifteenth Street Unit 52	Jersey City	NJ	07311	\$ 35,748.35	NA
NJ78492FC	F-004934-24	Hudson	06/05/2025	02:00:00 PM	104 Gifford Avenue	Jersey City	NJ	07304	\$530,721.37	NA

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Tuesday, June 10, 2025										
NJ24894FC	F-022994-16	Essex	06/10/2025	01:30:00 PM	167 Richelieu Terrace A/K/A 165-169 Richelieu Terrace	Newark	NJ	07106	\$102,388.02	NA
NJ74141FC	F-001798-24	Essex	06/10/2025	01:30:00 PM	66 Scheerer Avenue a/k/a 66-68 Scheerer Avenue	Newark	NJ	07112	\$504,426.52	NA
NJ74693FC	F-004140-24	Essex	06/10/2025	01:30:00 PM	40 Brighton Avenue	Bloomfield	NJ	07003	\$426,831.38	NA
NJ55888FC	F-014648-19	Ocean	06/10/2025	02:00:00 PM	406 Dock Road	West Creek	NJ	08092	\$151,742.65	\$202,000.00
Wednesday, June 11, 2025										
NJ74138FC	F-004891-20	Gloucester	06/11/2025	02:00:00 PM	21 Warwick Avenue	Glassboro	NJ	08028	\$245,471.80	NA
NJ80071FC	F-007856-24	GLOUCESTER	06/11/2025	02:00:00 PM	211 Church Street	Newfield	NJ	08344	\$ 32,720.83	NA
Thursday, June 12, 2025										
NJ79350HUD		Bergen	06/12/2025	10:00:00 AM	1360 Oxford Street	Mahwah	NJ	07430	NA	NA
NJ80284FC	F-006153-24	Burlington	06/12/2025	12:00:00 PM	7905 Normandy Drive aka 7905A Normandy Drive	Mount Laurel	NJ	08054	\$152,079.29	NA
NJ80651FC	F-008079-24	Morris	06/12/2025	02:00:00 PM	28-30 Western Avenue	Butler	NJ	07405	\$394,546.19	NA
Friday, June 13, 2025										
NJ79064FC	F-000185-24	Bergen	06/13/2025	12:00:00 PM	59 Akers Avenue	Montvale Borough	NJ	07645	\$852,317.26	NA
Tuesday, June 17, 2025										
NJ80270FC	F-005907-24	Somerset	06/17/2025	02:00:00 PM	834 Huff Avenue	Manville	NJ	08835	\$213,091.45	\$138,000.00
Wednesday, June 18, 2025										
NJ80225FC	F-006258-24	Camden	06/18/2025	02:00:00 PM	26 Valleybrook Court	Blackwood	NJ	08012	\$ 99,567.07	NA
Wednesday, June 25, 2025										
NJ81079FC		Atlantic	06/25/2025	10:00:00 AM	107 Delwyn Lane	Williamstown	NJ	08094	NA	NA
NJ8397FC	F-051662-14	Gloucester	06/25/2025	02:00:00 PM	725 Central Avenue	Franklinville	NJ	08322	\$338,974.28	\$240,000.00
Thursday, June 26, 2025										
NJ80755FC		Burlington	06/26/2025	10:00:00 AM	311 Highland Avenue	Moorestown	NJ	08057	NA	NA
Friday, June 27, 2025										
NJ79935FC	F-005488-24	Bergen	06/27/2025	12:00:00 PM	319 Gorge Road 8 aka 319 Gorge Road Unit 8	Cliffside Park	NJ	07010	\$ 97,673.25	NA
NJ81004FC	F-010156-24	Bergen	06/27/2025	12:00:00 PM	50 Pleasant Avenue	Upper Saddle River	NJ	07458	\$1417,516.62	NA