

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION
SHERIFF'S SALE NO. CH 780769
DOCKET NO. F-010223-23**

***PLAINTIFF- WILMINGTON TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL
CAPACITY BUT SOLELY AS OWNER TRUSTEE OF OSAT TRUST 2021-1***

DEFENDANTS- JANUSZ MOLENDAS, ET AL

WRIT OF EXECUTION.

**BY VIRTUE OF THE ABOVE STATED WRIT OF EXECUTION TO ME DIRECTED AND
DELIVERED I WILL EXPOSE FOR SALE AT PUBLIC VENDUE ON**

**TUESDAY THE 20TH DAY OF OCTOBER A.D. 2026
(DATE MAY CHANGE SUBJECT TO ADJOURNMENTS)**

**BETWEEN THE HOURS OF TWO AND FIVE O'CLOCK IN THE AFTERNOON OF SAID
DAY, THAT IS TO SAY AT 2:00 P.M. PREVAILING TIME AT COMMISSIONER'S
MEETING ROOM, ADMINISTRATION ROOM 119, IN ADMINISTRATION BUILDING
LOCATED AT 101 HOOPER AVENUE, TOMS RIVER, NEW JERSEY TO WIT:
ALL THAT TRACT OR PARCEL OF LAND, SITUATE, LYING AND BEING IN THE
TOWNSHIP OF BERKELEY, COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

BEING KNOWN AS: LOT: 12 BLOCK: 795

DIMENSIONS: 100 FEET BY 169 FEET

**NEAREST CROSS STREET: APPROXIMATELY 200 FEET FROM THE
INTERSECTION OF THE SAID EASTERLY LINE OF BERKELEY AVENUE WITH
THE SOUTHERLY LINE OF WEST BROADWAY**

PLAINTIFF UPSET PRICE: \$197,160.43

OCCUPANCY STATUS: VACANT

PREMISES COMMONLY KNOWN AS:

629 BERKELEY AVENUE, BAYVILLE, NJ 08721

**A MORE COMPLETE METES AND BOUNDS DESCRIPTION CAN BE FOUND IN THE
OFFICE OF THE OCEAN COUNTY SHERIFF.**

LIENS/TAXES: NONE

**NOTE: THE STREET ADDRESS IS MERELY GIVEN AS A CONVENIENCE TO THE
BIDDERS AND IS NOT A REPRESENTATION OF FACT ON THE PART OF THE
SHERIFF. THE DIAGRAM OR CONCISE DESCRIPTION DOES NOT CONSTITUTE A**

FULL LEGAL DESCRIPTION OF THE PREMISES, BUT IT CAN BE FOUND IN THE OCEAN COUNTY SHERIFF'S OFFICE.

SUBJECT TO: SUBJECT TO: ALL UNPAID MUNICIPAL TAXES, ASSESSMENTS, LIENS AND OTHER CHARGES; ANY SET OF FACTS WHICH AN ACCURATE SURVEY WOULD DISCLOSE; ANY RESTRICTIONS OR COVENANTS ON RECORD WHICH RUN WITH THE LAND; RIGHTS OF THE UNITED STATES OF AMERICA, IF ANY, ANY CONDOMINIUM LIEN PRIORITY PURSUANT TO NJSA 46:88-21, IF ANY; ANY OUTSTANDING PUD OR HOMEOWNER'S ASSOCIATION DUES OR FEES, IF ANY; ANY OCCUPANTS OR PERSONS IN POSSESSION OF THE PROPERTY, IF ANY; ADDITIONAL MUNICIPAL CHARGES, LIENS, TAXES OR TAX SALE CERTIFICATES AND INSURANCE, IF ANY; AND ANY SUCH TAXES, MUNICIPAL LIENS OR OTHER CHARGES LIENS, INSURANCE PREMIUMS OR OTHER ADVANCES MADE BY PLAINTIFF PRIOR TO THIS SALE. THE AMOUNT OF UNPAID TAXES MUNICIPAL LIENS AND OTHER CHARGES CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING INTEREST REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON. **IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE OR THE MORTGAGEE'S ATTORNEY.

AS THE ABOVE DESCRIPTION DOES NOT CONSTITUTE A FULL LEGAL DESCRIPTION, SAID FULL LEGAL DESCRIPTION IS ANNEXED TO THAT CERTAIN MORTGAGE RECORDED IN THE OCEAN COUNTY CLERK'S OFFICE IN BOOK OR 13495 AT PAGE 320, ET SEQ., NEW JERSEY, AND THE WRIT OF EXECUTION ON FILE WITH THE SHERIFF OF OCEAN COUNTY

IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE AND THE MORTGAGEE'S ATTORNEY.

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 AMOUNT DUE ON THIS EXECUTION IS **\$188,244.92** PLUS INTEREST, COST, PRINTERS' FEES, SHERIFF'S FEES AND COMMISSION. THE PRIOR

LIENS, AS PER AFFIDAVIT OF CONSIDERATION ARE NOT A REPRESENTATION OF FACT ON THE PART OF THE SHERIFF.

MICHAEL G. MASTRONARDY
SHERIFF

DATED: 09/03/2026

ATTORNEY INFO: GROSS POLOWY LLC

STREET ADDRESS: 95 MOUNT BETHEL ROAD, SUITE 3, WARREN NJ 07059

TELEPHONE#716-204-1700