

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION
SHERIFF'S SALE NO. CH 780690
DOCKET NO. F-015696-18
PLAINTIFF- PHHMORTGAGE CORPORATION
DEFENDANTS- MARY E. BRAND, ET ALS**

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 21ST DAY OF JULY, 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
BOROUGH OF BEACHWOOD COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

BEING KNOWN AS: LOT: 1 BLOCK: 1.27

DIMENSIONS: APPROXIMATELY: 80 FEET WIDE BY 100 FEET LONG

NEAREST CROSS STREET: BOWLINE STREET

**PLAINTIFF UPSET PRICE: \$431,000.00, PLUS ANY ADDITIONAL SUMS AS
ORDERED BY THE COURT.**

OCCUPANCY STATUS: OWNER OCCUPIED

**PREMISES COMMONLY KNOWN AS:
453 SURF AVENUE**

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

**LIEN: NONE TAXES: 2025 TAXES: \$5,781.22 BILLED: \$3,147.34 OPEN PLUS
PENALTY; \$2,633.88 QTR 1 DUE: 02/01/2026 \$1,445.31 OPEN PLUS PENALTY 2026
QTR 2 DUE: 05/01/2026 \$1,445.30 OPEN
WATER: BEACHWOOD BORO 1600 PINEWALD ROAD BEACHWOOD, NJ 08722
732-240-2608 ACCT: 257 0 07/01/2026 – 09/30/2026 OPEN AND DUE 04/29/2026 \$2.80
PAID**

**SEWER: BEACHWOOD SEWER AUTH. 1133 BEACH AVENUE BEACHWOOD, NJ
08722 732-240-2608 ACCT: 257 0 07/01/2026 – 09/30/2026 \$136.00 OPEN AND DUE
07/01/2026 \$1,763.52 OPEN PLUS PENALTY**

**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 ANY UNPAID TAXES, MUNICIPAL LIENS OR OTHER CHARGES, AND
ANY SUCH TAXES, CHARGES, LIENS, INSURANCE PREMIUMS OR OTHER
ADVANCES MADE BY PLAINTIFF PRIOR TO THIS SALE. 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 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 \$398,037.50 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: 06/11/2026

ATTORNEY INFO: BROCK & SCOTT PLLC

STREET ADDRESS: 302 FELLOWSHIP ROAD, SUITE 130

TOWN/STATE/ZIP CODE: MT. LAUREL, NJ 08054

TELEPHONE # 844-856-6646