

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION
SHERIFF'S SALE NO. CH 780702
DOCKET NO. F-012357-25
PLAINTIFF- U.S. BANK NATIONAL ASSOCIATION
DEFENDANTS- MELISSA DEPINTO, 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 11TH DAY OF AUGUST, 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
BARNEGAT COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

BEING KNOWN AS: LOT: 34 BLOCK: 114.27

DIMENSIONS: APPROXIMATELY: 6050 SF

**NEAREST CROSS STREET: SCHOONER AVENUE A FULL DESCRIPTION CAN BE
FOUND AT THE OFFICE OF THE REGISTER**

**PLAINTIFF UPSET PRICE: \$267,692.02, GOOD THROUGH SEPTEMBER 21, 2026
AND ANY ADDITIONAL SUMS AS ORDERED BY THE COURT.**

OCCUPANCY STATUS: UNKNOWN

**PREMISES COMMONLY KNOWN AS:
23 ANCHOR ROAD**

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

LIEN: NONE TAXES: TAXES CURRENT THROUGH 1ST QUARTER OF 2026

**TAX SALE SCHEDULED FOR JUNE 15, 2026, WATER AND SEWR IN THE AMOUNT
OF \$384.30, GOOD THROUGH APRIL 30, 2026***

***PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY
AND ALL SUBSEQUENT TAXES, WATER AND SEWER AMOUNTS.**

WATER OPEN BALANCE IN THE AMOUNT OF \$61.09, GOOD THROUGH APRIL 17, 2026*

SEWER OPEN BALANCE IN THE AMOUNT OF \$131.24, GOOD THROUGH APRIL 17, 2026*

WATER: POINT PLEASANT BEACH 416 NJ AVE POINT PLEASANT BEACH, NJ 08742 732-892-7755 ACCT: 1533 0 04/01/2026 – 06/30/2026 \$102.18 OPEN AND DUE 06/01/2026 \$101.54

SEWER: POINT PLEASANT BEACH 416 NJ AVE POINT PLEASANT BEACH, NJ 08742 732-892-7755 ACCT: 1533 0 04/01/2026 – 06/30/2026 \$124.51 OPEN AND DUE 06/01/2026 \$123.74

SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES: ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COSTS AND EXPENSES, INCLUDING ATTORNEYS' FEES. FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDER EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS, AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME.

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 \$244,603.93 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: 06/24/2026

ATTORNEY INFO: STERN & EISENBERG, PC

STREET ADDRESS: 1120 ROUTE 73, SUITE 400

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

TELEPHONE # 609-397-9200