

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION
SHERIFF'S SALE NO. CH 780451
DOCKET NO. F-010795-22
PLAINTIFF- U.S. BANK TRUST NATIONAL ASSOCIATION.
DEFENDANTS- JAMES HOLMES, 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 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
TOMS RIVER COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

BEING KNOWN AS: LOT: 411.02 BLOCK: 49

DIMENSIONS: APPROXIMATELY: 100 X 140 FEET

**NEAREST CROSS STREET: AT A POINT AND CORNER LOCATED IN THE
SOUTHEASTERLY LINE OF BRANCH DRIVE 50' WIDE R.O.W., SAID POINT
BEING DISTANT 332.56 FEET SOUTHWESTERLY FROM THE POINT OF
INTERSECTION FORMED BY SAID SOUTHEASTERLY LINE OF BRANCH DRIVE,
WITH THE SOUTHWESTERLY LINE OF WHITESVILLE ROAD, 60' WIDE R.O.W.,
IF BOTH EXTENDED**

PLAINTIFF UPSET PRICE: \$594,605.54

OCCUPANCY STATUS: UNKNOWN

**PREMISES COMMONLY KNOWN AS:
613 BRANCH DRIVE**

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

**LIEN: NONE TAXES: TAXES DUE IN THE APPROXIMATE AMOUNT OF \$2,054.22
AS OF 4/1/26. SALE MAY BE SUBJECT TO SUBSEQUENT TAXES, LIENS,**

UTILITIES AND INTEREST SINCE 4/16/26. WATER/SEWER DUE AND OWING IN THE APPROXIMATE AMOUNT OF \$712.16 AS OF 4/16/26

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 \$547,999.87 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: GROSS POLOWY LLC

STREET ADDRESS: 95 MOUNT BETHEL ROAD, SUITE 3

TOWN/STATE/ZIP CODE: WARREN, NJ 07059

TELEPHONE # 716-204-1700