

**SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)**

**SUPERIOR COURT OF NEW JERSEY  
OCEAN COUNTY CHANCERY DIVISION  
SHERIFF'S SALE NO. CH 780692  
DOCKET NO. F-005140-25  
PLAINTIFF- RRA CP OPPORTUNITY TRUST 2  
DEFENDANTS- KEVIN J. KOPACK, 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 21<sup>ST</sup> 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  
BERKELEY COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

**BEING KNOWN AS: LOT: 16 BLOCK: 345**

**DIMENSIONS: APPROXIMATELY: 50 X 124**

**NEAREST CROSS STREET: NOWATA AVENUE**

**PLAINTIFF UPSET PRICE: \$26,000.00**

**OCCUPANCY STATUS: BORROWER OCCUPIED**

**PREMISES COMMONLY KNOWN AS:  
1402 CHICOPEE AVENUE**

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

**LIEN: SUBJECT TO SENIOR MORTGAGE – NEWREZ LLC D/B/A SHELLPOINT  
MORTGAGE SERVICING RECORDED BK 17998, PG 1543 IN THE AMOUNT OF  
\$254,000.00, INTERESTED PARTIES ARE TO OBTAIN AND PAYOFF THE SENIOR  
LIEN MORTGAGE 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 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 **\$110,456.29** 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: MCCABE, WEISBERG & CONWAY, LLC**

**STREET ADDRESS: 216 HADDON AVENUE, SUITE 201**

**TOWN/STATE/ZIP CODE: WESTMONT, NJ 08108**

**TELEPHONE # 856-858-7080**