

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION**

SHERIFF'S SALE NO. CH 780741

DOCKET NO. F-003306-25

PLAINTIFF- U.S. BANK TRUST NATIONAL ASSOCIATION, ETC.

DEFENDANTS- TBZ LLC, 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 8TH DAY OF SEPTEMBER 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 JACKSON, COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

BEING KNOWN AS: LOT: 84 BLOCK: 10101

DIMENSIONS: .96 AC

NEAREST CROSS STREET: CEDARVIEW AVENUE

PLAINTIFF UPSET PRICE: \$1,209,640.10

OCCUPANCY STATUS: OWNER OCCUPIED

**PREMISES COMMONLY KNOWN AS:
74 MILL POND ROAD, JACKSON, NJ 08527**

**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.**

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 **\$107,063.23** 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: 07/27/26

ATTORNEY INFO: GREENSPOON MARDER LLP

STREET ADDRESS: 100 W CYPRESS CREEK RD, SUITE 700

FORT LAUDERDALE FL, 33309

TELEPHONE# 954-491-1120