

SHERIFF SALES LISTING DETAILS (OCEAN COUNTY, NJ)

**SUPERIOR COURT OF NEW JERSEY
OCEAN COUNTY CHANCERY DIVISION
SHERIFF'S SALE NO. CH 780796
DOCKET NO. F-13991-25
PLAINTIFF- TD BANK, N.A.
DEFENDANTS- BLOCK 7, 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 17TH DAY OF NOVEMBER 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: 11 BLOCK: 10901

DIMENSIONS: 50.30 ACRES

**NEAREST CROSS STREET: APPROXIMATELY .5 MILES FROM INTERSECT WITH
HAWKIN ROAD**

***COMMERCIAL PROPERTY* NOT SUBJECT TO CWPP**

**PREMISES COMMONLY KNOWN AS:
1335 REED ROAD, JACKSON TOWNSHIP, NJ**

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

**LIENS/TAXES: MORTGAGE HELD BY TD BANK, N.A. DATED JUNE 30, 2004 WITH
APPROXIMATE CURRENT BALANCE OF \$830,031.95 AS OF 9/2/2026**

**THIS SALE IS ALSO FURTHER SUBJECT TO POSSESSORY RIGHTS OF ANY
TENANT OR PARTY RESIDING IN THE PROPERTY. ALL INTERESTED PARTIES
ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT
INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING
LIENS OR ENCUMBRANCES REMAIN OF RECORD AND/OR HAVE PRIORITY**

OVER THE LIEN BEING FORECLOSED HEREBY AND, IF SO, TO ASCERTAIN THE CURRENT AMOUNT DUE THEREON.

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 **\$217,068.56** 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: 10/7/26

ATTORNEY INFO: DEMBO, BROWN & BURNS, LLP

STREET ADDRESS: 1300 ROUTE 73, SUITE 205, MOUNT LAUREL, NJ 08054

TELEPHONE#856-354-8866