

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

**SUPERIOR COURT OF NEW JERSEY  
OCEAN COUNTY CHANCERY DIVISION  
SHERIFF'S SALE NO. CH 780263  
DOCKET NO. F00826324**

***PLAINTIFF- US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL  
CAPACITY BUT SLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST  
DEFENDANTS- OGUZ CIFTCIBASI, 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 7<sup>TH</sup> DAY OF JULY 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 TOMS RIVER), COUNTY OF OCEAN AND STATE OF NEW JERSEY:**

**BEING KNOWN AS: LOT: 20 BLOCK: 729**

**DIMENSIONS: .230 AC**

**NEAREST CROSS STREET: VAUGHN AVENUE**

**PLAINTIFF UPSET PRICE: \$220,000.00, PLUS ANY ADDITIONAL SUMS AS  
ORDERED BY THE COURT.**

**OCCUPANCY STATUS: OWNER OCCUPIED**

**PREMISES COMMONLY KNOWN AS:  
1017 BAY AVENUE**

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

**LIEN/TAXES: YEAR: 2023 TYPE: 3RD PARTY SEWER CERT NO.: 24-00591 SOLD:  
10/16/2024 TO: PRO CAP 8 FBO FIRSTRUST BANK. LIEN AMOUNT IS SUBJECT TO  
SUBSEQUENT TAXES + INTEREST. MUST CALL PRIOR TO SETTLEMENT FOR  
REDEMPTION FIGURES. THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A.  
54:5-54 TOTAL: \$793.60**

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 **\$175,744.20** 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: 6/5/2026**

**ATTORNEY INFO: ROBERTSON ANSCHUTZ SCHNEID CRANE & PARTNERS  
PLLC.**

**STREET ADDRESS: 130 CLINTON ROAD  
FAIRFIELD/NJ/07004**

**TELEPHONE #973-575-0707**