

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 23915 08 therein, pending wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR PRESIDENTIAL FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S7 is the Plaintiff and JAY ALEXANDER, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: 227 ROSEANN AVENUE, NORTH CAPE MAY, NJ 08204-3477

BEING KNOWN as BLOCK 494.18, TAX LOT 30, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60.00FT X 100.00FT X 60.00FT X 100.00FT

Nearest Cross Street: CROYDEN DRIVE

Subject to any unpaid taxes, municipal 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 or the Mortgagee's attorney.

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.

Amount due under judgment is \$424,156.83 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

ATTORNEY: PHELAN, HALLINAN, DIAMOND & JONES 400 FELLOWSHIP ROAD, SUITE 100 MT. LAUREL, NJ 08054 GARY G. SCHAFFER, SHERIFF CH755693

8/9, 8/16, 8/23, 8/30, pf \$184.76

7

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 007838 16 therein, pending wherein, FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and PETER BANDEL, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 08/23/2017

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: 408 SANDLEWOOD ROAD, VILLAS, NJ 08251

BEING KNOWN as BLOCK 512.31, TAX LOT 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75'X100' Nearest Cross Street: BY-BROOK DRIVE

Prior Lien(s): WATER ACCOUNT PAST DUE IN THE AMOUNT OF \$68.07 SEWER ACCOUNT PAST DUE IN THE AMOUNT OF \$82.48 CONNECTION FEE PAST DUE IN THE AMOUNT OF \$812.80 CONNECTION FEE OPEN/DUE IN THE AMOUNT OF \$320.00

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 or the Mortgagee's attorney.

Subject to any unpaid taxes, municipal 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 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.

Amount due under judgment is \$394,595.89 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

ATTORNEY: STERN, LAVINTHAL AND FRANKENBERG, LLC 105 EISENHOWER PARKWAY SUITE 302 ROSELAND, NJ 07068 GARY G. SCHAFFER, SHERIFF CH755672

7/26, 8/02, 8/09, 8/16, pf \$189.72

6

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 1269-15 therein, pending wherein, LSF8 MASTER PARTICIPATION TRUST is the Plaintiff and MARYANN MURRAY, ET AL, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: 166 ARBOR ROAD, LOWER, NJ 08251, WITH A MAILING ADDRESS OF 166 ARBOR ROAD, VILLAS, NJ 08251

BEING KNOWN as BLOCK 349.13, TAX LOT 31, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75 X 100 Nearest Cross Street: ELMWOOD AVENUE

HEIRS AND ASSIGNS, ALL THAT ONE CERTAIN LOT OR PARCEL OR GROUND, TOGETHER WITH BUILDINGS ERECTED THEREON, SITUATE IN WILDWOOD VILLAS, LOWER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY; BEING KNOWN AND DESIGNATED AS LOT NO. 31, BLOCK 5, SECTION 12, ACCORDING TO A PLAN OF WILDWOOD VILLAS, SECTION 12, WHICH PLAN WAS PREPARED BY O. M. CORSON, CIVIL ENGINEER, AND FILED IN THE COUNTY CLERK'S OFFICE AT CAPE MAY COURT HOUSE, NEW JERSEY: CONTAINING SEVENTY-FIVE HUNDRED SQUARE FEET (7500 SQ. FT.) BE THE SAME OR LESS.

Prior Lien(s): WATER OPEN + PENALTY: \$62.48 TOTAL AS OF MAY 19, 2017: \$62.48

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.

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 or the Mortgagee's attorney.

Amount due under judgment is \$115,197.38 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

ATTORNEY: FEIN SUCH KAHN AND SHEPARD 7 CENTURY DRIVE, SUITE 201 PARSIPPANY, NJ 07054 GARY G. SCHAFFER, SHERIFF CH755692

8/9, 8/16, 8/23, 8/30, pf \$194.68

13

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 61129 09 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, B/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and GUY A. COOMBS, JR., ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: 226 VERMONT AVENUE, VILLAS (LOWER TOWNSHIP), NJ 08251.

BEING KNOWN as BLOCK 334.18, TAX LOT 18, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50'X100' Nearest Cross Street: ASSEMBLY AVENUE

Prior Lien(s): 2ND QUARTER TAXES OPEN/DUE IN THE AMOUNT OF \$451.45

WATER ACCOUNT PAST DUE IN THE AMOUNT OF \$549.32 SEWER ACCOUNT PAST DUE IN THE AMOUNT OF \$3,051.49 CONNECTION FEE PAST DUE IN THE AMOUNT OF \$2,291.20

Subject to any unpaid taxes, municipal 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.

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.

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 or the Mortgagee's attorney.

Amount due under judgment is \$109,690.53 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

ATTORNEY: STERN, LAVINTHAL AND FRANKENBERG, LLC 105 EISENHOWER PARKWAY, SUITE 302 ROSELAND, NJ 07068 GARY G. SCHAFFER, SHERIFF CH755688

8/9, 8/16, 8/23, 8/30, pf \$198.40

8

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Execution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 18089 16 therein, pending wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK AS TRUSTEE FOR THE CERTIFICATES OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-J2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-J2 is the Plaintiff and THOMAS FRANEK, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017

at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

Property to be sold is located in the TOWNSHIP OF LOWER, County of Cape May in State of New Jersey.

Commonly known as: 305 BEACH DRIVE, LOWER, NJ 08204. THIS PROPERTY HAS A MAILING ADDRESS OF 305 BEACH AVENUE, NORTH CAPE MAY, NJ 08204

BEING KNOWN as BLOCK 587, TAX LOT 4 AND 5, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 66 X 125 Nearest Cross Street: ROSLYN AVENUE

BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BEACH DRIVE 99 FEET SOUTHWESTWARDLY FROM THE SOUTHWESTERLY LINE OF ROSLYN AVENUE, EXTENDING THENCE SOUTH WESTWARDLY ALONG SAID LINE OF BEACH DRIVE 66 FEET AND EXTENDING SOUTHEASTWARDLY OF THAT WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO BEACH DRIVE 125 FEET IN LENGTH OR DEPTH.

Prior Lien(s): ACCT: AUDIT034 OPEN \$1,000.00 TAXES OPEN WITH PENALTY \$2663.46 SEWER OPEN WITH PENALTY \$81.20

TOTAL AS OF MAY 9, 2017: \$3,744.66

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.

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 or the Mortgagee's attorney.

Amount due under judgment is \$505,207.76 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.

ATTORNEY: FEIN SUCH KAHN AND SHEPARD 7 CENTURY DRIVE, SUITE 201 PARSIPPANY, NJ 07054 GARY G. SCHAFFER, SHERIFF CH755689

8/9, 8/16, 8/23, 8/30, pf \$202.12

10

DO YOU HAVE A WRITE-UP OR PHOTO YOU'D LIKE TO SEE IN THE CAPE MAY STAR AND WAVE?

Include your name, address, daytime phone. Email to: cmstarwave@comcast.net Mail to: P.O. Box 2427 Cape May, N.J. 08204

Cape May Star & Wave

The Cape May Star and Wave has been watching over the shores at the southernmost tip of New Jersey since 1854.

It is where locals and visitors have turned for their news weekly for more than 150 years.

The Star and Wave is a weekly newspaper for local people by local people, and a great resource for visitors who want to stay abreast on what is happening in Cape May, West Cape May, Cape May Point, North Cape May, the Villas, Town Bank, Fishing Creek, Erma and the rest of Lower Township, along with other local communities.

From keeping a watch on the political machinations in Cape May County and cities and towns to offering a wonderful forum for opinions and viewpoints of citizens and elected officials alike, the Cape May Star and Wave is part of the living history of this area. Stay tuned to find the best place for dining, entertainment, shopping and household services.

Have the Cape May Star and Wave delivered by mail to your home every week.

It is the perfect resource for the Jersey Cape. To stay in touch with Cape May, order your subscription today! 609-884-3466

\$39 - One Year Subscription

\$70 - Two Year Subscription

\$20 - Six Month Subscription

Gift Certificates available!



CAPE MAY STAR & WAVE 609-884-3466

NOT SURE WHY BUSINESS IS SLOW?



...is not just a saying in business.

Advertise today and let your business be in sight and in the minds of your customers.

Call 609-884-3466 to speak to your advertising consultant.