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609 898 1003

1257. (12/8)

Cape May Stars Wave

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228-1850 (12/8)

PUBLIC NOTICE

terms and conditions, 1-844

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LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Exe-cution issued out of the Superior

Court of New Jersey, Chancery Division, Cape May County, and

Docket No. F001752-21 therein

pending wherein, LEGACY MORTGAGE ASSET TRUST

2019-GS7 is the Plaintiff and

DANIEL W. CLUFF, III, ET AL is

the Defendant, I shall expose to

at one o'clock in the afternoon of the said day, at the Old Histori-cal Court House Building, Route

9, Cape May Court House, New

Property to be sold is located

in Township of Lower, County of

244 FISHING CREEK ROAD, LOWER TOWNSHIP (CAPE

Commonly known as

WEDNESDAY, 1/05/2022

sale at public venue on

1892 today! (12/8)

LEGALS

SHERIFF'S SALE

BY VIRTUE of a Writ of Exe-cution issued out of the Superior

Court of New Jersey, Chancery Division, Cape May County, and Docket No. F010141-19 therein,

pending wherein, NATION-STAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COM-

PANY is the Plaintiff and PATRI-

CIA C. KRENZIEN, ET AL is the

Defendant, I shall expose to sale

at one o'clock in the afternoon of

the said day, at the Old Histori-

cal Court House Building, Route

9, Cape May Court House, New

Property to be sold is located in Township of Lower, County of

50 CROYDON DRIVE, NORTH CAPE MAY, NJ, 08204

494.21 (FKA 494-0), TAX LOT 6, on the official Tax Map of the

Township of Lower, County of

Cape May, New Jersey. Dimensions of Lot: **100 FEET**

Subject to any unpaid taxes, municipal liens or other charg-

es, and any such taxes, charg-

es, liens, insurance premiums

or other advances made by

plaintiff prior to this sale. All interested parties are to con-

duct and rely upon their own independent investigation To

ascertain whether or not any

outstanding interests remain

of record and/or have priority

over the lien being foreclosed

and, if so the current amount

due thereon. 2022 Qtr 1 Due: 02/01/2022

2022 Qtr 2 Due: 05/01/2022

Sewer: Lower MUA 2900 Bay-shore Rd., Villas, NJ 08251

Acct: 5930 0 10/01/21-12/31/21 \$80.00 OPEN PLUS PENALTY

Water: Lower MUA 2900 Bay-shore Rd., Villas, NJ 08251

Acct: 5930 0 7/15/2021 -10/15/2021 \$62.48 OPEN PLUS

PENALTY \$429.26 OPEN PLUS

Surplus Money: If after

the sale and satisfaction of the mortgage debt, including

costs and expenses, there re

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 ask-

ing for an order directing pay-

ment of the surplus money. The Sheriff or other person

conducting the sale will have information regarding the sur-

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 Mortgag-

ee's attorney. Amount due under judgment

is \$306,620.89 costs and Sher-iff'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 per-

cent of the bid price is required.

The Sheriff reserves the right to

adjourn any sale without further

All publication costs are paid

notice of Publication.

plus, if any.

mains any surplus money,

\$320.00 OPEN PLUS Penalty

\$904.28 OPEN

\$904.28 OPEN

609-886-7146

609-886-7146

PENALTY

Street

WIDE BY 110 FEET LONG Nearest Cross Str BEACHHEAD DRIVE

BEING KNOWN as BLOCK

Commonly known as:

Jersey.

Cape May.

at public venue on: WEDNESDAY, 1/05/2022

Cape May Stars Wave

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WANTED OLD ADVERTIS-ING SIGNS, old gas pumps, old S.J. fruit/canning jars, Buddy L Trucks-1930's, Old Cars. Call Lee 609-970-5163 (10/13,20,27,11/3-10)

LEGALS

WEST CAPE MAY PLANNING-ZONING BOARD

PUBLIC NOTICE is hereby given to all persons that an open public meeting was held by the Borough of West Cape May combined Planning-Zoning Board of Adjustment at Borough Hall - 732 Broaday, on December 7, 2021 at 7:00 pm.

2021 regular meeting. AND, the Board memorialized Resolution No. 011-21; Ordinance

No. 604-21: a revision to Ordinance No. 602-21: Amending Chapter

ALSO, the Board memorialized Resolution No. 012-21, application for Matthew Pitts, Block 7 / Lot 5, located at 115 Emerald Avenue. AND, the Board tabled discussion of Model Ordinance Authorizing

FURTHERMORE, the Board approved Application 005-21, for Danielle McKenna at 116 Stevens Street, Block 73 / Lot 2, Minor Subdivision & Variance Relief - Hardship and Substantial Benefit. The Board approved Application 006-21, for Ivy Fischer and Debra Glessner at 613 Second Avenue, Block 68 / Lot 1, Variance Relief Use, Hardship, and Substantial Benefit. The Board approved Application 008-21, for EZFS Sunset, LLC at 110 Sunset Blvd., Block 32 / Lot 3, Site Plan.

All documents related to the above actions are available for review at the Municipal Building, located at 732 Broadway, between the 884-1005 ext. 109

12/15, pf \$23.50

TOWNSHIP OF LOWER NOTICE OF PENDING ORDINANCE ORDINANCE #2021-22

An Ordinance Amending Chapter Seven Entitled "Traffic" of the General Ordinance of the Township of Lower

This Ordinance establishes a Stop Sign on Main Street at Webber Notice is hereby given that Ordinance #2021-22 was introduced and passed on first reading at the Lower Township Council meeting held December 6, 2021and ordered published in accordance with the law.

Said Ordinance will be considered for final reading and adoption at a meeting to be held Monday, January 3, 2022 at the Municipal Build-ing, 2600 Bayshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinance. Copies of the Ordinances may be picked up at the Township Clerk's Office Monday thru Friday, 8:30am - 4:30pm up to and including January 3, 2022 Julie A Picard

12/15, pf \$15.50

NOTICE OF BOARD ACTION

WHEREAS, the Board approved minutes from the September 7,

22 of the West Cape May Code Regarding Stormwater Control with regard to consistency with the Master Plan.

and Encouraging Electric Vehicle Supply/Service Equipment (EVSE) and Make-Ready Parking Spaces.

hours of 8:00 am and 3:00 pm. Contact the Board Assistant at 609-

12/15, pf \$13.00 Tricia Oliver Board Assistant

as Block 279, Lots 1, 2.01 & 6, Delaware Avenue, was conditionally

an existing 10 x 24 lean to and a 8 x 24 trailer container and construct a 24 x 24 attached addition for storage encroaching into the front yard setback, submitted by Jan & Elizabeth Rupinski for the location known as Block 410.01, Lots 64.01, 64.02, 59.03 and part of 59.02,

ber 18, 2021, was approved: 405 First, LLC: Block 530, Lots 43-48

the Planning and Zoning Office and will be available for inspection by the public

Director of Planning

12/15, pf \$17.50



Township Clerk

4

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mation. (12/8)

for \$560. Contact Peggy Arbitell 609-359-7381 or visit www.njpa.org. (12/8)

PUBLIC NOTICE Keeping an eye on your gov-

ernments? Manually search the site or register to receive email notifications and/or save your searches. It's a free public service provided by NJ Press Association at www.njpublicnotices.com (12/8)

GENERAC Standby Generators provide backup power during utility power outages, so your home and family stay safe and comfortable, Prepare now. Free 7-year extended warranty (\$695 value!). Request a free quote today! Call for additional

LEGALS

Notice is hereby given that the Township Council of the Township of Lower, County of Cape May, State of New Jersey, at a meeting held

ORDINANCE #2021-21 Salary and Benefit Ordinance for the Township of Lower

MAY), NJ 08204 BEING KNOWN as BLOCK 496.01, TAX LOT 9.08, on the Julie A. Picard, RMC Township Clerk official Tax Map of the Township of Lower, County of Cape May, 2

New Jersey. Dimensions of Lot: 100' X

355' Nearest Cross Street: TAB-ERNACLE ROAD As the above description

Jersey.

Cape May.

does not constitute a full le-gal description, said full legal description is annexed to that certain mortgage recorded in the Office of the Register/Clerk of Cape May County in Book M4193, Page 442, and the Writ of Execution on file with the Sheriff of Cape May County.

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 ask ing 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 \$312,699.05 costs and Sher iff'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: for by the Plaintiff. ATTORNEY KNUCKLES, KOMOSINSKI & MANFRO, LLP

ROBERTSON, ANSCHUTZ, SCHNEID CRANE & PART-565 TAXTER ROAD, SUITE 590 ELMSFORD, NY 10523 BOB NOLAN,

NERS, PLLC 130 CLINTON RD., SUITE 202

CLASSIFIED ADVERTISING

• DEADLINES •

ADVERTISEMENTS for these columns should be in the office of the Cape May Star and Wave NO LATER THAN 5PM FRIDAY for Wednesday

Publication. LEGAL NOTICES NO LATER THAN 5PM FRIDAY for Wednesday Publication.

•NOTICE •

Advertisers should check their advertisement the first day of insertion for errors. The newspaper shall not be liable for typographical errors after first insertion and credit for errors in publication will be limited to that portion of the ad wherein error occurred.

PO BOX 2427 • Cape May, NJ 08204 609-884-3466





LEGALS

12/15, pf \$20.50

LEGALS

NOTICE OF AWARD OF CONTRACT FOR PROFESSIONAL SERVICE TOWNSHIP OF LOWER County of Cape May

The Township of Lower has awarded the following contracts at a meeting held December 6, 2021 without competitive bidding, as a designated professional service pursuant to N.J.S.A. 40A:11-5(1)(a) (ii). The contracts and Resolution authorizing the same are available for public inspection in the office of the Municipal Clerk. Paul J Baldini, Esq Awarded to

/	i ddi o Baidini, Eoq
Services:	Conflict Attorney
Amount:	Not to exceed \$3,500
Resolution #:	2021-370
Awarded to:	Keith Bonchi, Esq
Services:	Tax Foreclosure Attorney
Amount:	\$ 10,000.
Resolution #:	2021-371
Awarded to:	Wizards Festival of Fun
Services:	Entertainment – New Year's Event
Amount:	\$ 6,250.
Resolution #:	2021-374
Awarded to:	Dorothy F McCrosson of McCrosson & Stanton
Services:	Conflict Hearing Officer
Amount:	Not to exceed \$3.500.
Resolution #:	2021-375
	Julie A Picard, RMC

Township of Lower

NOTICE OF APPLICATION FOR DEVELOPMENT or APPEAL APPLICANT's/APPELLANT'S NAME AND ADDRESS:

Michael Seaman 605 Millers Hill Rd. Unit 314, Kennet Square PA 19348 SUBJECT PROPERTY - STREET ADDRESS:

809 Cape Avenue BLOCK/LOT NUMBERS:

B. 753.03. L. 6 & 7.01

TAKE NOTICE* that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 11th day of January 2022, at 6:00 PM, to consider an application for development (or an appeal), regarding the above mentioned property, wherein the Applicant (or Appellant) is seeking permission to:

obtain a front yard setback variance to construct a roof over the front contrary to the requirements of Section(s) 400-14 of the Zoning Ordinance. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours. This Notice is given pursuant to NJSA 40:55D-11, et seq. Must be served and published in accordance with NJSA 40:55D

12/15, pf \$8.50

NOTICE OF ANNUAL ELECTION

NOTICE is hereby given that the Commissioners of Fire District No. 3, Township of Lower, shall ask the legal voters of said Fire District on Saturday, February 19, 2022, between the hours of 2:00 p.m. and 9:00 p.m., or longer, if necessary. The legal voters of said Fire District shall be asked to elect one Commissioner to the Board of Fire Commissioners, for a full three-year term, voters will also vote on the 2022 Budget. Said voting shall take place at the Erma Fire House, Airport

Complex, Breakwater Road, Erma, New Jersey. The closing date for the filling of Petitions of Nominations to the Sec retary of the Board relative to candidacy for said terms shall be on January 21, 2022. All nomination better becautions may be obtained from the Secretary of the Commissioners of Fire District No. 3 by calling Steve Douglass at (609) 231-8340.

Steven Douglass, Secretary Fire District No. 3, Township of Lower 3

Lower Township Planning Board The Lower Township Planning Board, at a regularly scheduled mee ing held on December 9, 2021 at the Lower Township Municipal Building, took the following action on applications submitted for develop ment and considered at that time

1.Minor subdivision application for the creation of two newly de-scribed lots, submitted by Joanne Benedict for the location known

2. Minor site plan waiver & hardship variance applications to remove 2500 Bayshore Road, was conditionally approved.

3. The following resolutions concerning application heard on Novem-

Copies of each determination of resolution of the Board will be filed in

William J. Galestok, PP,AICP

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.

TOWNSHIP OF LOWER COUNTY OF CAPE MAY NOTICE OF ADOPTION December 6, 2021 adopted the following Ordinance:

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



CAPE MAY STAR & WAVE 609-884-3466

SHERIFF CH756740 12/08, 12/15, 12/22, 12/29 pf \$135.00

FAIRFIELD, NJ, 07004 BOB NOLAN, SHERIFF CH756742 12/08, 12/15, 12/22, 12/29 pf \$165.00

12, et seq. 12/15, pf \$19.00

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