CLASSIFIEDS

Cape May Astara Wave THE NATIONS OLDEST SEASHORE RESORT SINCE 1854

YEARLY RENTAL

YR ROUND RENTAL sm 2BR, 1BA, 2nd fl. Apt., large deck, Washington St. CM, 2 people max. \$1400 mo+. 215-757-4304 (1/25-2/1)

YEARLY RENTAL 1 BR, APT. 2nd fl, large deck, near Cold Spring. No pets. No smoking. \$1050 mo/includes util 609-884-1000 (2/1-3/1)

HIGHER PRICES **PAID**

Stamps, coins, paper, money collections, gold silver, estate jewelry, guitars, instruments. books, records & more. Member-PCGS, NGC. Bob-609-390-1286 or 609-408-9360. (11/30-1/25)

best looking and longest lastlifetime! Limited Time offer & 1ST RESPONDERS.) Call Erie Metal Roofs: 1-844-299-1901. (2/1)

LEGALS

IMPROVMENT

text with flexible data plans. Replace your roof with the Premium nationwide coverage. 100% U.S. based cusing material – steel from Erie tomer service. Limited time Metal Roofs! Three styles offer - get \$50 off on any new and multiple colors availaccount. Use code GIFT50. able, Guarnateed to last a For more information call 1-866-388-2170 (2/1) -\$500 Discount + Additional 10% off for install (FOR MILI-GENERAC Standby Gen-TARY, HEALTH WORKERS erators. The weather is increasingly unpredictable. Be

prepared for power outages. FREE 7-7ear extended war-

NOTICE

BOARD MEMBER VACANCY The Cape May City Board of Education announces a vacancy for a

Board member position. The individual selected will serve as a member of the Board of Education from the date of appointment (antici pated March 16, 2023) through December 31, 2023 Qualified candidates who are at least 18, have lived in Cape May

City for at least a year, are a registered voter and US citizen, and can pass a criminal history check should submit a letter of interest and a resume to John Thomas, Board Secretary, by mail, fax, or email address (preferred). Applications will be accepted until 4:00 p.m. on Friday, February 17, 2023. Candidates will be offered the opportunity to make a 3-minute statement at the February 23, 2023 Board of Education work session meeting. More information about being a board member. Visit: www.cmcboe.org Cape May City Board of Education

Fax: 609-884-7037

E-mail: jthomas@cmcboe.net

1/25, 2/1, pf \$33.00

NOTICE OF ANNUAL ELECTION

FIRE DISTRICT NO. 2 LOWER TOWNSHIP - CAPE MAY COUNTY - NEW JERSEY

TAKE NOTICE THAT THE COMMISSIONERS OF FIRE DISTRICT NUMBER TWO (2) OF LOWER TOWNSHIP, CAPE MAY COUNTY NEW JERSEY WILL ASK THE LEGAL VOTERS OF SAID FIRE DISTRICT ON SATURDAY, FEBRUARY 18, 2023, BETWEEN THE HOURS OF 2 P.M. AND 9 P.M. OR LONGER IF NECESSARY TO APPROVE OR DISAPPROVE OF THE PROPOSED 2023 ANNU-AL BUDGET. A COPY OF WHICH IS POSTED ON THE LOWER TOWNSHIP FIRE DISTRICT NUMBER 2'S WEBSITE (firedistrict2lt. org) SAID VOTING SHALL TAKE PLACE AT THE TOWN BANK FIRE HOUSE, 224 TOWN BANK ROAD, NORTH CAPE MAY, NEW JER-

BE IT FURTHER NOTICED THAT THE AMOUNT OF APPROPRIA-TO BE RAISED BY TAXATION IS \$1,051,000.00.

BE IT FURTHER NOTICED THAT SAID FIRE DISTRICT NO. 2, LOWER TOWNSHIP SHALL ASK THE LEGAL VOTERS TO AP-PROVE OR DISAPPROVE THE QUESTION "SHALL FIRE DIS-TRICT NO. 2, LOWER TOWNSIHP OPERATE FOR THE YEAR 2023 WITH A BUDGET OF \$1,343,031.63 AND THE AMOUNT TO BE RAISED BY TAXATION OF \$1,051,000,00?

BE IT FURTHER NOTICED THAT THE LEGAL VOTERS OF SAID FIRE DISTRICT NO 2. LOWER TOWNSHIP SHALL ALSO BE OF FIRE COMMISSIONERS FOR THE FULL THREE (3) YEAR

> LEWIS H. CONLEY, JR. SECRETARY/COMMISSIONER FIRE DISTRICT NO. 2, LOWER TOWNSHIP P.O. BOX 724 NORTH CAPE MAY, NEW JERSEY 08204

2/1, pf \$24.50

MISCELLANEOUS

MISCELLANEOUS

ranty (\$695 value!) Schedule CARING for an aging loved one? Wondering about opyour FREE in-home assesstions like senior-living comment today. Call 1-844-228munities and in-home care? 1850 special financing for Caring.com's Family Adviqualified customers. (2/1) sors are here to help take the guesswork out of senior care Deliver your message to for you and your family. Call nearly a million readers. 609-

for FREE, no-obligation con-406-0600 ext. 14 for more sultation: 1-855-833-9210. Fiinformation. (2/1) nancing available. Call Sade Since 1979, Kitchen Magic, Step 1-855-227-0879. (2/1) Eliminate gutter cleaning forever! LeafFilter the most

debris-blocking

FREE LeafFilter estimate to-

day. 20% off Entire Purchase.

Plus 10% Senior & amp: Mili-

tary Discounts. Call 1-855-

Switch and save up to \$250/

vear on your talk, text and

data. No contract and no hid-

den fees. Unlimited talk and

LEGALS

By order of the Board of Education

John Thomas, Board Secretary

advanced

516-1257 (2/1)

a family-owned business offering cabinet refacing, new cabinetry, and luxury countertop throughout the Northeast. We transform kitchens in less gutter protection. Schedule a time, with less stress, at an amazing value. Call today for a free estimate. 1-833-343-0767. (2/1)

> Inflation is at 40 year highs. Interest rates are way up. Credit Cards. Medical Bills. Car Loans, Do you have \$10k or more in debt? Call NA-TIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE guote: Call 1-855-386-8829. (2/1)

BUSINESS **OPPORTUNITIES**

ATTENTION BUSINESS OWNERS: Do you want to reach nearly a million readers? Place your 25-word

OPPORTUNITIES

classified ad in over 90 newspapers throughout NJ for \$560. Contact Peggy Arbitell 609-359-7381 or visit www. njpa.org. (2/1

PUBLIC NOTICE

Keeping an eye on your governments? 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 (2/1)

PETS

Use Happy Jack® Skin Balm® on cats & amp; dogs to treat hot spots & skin allergies without steroids! At Tractor Supply® www.fleabeacon. com (2/1)

WANT TO SEE YOUR CLASSIFIED AD IN THIS SECTION?

Fmail Rosanne at: occmnewspapers@gmail.com or call 609-884-3466

LEGALS LEGALS

BOROUGH OF CAPE MAY POINT NOTICE OF FINAL ADOPTION

08-2022An Ordinance Amending Chapter 58, Article 1 ("Beach Protection Structures") of the Code of the Borough of Cape May Point The above captioned Ordinance was finally adopted on roll call vote after Second Reading and Public Hearing by the Board of Commisers of the Borough of Cape May Point at a Regular Meeting held on January 24, 2023.

Elaine L. Wallace, RMC Municipal Clerk

2/1, pf \$8.00

CAPE MAY POINT BOARD OF EDUCATION PUBLIC NOTICE

The Cape May Point Board of Education, at its annual reorganization meeting, determined the 2023 regular meetings dates. Meeting s start at 5:30pm at the Borough Municipal Hall Conference Room, 215 Lighthouse Avenue, Cape May Point, NJ 08212. Action will be taken

> April 25, 2023 June 20, 2023 September 19, 2023 November 21, 2023 January 2, 2024

Rose Millar Business Administrator/ Board Secretary

New Jersey 08251

2/1, pf \$21.50

PUBLIC NOTICE Application before the Lower Township Planning Board PLEASE TAKE NOTICE that on Thursday, February 16, 2023 at 6:00 pm, a hearing will be held at the Lower Township Planning Board located at 2600 Bayshore Road, Villas, New Jersey 08251, in the matter of the application by 801 Bayshore Road LLC regarding the property located at 801 Bayshore Road, Block 114, Lots 27-32. The property is located in the General Business 2 zone. The Applicant seeks to renovate the existing building for use as professional offices, which is a permitted use. The Applicant seeks a parking space variance (10 provided, 24 required) and relief from the buffer to residential uses (0.8' provided, 20' required). The Applicant also seeks waivers for curbing along the perimeter of all off-street parking areas; parking distance to property line; driveway width and providing stormwater BMP measures. The Applicant also seeks any other variances or waivers to permit the project. When the matter is called, you may appear either in person, or by attorney, and present any support or objection which you may have to the granting of the relief or approval sought in the petition. Maps and other documents relating to this matter will be available at least ten (10) days prior to the meeting date for inspection during normal working hours in the office of the Lower Township Planning Board located at 2600 Bayshore Road, Villas

> Garrett & Batastini, PA Jon D. Batastini, Esq. Attorney for the Applicant 3318A Simpson Avenue Ocean City, New Jersey 609-399-0035

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. F 008740 22 therein pending wherein, PAPER PROF ITS LLC is the Plaintiff and ERIC J ARENBERG, JR, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY,

02/22/2023

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

Property to be sold is located in the TOWNSHIP OF LOWER. County of Cape May in State of New Jersey. Commonly known as:

939 SEASHORE ROAD,LOWER TOWNSHIP, NJ 08204

BEING KNOWN as BLOCK **753.04, TAX LOT 8,** on the official Tax Map of the Township of Lower, County of Cape May New Jersey.

Dimensions of Lot: 1.71 AC Nearest Cross Street: SEA BAY DRIVE

A full legal description can be found at the office of the Register
TAXES AND OTHER ENCUM-BRANCES:

1ST QUARTER OF 2023 OPEN BALANCE IN THE AMOUNT OF \$1.276.66* WATER/SEWER - PLAINTIFF IS

UNABLE TO CONFIRM THESE AMOUNTS. PROSPECTIVE PURCHASERS MUST CON-DUCT THIER OWN INVESTI-* PLUS INTEREST ON THESE PAYOFF AND ANY AND ALL

AND SEWER AMOUNTS. SUBJECT TO SENIOR MORT-8, 1994, IN MORTGAGE BOOK 2258 PAGE 341 IN THE ORIGI NAL AMOUNT OF \$95,756.18

SUBSEQUENT TAXES, WATER

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there re mains 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 sur-

plus, 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 Mortgag-

ANY UNPAID TAXES ASSESS MENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, ee's attorney.
SUBJECT TO: SUCH FACTS IF ANY; STATE AND MUNICI-AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION PAL ORDINANCES, STATUTES AND REGULATIONS, INCLUD-OF THE PREMISES MAY RE-ING ZONING ORDINANCES: VEAL, EASMENTS AND RE-STRICTIONS OF RECORD, IF OUTSTANDING TAXES WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; IF THE ANY UNPAID TAXES ASSESS MENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE EN-IF ANY; STATE AND MUNICI-TITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PAL ORDINANCES, STATUTES AND REGULATIONS, INCLUD-PURCHASER SHALL HAVE NO FURTHER RECOURSE, ING ZONING ORDINANCES; OUTSTANDING TAXES WATER AND SEWER WITH INCLUDING ANY COSTS AND INTEREST THROUGH THE DATE OF PAYOFF; IF THE EXPENSES, INCLUDING ATTORNEY'S FEES, FOR BID-SALE IS SET ASIDE FOR ANY DING UPON THE PROPERTY, REASON, THE PURCHASER AT THE SALE SHALL BE EN-THE PURCHASER THE MORTGAGEE OR THE TITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE MORTGAGEE'S ATTORNEY. THE OUTSTANDING TAXES, PURCHASER SHALL HAVE LIENS AND/OR INCLUDING ANY COSTS AND THIS PUBLICATION ARE AC-EXPENSES, INCLUDING ATTORNEY'S FEES, FOR BID-CURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE DING UPON THE PROPERTY. AGAINST THE MORTGAGEE, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY. ; THE OUTSTANDING TAXES, TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OB-TAINED FROM THE LOCAL TAXING AUTHORITY. PLAIN-TIFF HAS NO OBLIGATION LIENS AND/OR ENCUM-BRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMIS-SION TO THE SHERIFF ONLY. TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY IT IS THE RESPONSIBILITY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR EN-CUMBRANCES. THIRD PARTY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY TAXING AUTHORITY. PLAIN-TIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, WILL TAKE TITLE SUBJECT THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR EN-CUMBRANCES AND ABSO-TAXES, LIENS AND/OR EN-CUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE LUTELY AND UNEQUIVOCAL-RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY AND RECOGNIZE THAT THEY OF THE SALE BASED ON THE WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES AND AB-SOLUTELY AND UNEQUIVO-

EXISTENCE OF SAME. 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, CALLY RELEASE ANY RIGHT the Mortgagee or the Mortgag-TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE ee's attorney. EXISTENCE OF SAME.

Amount due under judgment

is \$9,475.88 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 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.

ATTORNEY: STERN & EISENBERG

MT. LAUREL, NJ 08054 ROBERT A. NOLAN,

SHERIFF

CH756819 1/25, 2/1, 2/8, 2/15, pf \$236

for by the Plaintiff.

1120 ROUTE 73

SUITE 400

Amount due under judgment is \$400,020.33 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 per-cent 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 & EISENBERG 1120 ROUTE 73 SUITE 400 MT. LAUREL, NJ 08054

ROBERT A. NOLAN,

CH756815 1/11, 1/18, 1/25, 2/1, pf \$233.00

NOTICE OF SPECIAL BOARD OF EDUCATION MEETINGS The Board of Education of the Lower Cape May Regional School District shall be having Special Meetings regarding the new super-intendent search and the interviewing of candidates. The Special Meetings will be held in the Administration Building, located at 687 Route 9, Erma, Township of Lower, County of Cape May, State of New Jersey. The following schedule is to be published and posted in compliance with the Open Public Meetings Law of the State of New

> Special Board of Education Meeting Dates: 1:15pm on February 8, 2023 4:15pm on February 15, 2023

2/1, pf \$9.50

LEGALS

SHERIFF'S SALE

cution issued out of the Superior

Court of New Jersey, Chancery

Division, Cape May County, and

Docket No. F 00374 22 therein

pending wherein, US BANK

TRUST NATIONAL ASSOCIA-

TION, NOT IN ITS INDIVIDUAL

CAPACITY BUT SOLELY AS

OWNER TRUSTEE FOR VRM-

TG ASSET TRUST is the Plain-

tiff and VICTOR A. YORIO III. ET

AL is the Defendant, I shall ex-

pose to sale at public venue on:

WEDNESDAY.

02/08/2023

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

Commonly known as

CAPE MAY, NJ 08204

New Jersey.

HAKE STREET

CUMBRANCES:

Taxes current Quarter of 2022

to determine the same.

100' IRR

MENT

Property to be sold is located

BEING KNOWN as BLOCK

496.11, TAX LOT 3, on the official Tax Map of the Township

of Lower, County of Cape May

Nearest Cross Street: PAKA-

TAXES AND OTHER EN-

Water/Sewer - Plaintiff is un-

able to confirm these amounts.

Prospective purchasers must

conduct their own investigation

*Plus interest on these figures

through date date of payoff and

any and all subsequent taxes.

water and sewer amounts
THIS SALE IS SUBJECT TO

THE RIGHT OF REDEMPTION

mains 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 mon-

ey. The Sheriff or other person conducting the sale will have

information regarding the sur-

plus, if any. SUBJECT TO: SUCH FACTS

AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION

OF THE PREMISES MAY RE-

STRICTIONS OF RECORD, IF

EASMENTS

THE FEDERAL GOVERN-

through 4th

Dimensions of Lot: 75' X

BY VIRTUE of a Writ of Exe-

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. F 005575 18 therein pending wherein, FEDERAL NA-TIONAL MORTGAGE ASSOCI-PORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is the Plaintiff and JO-SEPH F. THOMPSON, ET AL is the Defendant, I shall expose to

WEDNESDAY, 02/22/2023

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 Property to be sold is located

in the TOWNSHIP OF LOWER County of Cape May in State of in the TOWNSHIP OF LOWER. County of Cape May in State of New Jersey. 101 MATHEMEK ST. NORTH Commonly known as

200 EAST FLORIDA AVE-NUE, VILLAS (LOWER TOWN-SHIP), NJ 08251

BEING KNOWN as BLOCK

32, TAX LOT 1 (F/K/A 1 &2), on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 60X115

Nearest Cross Street: CORAL

Subject to any unpaid taxes, municipal or other charges, and any such taxes, charges, 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.

2023 QTR 1 DUE: Surplus Money: If after the sale and satisfaction of 02/01/2023 \$1,254.52 OPEN • 2023 QTR 2 DUE: the mortgage debt, including costs and expenses, there re-05/01/2023 \$1254.52 OPEN
• WATER: LOWER MUA
2900 BAYSHORE RD, VILLAS,

NJ 0851 609-886-7146 ACCT 12963 0 7/15/2022 - 10/15/2022 \$62.48 OPEN PLUS PENALTY \$187.44 OPN PLUS PENALTY; OWED IN ARREARS • SEWER: LOWER MUA 2900 BAYSHORE RD, VIL-

LAS, NJ 0851 609-886-7146 ACCT: 12963 0 10/01/2022 -12/31/2022 \$80.00 OPEN PLUS PENALTY \$160.00 OPEN PLUS PENALTY; OWED IN ARREARS Surplus Money: If after the sale and satisfaction of the mortgage debt, including

costs and expenses, there re mains 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.

FOR SALE INFORMATION.

PLEASE VISIT AUCTION. AT WWW.AUSTION.COM OR CALL (800)280-2832

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. Purchaser shall have no further recourse against the Mortgagor the Mortgagee or the Mortgagee's attorney.

Amount due under judgment

is \$229,958.88 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check cashier's check or treasurer's cent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication

ENCUM-

All publication costs are paid for by the Plaintiff ATTÓRNEY. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PART-NERS, PLLC 130 CLINTON ROAD,

SUITE 202 FAIRFIELD, NJ 07004 ROBERT A. NOLAN, SHERIFF CH756821 1/25, 2/1, 2/8, 2/15, pf \$179.00

LEGALS LEGALS

SHERIFF'S SALE VIRTUE of a Writ of Exe-

cution issued out of the Superior Court of New Jersey, Chancery Division, Cape May County, and Docket No. F 006160 21 therein pending wherein, U.S. BANK NATIONAL ASSOCIATION TRUST NOT IN ITS INDIVIDU AL CAPACITY BUT SOLELY AS TRUSTEE FOR RCF2 ACQUI-SITION is the Plaintiff and BET-TINA G. NUDING, ET AL is the Defendant, I shall expose to sale at public venue on WEDNESDAY.

02/08/2023

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

County of Cape May in State of New Jersey.

Commonly known as:

207 EVERGREEN AVENUE, VILLAS, NJ 08251

BEING KNOWN as BLOCK 336, TAX LOT 7 & 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50' X 115 Nearest Cross Street: PRES-PER AVENUE SUPERIOR INTERESTS (if

any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possesion / rights protected by the NJ Anti-Eviction Act; All local, County, State and Federal ordinances and regu-lations; Any condominium association lien granted priority by N.J.S.A 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues of fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriff's costs, commission, deed recording fees and realty transfer fees; Any solar panels affixed to the property will not be

conveyed by this sale VACANT LOT FEE - Contact Clerk at 609-886-2005 x 111 for

updates as of 12/07/2022 Lower MUA holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$62.48 plus penalty and \$499.84 Plus penalty in arrears -\$80.00 plus penalty and \$640.00 plus penalty in arrears-sewer as of 12/07/2022

Surplus Money: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there re mains 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 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 judament is \$61,126.44 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check 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: POWERS KIRN LLC

308 HARPER DRIVE SUITE 210 MOORESTOWN, NJ 08057 ROBERT A. NOLAN,

SHERIFF 1/11, 1/18, 1/25, 2/1, pf \$178.00

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 003766 20 therein, pending wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT is the Plaintiff and EDNA A. MURRAY, ET AL is the Defendant, I shall expose to sale at public ve

WEDNESDAY, 02/08/2023

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 TWP, NJ 08251 MAILING ADDRESS: 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 ALSO SUBJECT TO SUBSEQUENT TAXES, WATER AND SEWER

PLUS INTEREST THROUGH DATE OF PAYOFF 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.

THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF

THE FEDERAL GOVERNMENT A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUN-

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 \$162.495.23 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, ca-shier'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:

9000 MIDLANTIC DRIVE, SUITE 300 PO BOX 5054 MT. LAUREL, NJ 08054 ROBERT A. NOLAN, SHERIFF

PARKER MCCAY

1/11, 1/18, 1/25, 2/1, pf \$146

SHOP SMALL • SPEND LOCAL EAT LOCAL • ENJOY LOCAL

Support the local businesses that support the community.

Cape May Star Wave

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