

LEGALS

BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY
ORDINANCE NO. 518-17

AN ORDINANCE AMENDING THE BUILDING AND HOUSING CODE TO INCLUDE REQUIREMENTS FOR GRADING FOR ALL DEVELOPMENT

WHEREAS, Chapter 10 of the Revised General Ordinances of the Borough of West Cape May establishes the regulations for building and housing; and
WHEREAS, the Borough of West Cape May Commission has determined Chapter 10 should be amended to include regulation of grading for all development within the Borough; and
NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of West Cape May as follows:

Section 1. The averments of the preamble are incorporated herein.
Section 2. Section 10 of the West Cape May Code shall be amended to include the following:

- 10-10 Grading
- 10-10.1 Purpose

The requirements set forth in this section shall apply to the development of all single-family and two-family dwellings within the Borough of West Cape May, it being the intention that other development will be reviewed by one of the Borough's development review boards.

10-10.2 General Requirements

(a) A zoning permit or building permit shall not be issued until a grading plan, including a sealed survey, has been reviewed and approved by the Municipal Engineer, or other Borough official designated by the Borough Commission, which grading plan shall be in accordance with the provisions of this section.

(b) The application fee is \$35. The escrow fee for grading plan review is \$500. Additional escrow may be required if recommended by the Borough Engineer. Application and escrow fees shall be paid separately in cash or certified check made out to "Borough of West Cape May." The Municipal Engineer, or other Borough official designated by the Borough Commission, may waive the requirements of this section if substantial compliance with the purposes and terms of this section are demonstrated to the satisfaction of the Engineer or official.

(c) All development shall be graded to direct storm water away from adjacent properties and towards on-site storm water facilities or towards the street. If impossible to drain directly to the street, it shall be directed to a system of interior yard drainage approved by the Municipal Engineer, or other Borough official designated by the Borough Commission.

(d) All lots, open spaces and planting areas shall be graded to secure proper drainage and to prevent the collection of storm water. The grading shall be performed in a manner which will minimize the damage to or destruction of trees growing on the land. Topsoil shall be provided and/or redistributed on the surface as cover and shall be stabilized by seeding or planting and shall comply with the standards for soil erosion and sediment control in New Jersey. All provisions shall be approved by the Cape Atlantic Conservation District.

(e) No topsoil shall be removed from the site or used as topsoil. Topsoil moved during the course of construction shall be redistributed so as to provide at least six inches or spread cover to all seeding and shall comply with the standards for soil erosion and sediment control in New Jersey. In the event that the quantity of topsoil at the site is insufficient to provide six inches of cover for all seeding and planting areas, the owner shall provide and distribute a sufficient quantity of topsoil to provide such a cover in accordance with the standards for soil erosion and sediment control in New Jersey. All provisions shall be approved by the Cape Atlantic Soil Conservation District.

(f) The ground immediately adjacent to the foundation shall be sloped away from the building at a slope of not less than 5% for a minimum distance of 10 feet measured perpendicular to the face of the wall. If physical obstructions or lot lines prohibit 10 foot horizontal distance, a 5% slope shall be provided to an approved alternate method of diverting water away from the foundation. Swales used for this purpose shall be sloped a minimum of 2% where located within 10 feet of the building foundation. Impervious surfaces within 10 feet of the building shall be sloped a minimum of 2% away from the building

(g) The minimum slope for lawns and disturbed areas shall be 1 1/2 %, measured from the rear lot line to the top of the curb or sidewalk whichever is highest. For smooth, hard-finished surfaces other than roadways and parking lots, the minimum slope shall be a minimum of 0.04%.

(h) All topographic information shall be based on NAVD 88 vertical datum.

(i) Prior to applying for final inspections in reference to obtaining a certificate of occupancy, an as-built survey showing final grades and matching the approved plan must be submitted to the Zoning Office for approval by the Zoning Official or Municipal Engineer.

(j) Failure to adhere to these standards shall subject violators to citation and on conviction, the general penalties of Section 1-5 of the West Cape May Code. In addition, violators may be required to comply with these standards.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

Section 4. Severability. Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect 20 days after passage and publication, according to law.

Pamela M. Kaithern, Mayor
Peter C. Burke, Deputy Mayor
Carol E. Sabo, Commissioner
Suzanne Stocker, RMC, Municipal Clerk

Introduced: March 8, 2017
Adopted: March 22, 2017

NOTICE OF PENDING ORDINANCE

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on March 8, 2017, when it was read for the first time and then ordered to be published according to law. This Ordinance will be further considered for final passage by the Board of Commissioners of the Borough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on March 22, 2017, at 7:00pm or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning this ordinance.

Suzanne M. Stocker, RMC
Municipal Clerk/315, pf \$102.30

ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE

You are hereby notified that I have applied to the City of Cape May Zoning Board for approval for variance relief which will permit me to make minor renovations to my property located at 209 Queen Street, Block 1097; Lot 1 on the tax map of City of Cape May, New Jersey which includes adding a roof over the existing stair landing on the Benton Avenue side of the house and extending the open porch and roof overhang across the front of the home on the Queen Street side. This project is located in the R-3A zoning district. Relief is being sought from the following section(s) of the City's ordinance: Section 525-16.1(B)(1) Area and bulk regulations R-3A Table 1: lot size, lot width and lot frontage all of which are preexisting conditions on the site that will not be changed by this application; front yard setback and side yard setback; Section 525-54(A)(3)(f) front yard for accessory structure and Section 525-54(A)(3)(g) rear yard for accessory structure; and Section 525-72(D) expansion of nonconforming structure on nonconforming lot as well as any and all other variance and or waivers that the board shall deem necessary at the time of the hearing along with any and all other applicable sections needed for approval of said matter. The City of Cape May Zoning Board of Adjustment on March 23, 2017 will hold a public hearing on my application at 6:00 pm, 643 Washington Street, Cape May New Jersey. All documents pertaining to this application are on file with the Planning/Zoning Board Secretary and are available for public review during regular working hours (M-F 8:30am - 4:30pm). Any interested party may appear at said hearing and participate therein in accordance with the rules of the City of Cape May Zoning Board.

Ronald J. Gelzunus, Esquire
Attorney for the Applicant
315, pf \$NC

TAKE NOTICE

TO WHOM IT MAY CONCERN,
Please accept the notice that the Borough of Cape May Point Zoning Board of Adjustments has cancelled their regular meeting of Wednesday, March 22, 2017 at 7:00 pm. The next regular meeting is scheduled for Wednesday, April 26, 2017 at 7:00 pm at the Firehouse Meeting Room, located at 412 Yale Avenue, Cape May Point, nj. This notice is being provided to both news publications and has been placed on the bulletin board in Borough Hall in compliance with the Open Public Meetings Act, Chapter 231, P.L. 1975, and not as a paid public notice or advertisement.

Rhiannon Worthington, Board Secretary
315, pf \$12.40

**MEETING CANCELLATION NOTICE OF ADOPTION
CAPE MAY POINT PLANNING BOARD**

PLEASE TAKE NOTICE that on March 13, 2017 at 7:00 pm a public hearing was held before the Cape May Point Planning Board at the Firehouse Meeting Room located at 412 Yale Avenue, Cape May Point, New Jersey at which time, after a duly noticed public hearing, the Planning Board adopted its 2017 Master Plan Reexamination in accordance with the New Jersey Municipal Land Use Law. Copies of the Master Plan Reexamination are available for public examination at the Planning Board Office located at 215 Lighthouse Avenue, Cape May Point, New Jersey during normal office hours.

CAPE MAY POINT PLANNING BOARD
Rhiannon Worthington, Board Secretary
315, pf \$12.40

Borough of Cape May Point, TAKE NOTICE

The following Ordinance was created on second reading, opened to public comment and adopted by the Board of Commissioners of the Borough of Cape May Point on March 9, 2017 and ordered published according to law.

ORDINANCE TO EXCEED THE MUNICIPAL BUDGET APPROPRIATION LIMITS AND TO ESTABLISH A CAP ANK (N.J.S.A. 40A: 4-45.14)

Elaine L. Wallace, RMC
Municipal Clerk
315, pf \$11.16

LEGALS

BOROUGH OF WEST CAPE MAY
COUNTY OF CAPE MAY
STATE OF NEW JERSEY
ORDINANCE NO. 520-17

AN ORDINANCE AMENDING THE WEST CAPE MAY ZONING ORDINANCE REGULATING SATELLITE TELEVISION DISHES AND ANTENNAS

WHEREAS, Section 27-27.2 of the Revised General Ordinances of the Borough of West Cape May establishes the regulation of Satellite Television Dishes and Antenna as an accessory use; and
WHEREAS, the Board of Commissioners find that the ordinance should be amended to update design and placement standards throughout the Borough; and
NOW, THEREFORE, BE IT ORDAINED by the Board of Commissioners of the Borough of West Cape May as follows:

Section 1. Section 27-27.2 of the West Cape May zoning ordinance is hereby amended as follows:

Section 27-27.2 Satellite Television Dishes and Antenna
All buildings:

- (1) Generally, dish placement should be positioned on auxiliary structures and be minimally visible from the main right of way.
- (2) On a flat roof, satellite dish or dish type antenna should be located so they are not visible from the public street.
- (3) Satellite dish or dish type antenna installation on free standing ground is discouraged but may be considered on a case-by-case basis if there are no suitable alternative locations and the location is minimally visible from the main right of way.
- (4) If located on a sloping roof building, satellite dish or dish type antenna should only be installed on rear slopes that are minimally visible from the public street.
- (5) Satellite dish or dish type antenna shall be installed where they do not affect the view of the protected architectural features of the building, and where they have the least aesthetic effect on the design of the building and the appearance of a historic streetscape.
- (6) Satellite dish or dish type antenna should be reversible with no damage to the original roof or to the building.
- (7) If the Zoning Official determines that the application strictly meets the standards for Satellite Television Dishes and Antenna, the application may be forwarded to the Construction Official and a permit may be issued. If the Zoning Official has any doubt whether the proposed work meets the standards, he shall refer the application to the Historic Preservation Commission, if the property is in the Historic District, or to the Planning Board if not in the Historic District.

Section 2. Referral. This ordinance shall be referred to the West Cape May Planning Board for consistency review pursuant to the Municipal Land Use Law.

Section 3. Repealer. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of that conflict.

Section 4. Severability. Should any portion of this ordinance be declared unconstitutional or invalid, the remaining portion of this ordinance shall not be affected thereby and shall remain in full force and effect, and to that end the provisions of this ordinance are declared to be severable.

Section 5. Effective Date. This ordinance shall take effect 20 days after passage and publication, according to law.

Pamela M. Kaithern, Mayor
Peter C. Burke, Deputy Mayor
Carol E. Sabo, Commissioner
Suzanne Stocker, RMC, Municipal Clerk

Introduced: March 8, 2017
Adopted: April 12, 2017

NOTICE OF PENDING ORDINANCE

The foregoing Ordinance was introduced at a Regular Meeting of the Board of Commissioners of the Borough of West Cape May held on March 8, 2017, when it was read for the first time and then ordered to be published according to law. This Ordinance will be further considered for final passage by the Board of Commissioners of the Borough of West Cape May at a meeting to be held at Borough Hall, 732 Broadway, West Cape May, New Jersey on April 12, 2017, at 7:00pm or as soon thereafter as possible, at which time and place, all persons interested will be given an opportunity to be heard concerning this ordinance.

Suzanne M. Stocker, RMC
Municipal Clerk
315, pf \$65.10

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 005669 16 therein, pending wherein, PENNYMAC LOAN SERVICES, LLC is the Plaintiff and HARVEY A. LAZORISAK, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 04/12/2017
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:
303 OAKDALE AVENUE, LOWER TOWNSHIP, NJ BEING KNOWN as BLOCK 378, TAX LOT 44 & 46, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50 X 100
Nearest Cross Street: 2ND AVENUE
SUPERIOR INTERESTS (IF ANY): All unpaid municipal taxes, assessments and liens; Any set of facts which an accurate survey would disclose; Any restrictions or covenants on record which run with land; Rights of the United States of America, if any; Any Condominium lien priority; Any outstanding PUD or Homeowner's Associations dues or fees, if any; Any occupants or persons in possession of the property, if any; Additional municipal charges, liens, taxes or tax sale certificates and insurance if any.

Lower Twp. holds in the amount of \$1,199.88 as of 12/21/2016
Lower MUA holds in the amount of \$1,547.44 as of 12/21/2016

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$125,286.37 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:
POWERS KIRN LLC,
728 MARNE HIGHWAY,
SUITE 200
MOORESTOWN, NJ 08057
GARY G. SCHAFFER,
SHERIFF
CH755482
315, 3/22, 3/29, 4/5, pf \$183.52

NOTICE OF AWARD OF PROFESSIONAL CONTRACT

THE CITY OF CAPE MAY has awarded Contract(s) without competitive bidding as professional service(s) pursuant to N.J.S.A. 40A: 11-5(1)(a). The Contract(s) and authorizing Resolution (s) are available for public inspection in the Office of the Municipal Clerk.

Name	Nature of Service	Duration	Amount
Birchmeier & Powell, LLC	Special Legal Council	Term of Contract	Per Contract
1891 State Hwy. 50 PO Box 582 Tuckahoe, NJ 08250			

315, 3/22, 3/29, 4/5, pf \$178.56

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 005672 13 therein, pending wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff and EILEEN P. MCKELVEY, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 04/12/2017
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:
5 CARLTON DRIVE, NORTH CAPE MAY, NJ 08204 BEING KNOWN as BLOCK 494.16, TAX LOT 4, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75' X 130' IRR.
Nearest Cross Street: KEYPORT ROAD
Prior Liens): 1ST QUARTER TAXES DUE IN THE AMOUNT OF \$735.20
* 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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$279,139.49 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, STE 302
ROSELAND, NJ 07068
GARY G. SCHAFFER,
SHERIFF
CH755480
315, 3/22, 3/29, 4/5, pf \$178.56

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 001928 15 therein, pending wherein, THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWABS, INC., ASSET-BACKED CERTIFICATES, SERIES 2006-25 is the Plaintiff and JUDITH B. LUND, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 03/29/2017
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:
2 ARBOR ROAD, TOWNSHIP OF LOWER, NJ 08251 BEING KNOWN as BLOCK 349.13, TAX LOT 1, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 104.35' X 86.41' X 117.17' X 85.46'
Nearest Cross Street: GROOVE LANE

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$298,178.72 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:
PLUESE, BECKER & SALTZMAN
20000 HORIZON WAY
MT. LAUREL, NJ 080544318
GARY G. SCHAFFER,
SHERIFF
CH755456
3/1, 3/8, 3/15, 3/22, pf \$152.52

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 016127 16 therein, pending wherein, LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and W. KEITH AMMERMAN, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 03/29/2017
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:
501 BEACH AVENUE, UNIT NO. 406, CAPE MAY, NJ 08204 BEING KNOWN as BLOCK 1047, TAX LOT 1, 6, AND 7, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: CONDO
Nearest Cross Street: DECATUR STREET
TAXES: CURRENT THROUGH 4TH QUARTER OF 2016" SUBJECT TO ANYTHING OPEN AND PENDING
OTHER: There is an outstanding municipal, tax or other lien. Redemption figures have been requested. Sale is subject to said lien. Purchaser is responsible for obtaining full payoff/redemption amounts and knowingly bids subject to same."

"Plus interest on these figures through date of payoff any nad all subsequent taxes, water and sewer amounts.

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$96,015.72 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:
PLUESE, BECKER & SALTZMAN
20000 HORIZON WAY
MT. LAUREL, NJ 080544318
GARY G. SCHAFFER,
SHERIFF
CH755456
3/1, 3/8, 3/15, 3/22, pf \$152.52

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 000572 13 therein, pending wherein, NATIONSTAR MORTGAGE LLC is the Plaintiff and EILEEN P. MCKELVEY, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 04/12/2017
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:
112 CAROLINA AVENUE, VILLAS, NJ 08251 BEING KNOWN as BLOCK 327, TAX LOT 6, 7 & 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 90 X 100 X 90 X 100
Nearest Cross Street: STATES AVENUE
TAX SALE CERTIFICATE CERT. NO. 15-00084
SOLD TO: US BANK CUST PC4 FIRSTTRUST BANK
AMOUNT: \$371.00
DATED: MARCH 25, 2015
RECORDED: JUNE 8, 2015
BOOK: M5661
PAGE: 132
PRIOR MORTGAGE MORTGAGE FROM JAMES K. GOODROE TO CREST SAVINGS BANK, SLA
DATED: FEBRUARY 26, 1999
RECORDED: MARCH 8, 1999, IN (BOOK) MB2771 (PAGE) 931
AMOUNT OF \$15,000.00
CAPE MAY COUNTY, NEW JERSEY

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$352,922.54 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:
FRIEDMAN VARTOLO LLP
950 THRID AVENUE,
11TH FLOOR
NEW YORK, NY 10022-1304
GARY G. SCHAFFER,
SHERIFF
CH755473
315, 3/22, 3/29, 4/5, pf \$157.48

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 016478 15 therein, pending wherein, US BANK N.A. AS TRUSTEE, FOR THE REGISTERED HOLDERS OF CSMC ASSET-BACKED TRUST 2007-NCI OSI, CSMC ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-NCI OSI is the Plaintiff and DAVID P. HAWTHORNE, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 04/12/2017
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:
150 WEST GREENWOOD AVE, VILLAS, NJ 08251 BEING KNOWN as BLOCK 289, TAX LOT 53, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 55 X 90
Nearest Cross Street: YALE STREET

A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUNTY.

Subject to any open taxes, water/sewer, municipal or tax liens that may be due.

Prior Mortgages and Judgments (if any): N/A

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 Mortgagee, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$583,148.35 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.