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PUBLIC NOTICE

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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 029828 16 therein, pending wherein, WELLS FARGO BANK, NA is the Plaintiff and JOSEPH R. SEITZ, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 10/04/2017 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: 201 WEST NEW JERSEY AVENUE, VILLAS, NJ 08251-2564 BEING KNOWN as BLOCK 145, TAX LOT 66 & 67, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50FT X 109FT Nearest Cross Street: YALE STREET

* 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 Mortgagee, 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 AFund 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 \$98,276.00 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 MT. LAUREL, NJ 08054 GARY G. SCHAFFER, SHERIFF CH755726 9/6, 9/13, 9/20, 9/27, pf \$169.88 4

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 017449 15 therein, pending wherein, Central Mortgage Company is the Plaintiff and Lisa A. Hinds, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 10/18/2017 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: 154 Arbor Road, Villas, NJ 08251 BEING KNOWN as BLOCK 349.13, TAX LOT 28, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50FT X 100FT Nearest Cross Street: PRESBER AVENUE

* 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.

Amount due under judgment is \$244,530.70 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 CH755739 9/20, 9/27, 10/04, 10/11, pf \$156.96 5

CLASSIFIED ADVERTISING

DEADLINES: ADVERTISEMENTS for these columns should be in the office of the Cape May Star and Wave NO LATER THAN 10am MONDAY 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.

609-884-3466

LEGALS

LEGALS

NOTICE OF MUNICIPAL ELECTION BOROUGH OF WEST CAPE MAY, NEW JERSEY 'NOTICE IS HEREBY GIVEN THAT the District Election Board in and for the Borough of West Cape May will sit at the places hereunder designated on TUESDAY, NOVEMBER 7, 2017, between the hours of 6:00am and 8:00pm prevailing time for the purpose of conducting a MUNICIPAL ELECTION for the election of three (3) Commissioners for the Borough of West Cape May, New Jersey, to serve for terms of four (4) years:

FIRST DISTRICT: Borough Hall, 732 Broadway SECOND DISTRICT: Borough Hall, 732 Broadway FURTHER NOTICE IS GIVEN THAT the Registry for this election shall be the official registry list containing the names of the persons qualified to vote under the Permanent Registration Laws. The following named persons have been nominated by petition filed with the Borough Clerk of the Borough of West Cape May and their names will appear upon the official voting machines to be used at the said Municipal Election to be held on November 7, 2017, in the following order:

FOR COMMISSIONERS 1. PAMELA M. KAITHERN 2. PETER C. BURKE 3. CAROL E. SABO 4. JOSEPH T. GILMARTIN 5. JOHN H. FRANCISS, III 6. JOSEPH CAMPBELL VOTE FOR THREE "Steady Leadership, Responsible Government, Strong Community" "COMMISSIONER" "COMMISSIONER" "COMMISSIONER" Suzanne M. Stocker, RMC Municipal Clerk Publication Dates: September 20, 2017 September 20, 2017

Press of Atlantic City: Star and Wave: 9/20, pf \$28.52

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CITY OF CAPE MAY PLANNING BOARD LEGAL NOTICE

Public Notice is hereby given to all persons that the following action was taken by the City of Cape May Planning Board at their meeting held on September 12, 2017:

The meeting minutes from August 22, 2017 were adopted by the membership. Resolution numbers 09-12-2017: 1 Resolution Approving proposed changes to Ordinance \$525-72 "Expansion of Non-Conforming Structures and Structures on Non-Conforming Lots (as presented in the Zoning Board resolution 02-23-2017: 5) was adopted by the membership. Resolution 09-12-2017: 2 was tabled until the September 26, 2017 meeting.

The application for Ronald Sowers received approval for an extension of time; subject to all conditions of approval made part of resolution subject to all conditions of approval made part of resolution 6-14-2005: 6 outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated August 11, 2017. The application for Thomas DiDonato received preliminary approval for a Major Subdivision; subject to the Appellate Court decision regarding current ongoing litigation and all conditions of approval outlined in the review memorandum from Board Engineer Craig R. Hurless, PE, PP, CME, dated August 14, 2017.

Discussion was undertaken and a motion was made, with all in favor, regarding the revision of City Ordinance 308-2016: An Ordinance Amending Chapter 199 of the Cape May City Code Regarding Construction Permit Fees.

All documents, application(s), actions and decisions of the Board are on file and available for review in our City Hall Construction/Zoning Office, 643 Washington Street, Cape May, NJ. The Board's meeting dates, minutes and legal notices are also posted on the City's website. This notice is being given in compliance with the Open Public Meetings Act and The Municipal Land Use Law, Chapter 291, of the State of New Jersey.

Tricia Oliver Board Assistant September 14, 2017 9/20, pf \$30.38 8

NOTICE OF APPLICATION FOR DEVELOPMENT

APPLICANT'S NAME AND ADDRESS: Sea Shore Properties, LLC SUBJECT PROPERTY- STREET ADDRESS: 1 Cliffside Road, Lower Township, NJ

BLOCK/LOT NUMBERS: 539/60

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 5th day of October 2017, at 7:00PM, to consider an application for development, regarding the above mentioned property, wherein the Applicant is seeking permission to: - construct a 14' x 40' private garage requiring variances for distance between buildings - where 6' is required and 4' is proposed, side yard requirements for accessory buildings - where 4' is required and 2' is proposed, and any other necessary variances or waivers - required for approval contrary to the requirements of Section(s) 400-15 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 N.J.S.A. 40:55D-11, et seq. *Must be served and published in accordance with N.J.S.A. 40:55D-12, et seq. 9/20, pf \$24.80 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 021541 15 therein, pending wherein, U.S. Bank Trust, N.A., as trustee for LSF9 Master Participation Trust is the Plaintiff and Martin V. Maroszek, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 10/18/2017 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: 29 Bayberry Road, Villas, NJ 08251 BEING KNOWN as BLOCK 232, TAX LOT 10-13, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 200FT X 100FT Nearest Cross Street: FRANCES AVENUE

A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUNTY. The sale is subject to any unpaid taxes and assessments, tax, water, and sewer liens and other municipal assessments. The amount due can be obtained from the local taxing authority. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING LIENS OR ENCUMBRANCES REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED HEREBY AND, IF SO, TO ASCERTAIN 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 Mortgagee, the Mortgagee or 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.

Subject to tax sale certificate #'s: 12-00043 (\$3,312.16) Amount due under judgment is \$252,509.73 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: Milstead & Associates, LLC 1 E. Stow Road Marlton, NJ 08053 GARY G. SCHAFFER, SHERIFF CH755741 9/20, 9/27, 10/04, 10/11, pf \$210.80 11

WANT TO SEE YOUR LEGAL AD IN THIS SECTION?

Email Rosanne at: rosanne_starwave@yahoo.com or call 609-884-3466

LEGALS

WEST CAPE MAY PLANNING-ZONING BOARD

NOTICE OF BOARD ACTION PUBLIC NOTICE is hereby given to all persons that an open public meeting was held by the Borough of West Cape May Planning-Zoning Board of Adjustment on September 12, 2017. The Board approved minutes from the August 8, 2017 regular meeting.

FURTHER TAKE NOTICE, the Board memorialized Resolution 0013-17, application 011-17, Shore Real Estate Developers LLC, Block 52, Lot 62.01, property at 337 Fifth Avenue, Minor Subdivision With Conditions, Approved.

IN ADDITION, the Board agreed to table application 012-17 at the applicant's request with re-notice and publication a requirement, Mark Lukas & Edward Celata, Block 4, Lots 4, 20.01 property at 119 Myrtle Avenue, for Preliminary and Final Site Plan and Variance Relief - Hardship & Substantial Benefit.

All documents related to the above actions are available for review at the Municipal Building, 732 Broadway between the hours of 8:00 AM -3:00 PM. Contact the Board Secretary at 884-1005 ext 101 Theresa Enteado, Board Secretary 9/20, pf \$19.22 7

LEGALS

NOTICE OF APPLICATION FOR DEVELOPMENT OF APPEAL

APPLICANT'S/APPELLANT'S NAME AND ADDRESS: John & Dolores McNulty 319 Suzanne Avenue Cape May, NJ 08204

SUBJECT PROPERTY - STREET ADDRESS: 502 Seashore Road BLOCK/LOT NUMBERS: Block 410.01/Lot 21.02 Lower Township Cape May County, NJ

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 5th day of October, 2017, at 7:00 PM, to consider an application for development (or an appeal), regarding the above mentioned property, wherein the Applicant (or Appellant) is seeking permission to:

Construct a 2,080 SF accessory storage building and a second story residential unit above the existing office. Variance relief is requested for the expansion of the non-conforming use, to add a residential unit that is not owner occupied, for accessory building side yard setback, principal building side yard and front yard setback, fence height, accessory structure larger than principal structure, and any and all variances or waivers deemed necessary by the Board, contrary to the requirements of Section(s) 400-18.A.(2)(g), 400-18.A.(2), 400-18.D.(2)(a), 400-18.D.(1)(e), 400-18.D.(1)(f) and 400-31.B. 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 N.J.S.A. 40:55D-11, et seq. *Must be served and published in accordance with N.J.S.A. 40:55D-12, et seq. 9/20, pf \$30.38 9

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 021447 16 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY IXIS REAL ESTATE CAPITAL TRUST 2006-2 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-2 is the Plaintiff and BILLIE DUKES, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 10/04/2017 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: 19 W. JACKSONVILLE AVE, VILLAS, NJ 08251 BEING KNOWN as BLOCK 26, TAX LOT 13.01, 13.02, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 50'X107' Nearest Cross Street: ORMOND ROAD

TAXES: CURRENT THROUGH 2ND QUARTER OF 2017 *PLUS INTEREST ON THESE FIGURES THROUGH THE DATE OF PAYOFF AND ANY AND 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 AFund 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 \$235,485.82 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 & EISENBERG 1040 N. KING HIGHWAY SUITE 407 CHERRY HILL, NJ 08034 GARY G. SCHAFFER, SHERIFF CH755729 9/6, 9/13, 9/20, 9/27, pf \$166.16 1

WEDNESDAY, 10/04/2017

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: 628 BROAD STREET BEING KNOWN as BLOCK 1060, TAX LOT 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: UNKNOWN Nearest Cross Street: SOUTH JERSEY AVENUE

SUBJECT TO: TAXES CURRENT AS OF 6/16/2017 SALE SUBJECT TO SUBSEQUENT TAXES, UTILITIES, LIENS AND INTEREST SINCE 6/16/2017

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 \$173,572.93 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: MCCABE, WEISBERG & CONWAY, P.C. 216 HADDON AVENUE SUITE 201 WESTMONT, NJ 08108-2811 GARY G. SCHAFFER, SHERIFF CH755730 9/6, 9/13, 9/20, 9/27, pf \$126.48 2

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 023130 15 therein, pending wherein, MTGLQ INVESTORS, L.P. is the Plaintiff and DONALD MILLER, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 10/04/2017 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: 101 EAST VIRGINIA AVENUE, LOWER TOWNSHIP, NJ 08251 WITH A MAILING ADDRESS OF 101 EAST VIRGINIA AVENUE, VILLAS, NJ 08251 BEING KNOWN as BLOCK 178, TAX LOT 13 AND 14, 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: MOWREY AVENUE

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 AFund 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 \$212,918.27 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: FLUESE, BECKER & SALTZMAN 20000 HORIZON WAY MT. LAUREL, NJ 080544318 GARY G. SCHAFFER, SHERIFF CH755725 9/6, 9/13, 9/20, 9/27, pf \$147.56 3



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

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