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TOWNSHIP OF LOWER CAPE MAY COUNTY, NJ NOTICE OF TAX TITLE LIEN SALE

Public notice is hereby given that I, Susan Jackson, Tax Collector of the Township of Lower, in the County of Cape May, State of New Jersey will sell at public auction in the conference room of the municipal building at 2600 Bayshore Road, Villas, NJ on the 11th day of September, 2017 at 9:30 a.m. the following described lands:

Said properties will be sold to the person who bids the lowest rate of interest but in no case will exceed 18% per annum. Any parcel for which there is no bidder shall be struck off and sold to the Township of Lower at 18% per annum. Payment shall be made before the conclusion of the sale in the form of cash, certified check, cashiers check or money order. All payments made prior to tax sale must include all 2017 interest pursuant to Chapter 75 laws of 1991.

This sale is made under the provisions of the "Tax Sale Law," Title 54, Chapter 5, Revised Statutes of New Jersey. Industrial Properties may be subject to the Spill Compensation and Control Act (NUSA 58:10-23.11 et seq.), the Water Pollution Control Act (NUSA 58:10A-1 et seq.) and the Industrial Site Recovery Act (NUSA 13:1K-6 et seq.). In addition the municipality is precluded from issuing a tax sale certificate to any prospective purchaser who is or may be in any way connected to the prior owner or operator of the site.

IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY. The following is a description of the land and the owner's name as obtained from the Tax Duplicate of 2017, in my office and the total amount due as computed to September 11, 2017.

Block	Lot	Qualifier	Owner Name	Amount	Type
11	26		DECKER, YVONNE M	1,420.59	T
11	32		S & F GAS WORKS INC	522.58	WS
14	30		MORROW, JOSEPH M	287.40	S
26	13.01		DUKES, BRIAN E & BILLIE	595.40	WS
31	8		MC MORRIS, JOSEPH A & DELORES A	449.10	W
39	18		PIKE, JULIE ANNA	2,113.87	T
59	8		BRUNO, JOHN & MARIA	479.41	T
62	8		FORD, PATRICK & NAOMI	191.80	S
88	27		DINKELACKER, SCOTT & SHAWN S	386.90	WS
90	63		HAMILTON, JOSEPH	193.00	S
91	15		BYRNE,SUSAN M & BRYANT, CHRISTINE M	385.40	S
92	11		BALL, FRANK J	1,461.64	T
92	45		WADSWORTH, DONNA	539.06	T
93	45		FREDERICK, REBECCA A	595.40	WS
97	39		LONERGAN, STEPHEN E II & OSHEANNA D	595.40	WS
98	48		SIMON, KAREN A	737.16	WSE
98	50.02		POULTERER, PATRICIA A & JOSEPH L	507.80	E
101	17		DEUTSCHE BANK NATIONAL TRUST CO	595.40	WS
101	25		STEERE, ETHEL MAE	2,162.66	TWS
123	21		POZNEK, EDWARD JOHN JR	4,570.43	T
124	39		MTGLQ INVESTORS, LP	337.17	WS
131	37		SCHMIDT, KURT & BARBARA	733.98	TWS
135	17		SHUMAN, SHAWN & DESIREE	670.10	WS
142	29		SCHARTNER, DENISE	1,161.39	T
147	13		COYLE, CATHERINE S	2,383.75	T
157	3		SETTEDUCATO, RONALD & RENEE	3,395.14	T
166	17		GIBBONI, RONALD G & ANNE	595.40	WS
168	15		WEBBER, CHARLES SR	193.00	S
172	27		LARSEN, JEFFREY D	193.00	S
172	31		KLINE, JUDITH B	193.00	S
193	20		BELLEMARE, ROBERT	3,776.25	T
201	1		SEETOO-RONK,BARRY C & JEANNI, ETAL	569.40	S
206	4		STANTON, HUGH P & LYNNE A	595.40	WS
208	1		WILMINGTON SAVINGS FUND SOCIETY,FSB	329.76	WS
210	21		THE BANK OF NEW YORK MELLON	670.10	WS
213	1		ROBBINS, HAZEL L	330.18	WS
213	19		POMPEI, HARRY	550.03	WS
215	6		MAGILL, JAMES B & EILEEN P	858.33	WS
227	15		HSBC BANK USA, N.A.	322.95	WS
252	15		MCBRIDE, PATRICK JAMES	2,213.19	TS
262	12		DOUGHERTY, CATHERINE M	193.00	S
263	10.04		MATTERA, MICHAEL & MICHELLE	518.57	WS
266.03	3.01		BREWSTER, JAMES	287.40	S
266.05	9		CURRRAN, JOAN C	1,095.96	T
272	17		HOPKINS, EDNA MAY	287.40	S
289	53		US BANK TRUSTEE, CSMC ASSET-BACK TR	1,834.98	S1
290	64		ZIMMERMAN, MICHAEL T	1,783.74	T
293	11		BLEW, VIRGINIA E ETAL	1,901.86	T
297	1		WOODLAND PROPERTY MNGMT, LLC	1,541.92	T
329	10.02		SMITH, DEWEL C II	1,444.30	WSE
329	17		GANO, HAROLD J & NANCY E	2,141.02	T
329	22		COMMUNITY CAPITAL, LLC	572.10	WS
329	32.02		CARBONE, JOHN R JR, ETALS	507.80	E
331	7.02		FUGARINO, JOSEPH & ANGELA	507.80	E
332	11.02		LALLI, STEPHANIE M	874.09	E
332	46.02		SEISLOVE, EDWARD & PRICE, CATHERINE	507.80	E
334.05	1		CACELLA, MATTHEW	570.90	WS
334.08	3		GARVIN,EDWARD C JR & GARVIN,JOSEPH	670.10	WS
334.09	7		MC BRIDE, CHARLES & PATRICIA	2,459.02	T
334.09	25		CANNONE, MARIANNE	507.80	E
334.10	13		CIARANCA, JOHN J & KAREN D	169.38	WS
334.13	6.02		DEUTSCHE BANK NATIONAL TRUST CO	994.70	WSE
334.14	11		MCHUGH, THOMAS	881.99	WSE
334.17	2		FOWLER, KARL	299.70	W
349.03	2		RICHTER, JAMES T & TERRI A	670.10	WS
349.05	10		BERGEN, EDWARD J	2,016.43	TWS
349.09	22		FITZGERALD,BRIAN & FITZGERALD,ROBT	99.10	T
375	43		MCCABE, COLLEEN M	507.80	E
380	40		GREEN, STACY	510.32	SE
382	43		ROGERS, DEBORAH	1,282.34	WSE
383	24		NORRIS, ROBERT	239.38	WS
386	36		PLACYK, JOHN S	881.99	WSE
388	47		OLIVER, MICHAEL J	1,518.92	T
388	66		FEDERAL NATIONAL MORTGAGE ASSOC	507.80	E
391.02	21		RUDDOLPH, ANTHONY J	1,170.86	WSE
397	32		REID, DONNA	717.80	WE
405	3		CRAGER-HOFFERICA, KYLE RICHARD	507.80	E
406	8		THOMAS, CAROL ANN	225.00	E
408	2		BROWN, LISA M	4,342.81	T
409	24.04		JACKSON, GERALD E & PATRICIA A	265.01	T
409	24.13		HUNT, KATHLEEN & WILLIAM J	2,096.02	T
417	3.03		DENHARDT, MICHELLE & GRACE, PATRICK	1,568.68	T
426.02	31.02		PARAGON SHORES APPRAISAL SERVICES	1,992.34	T
429	8		NUMBERS, FRANCIS H & CYNTHIA A	386.90	WS
432	8		GUMA, AUGUSTINE	957.11	WS
467	8		BROCCO, MICHAEL A & DOLORES M	237.41	T
468	3		ABDON, PHYLLIS & OSCAR	305.16	T
494.04	6		PATTERSON, DEBORAH J	385.40	S
494.06	20		US BANK NA FOR RMAC TRUST	365.58	WS
494.07	14		DEANE, RICHARD C/O DEANE, SUSAN	571.60	WS
494.09	4		HAWTHORNE, RICHARD A & CAROL A	670.10	WS
494.18	30		ALEXANDER, JAY A & DEBORAH A	585.01	WS
494.28	8		FRALYE, BLANCHE A & PEPPARD, JOANNE	3,169.78	TWS
494.29	29		CITRINO, TIMOTHY M	2,373.57	T
494.42	3		MAC FARLANE, MARY ANN	2,354.56	T
494.42	5		MAC FARLANE, ALBERT G & MARY ANN	79.79	T
495.03	13		HORVATH, ANDREW	193.00	S
495.04	5		WILSON, DOLORES A	286.52	S
496.02	6		VANDERHOOF, RICHARD J & MEGHAN	670.10	WS
497.06	19		BUCK, DONALD & DEBRA	421.18	T
497.07	10		GARTNER, TERESA	225.00	W
499.01	6		SHEEHAN, W MICHAEL & MARIA L	3,228.73	T
499.05	3		FATH, WILLIAM & A EVELYN	3,240.13	T
499.14	11		BARTNIK, GARY S & LEVINE, NICOLE L	193.00	S
499.16	6		US BANK NA FOR RMAC TRUST, 2016-CTT	880.75	WS
499.17	11		SALDEN, RAYMOND J	779.69	WS
499.21	5		GLOGOWSKI, EDWARD T	200.41	WS
504	4		BAALS, JOSEPH E	554.02	T
504	5.01		BANK OF AMERICA, NA	1,716.53	T
510	8.02		DIETZ, FRED J & DIETZ, FRED	1,419.62	T
512.11	3032		CRUMBOCK, LINDA & VAUGHT, TRACY J	1,094.66	WSE
512.13	3036		WILKERSON, WAYNE	1,170.86	WSE
512.31	8		BANDEL, PETER	507.80	E
525	26		MILLICHAP, ROBT G & KATHLEEN	1,170.86	WSE
533.01	45		CAPE REAL ESTATE DEVELOPERS, LLC	306.62	WS
538	36		CASPER, LEONARD B	2,587.45	T
547	1		STRETCH, JOHN IV & KIMBERLY A	1,189.62	T
555	11		CONOVER, MARY E	3,765.63	TWS
555	22		TOZER, BRENDA L	527.80	E
584.01	5		TWOMBLY, VIRGINIA	850.99	WS
595	6		HARTNETT, ANNA MAE	1,771.95	T
602	6		CARDIA, BERNARD A JR	327.42	WS
606	6		MC DERMOTT, JAMES J	302.37	T
668	16		ROMEO, VICTOR T JR & SUZANNE	595.40	WS
670	16		GEISEL-PROUD, NATALIE	595.40	WS
670	18		US BANK NA TRUSTEE MAROON PLAINS TR	670.10	WS
673	13		PLAYFORD, SHEILA & GARY	1,894.25	T
703	9	-C-225--	SOFIA, LISA	189.40	S
704	1	-C-413--	HUESKEN, PATRICIA C	385.40	S
709	1	-C-005--	WRIGHT, ARTHUR P III & KAREN	385.40	S
719	1.03	-C-304--	MC MILLIN, ROGER P	385.40	S
719	2	-C-200--	SENTE, SUSAN M & ROBERT P	385.40	S
719	2	-C-519--	HANDEL, MICHAEL A & GENINE	5,592.97	TS
727	1	-C-202--	MELTON, TODD	385.40	S
730.02	1.01	-C-202--	CIARAMELLA, FRANK & NANETTE	385.40	S
752.06	3		ACCARDI, CARLO SAMUEL & KAREN ANNE	10,880.98	T
753.01	16		URICH, MARK S & LUPPINO, JEAN	1,805.91	T
753.01	18.01		RENEWABLE ENERGY HOMES, LLC	2,949.24	T
753.04	8		ARENBERG, ERIC J JR & M DENISE	5,650.11	T
753.05	1		ROACHE, MARTIN A	5,363.13	T
753.27	12		WEINERT, PATRICIA A c/o VICTORIA	3,439.02	T
755	3		ROHANA, GEORGE & ELISE, ETAL	3,650.23	T
772	29		SNOVER, SETH W & JOYCE R ETAL	1,153.44	T
783	104		US BANK NA TRUSTEE ASSET SEC CORP	454.36	S
784	3.03		STEVENSON, PATRICIA J	3,800.57	T
806	4.01	-C5117--	PELLEGRINI, VINCENT A & BARBARA D	385.40	S
815	1		UMOSELLA, DAWN M	385.40	S
Totals				176,330.14	

T - Property Taxes W - Water S - Sewer E - Connections O - Trash A - Sp Assmt
1 - Lot Clearing 2 - Sewer Connec 3 - MSF Q - QFARM B - Bill Board R - Cell Tower
8/16, pf \$293.88 14

BOROUGH OF WEST CAPE MAY CAPE MAY COUNTY STATE OF NEW JERSEY ORDINANCE NO. 525-17

A ORDINANCE AUTHORIZING THE TERMS OF ACQUISITION FOR BLOCK 2, LOT 5 IN THE BOROUGH OF WEST CAPE MAY The above captioned Ordinance was finally adopted after Second Reading and Public Hearing by the Board of Commissioners of the Borough of West Cape May, in the County of Cape May, State of New Jersey, at a Regular Meeting of the Board of Commissioners held on August 9, 2017.

Suzanne M. Stocker, RMC
Municipal Clerk

8/16, pf \$11.78 15

BOROUGH OF WEST CAPE MAY CAPE MAY COUNTY STATE OF NEW JERSEY ORDINANCE NO. 526-17

FLOOD DAMAGE PREVENTION ORDINANCE The above captioned Ordinance was finally adopted after Second Reading and Public Hearing by the Board of Commissioners of the Borough of West Cape May, in the County of Cape May, State of New Jersey, at a Regular Meeting of the Board of Commissioners held on August 9, 2017.

Suzanne M. Stocker, RMC
Municipal Clerk

8/16, pf \$11.78 16

BOROUGH OF CAPE MAY POINT, TAKE NOTICE

The following Ordinances were created on second reading, opened to public comment and adopted by the Board of Commissioners of the Borough of Cape May Point on August 10, 2017 and ordered published according to law.

04-2017 AN ORDINANCE AMENDING CHAPTER 142 TRAFFIC, SECTION 142-23 ONE-WAY STREETS DESIGNATED 05-2017 APPROPRIATING \$41,060 FROM THE CAPITAL IMPROVEMENT FUND FOR VARIOUS CAPITAL IMPROVEMENT PROJECTS AND PURCHASES

Elaine L. Wallace, RMC
Municipal Clerk

8/16, pf \$11.78 18

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

John Bargull - 3170 Stanwood St. Philadelphia, PA 19136
SUBJECT PROPERTY - STREET ADDRESS:
201 E. Vinyard Ct
BLOCK/LOT NUMBERS:
753.22 / 22

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 7th day of September 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:

Extend a current deck and add a roof over the entire renovated deck. The proposed deck will extend to six feet from the property line; and any and all other variances that may be needed

contrary to the requirements of Section(s) 400-31E 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 NUSA 40:55D-11, et seq. * Must be served and published in accordance with NUSA 40:55D-12, et seq.

8/16, pf \$22.32 23

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 022769 16 therein, pending wherein, HSBC BANK USA, NATIONAL ASSOCIATION AS TRUSTEE FOR MERRILL LYNCH MORTGAGE BACKED SECURITIES TRUST, SERIES 2007-3 is the Plaintiff and ANTHONY RYAN, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 08/23/2017
at one o'clock in the afternoon of the said day, at the Old Historical Court House Building, Route 9, Cape May Court House, New Jersey.

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

Commonly known as:
11 BEACH AVENUE, UNIT 110, CAPE MAY, NJ 08204-2183

BEING KNOWN AS **BLOCK 1020, TAX LOT 1 C-110 FKA 1, 2 & 3**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot:
UNIT NO. 110
Nearest Cross Street:
N/A CONDO UNIT

* 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 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.

Pursuant to NUSA 46:8B-21 et seq., this sale may be subject to limited lien priority of the condominium association and any successful bidder at sheriff's sale may be responsible for paying up to 6 months worth of unpaid condominium fees.

Amount due under judgment is **\$648,810.85** costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.

All publication costs are paid for by the Plaintiff.
ATTORNEY:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054

GARY G. SCHAFFER, SHERIFF
CH755688
7/26, 8/02, 8/09, 8/16, pf \$194.68 5