

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 012057 16 therein, pending wherein, CHRISTINA TRUST, A DIVISION OF WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR NORMANDY MORTGAGE LOAN TRUST, SERIES 2013-19 is the Plaintiff and BRENDA STANTON, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017

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:
15 EAST SAINT JOHNS AVENUE, LOER TWP (VILLAS), NJ 08251

BEING KNOWN as **BLOCK 38, TAX LOT 22 AND 23**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 45 X 102
Nearest Cross Street: BAYSHORE ROAD

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 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.

Amount due under judgment is \$192,085.81 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:
MICHAEL MILSTEAD & ASSOCIATES
1 EAST STOW ROAD
MARLTON, NJ 08053
GARY G. SCHAFFER,
SHERIFF
CH755552
5/3, 5/10 5/17, 5/24, pf \$193.44
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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 000109 14 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, FORMERLY KNOWN AS BANKERS TRUST COMPANY OR CALIFORNIA, N.A., AS TRUSTEE FOR AMERICAN HOME MORTGAGE ASSET TRUST 2007-3 is the Plaintiff and JULIA S. MALMGREN, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017

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:
136 EAST BATES AVENUE, VILLAS, NJ 08251

BEING KNOWN as **BLOCK 101, TAX LOT 17**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60 X 75
Nearest Cross Street: CORNELL 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/OR JUDGMENTS: 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 or the Mortgagee's attorney.

Amount due under judgment is \$242,381.25 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:
UDREN LAW OFFICES
111 WOODCREST ROAD
SUITE 200
CHERRY HILL, NJ 08003
GARY G. SCHAFFER,
SHERIFF
CH755540
5/3, 5/10 5/17, 5/24, pf \$ 136.40
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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 048325 13 therein, pending wherein, U.S. BANK TRUST, N.A., TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and PAUL V. REYNOLDS JR, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017

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:
207 OLD MILL DRIVE, TOWNSHIP OF LOWER, NORTH CAPE MAY, NJ 08204-3425

BEING KNOWN as **BLOCK 499.16, TAX LOT 4**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: APPROX. 80 X 100 X 80 X 100
Nearest Cross Street: Situated on the North side of Old Mill Drive, 260 feet from the East side of Glade Drive

J-030254-2007 DATE ENTERED 2/1/07 IN FAVOR OF STATE OF NEW JERSEY TREASURER AGAINST PAUL REYNOLDS JR A/K/A PAUL REYNOLDS IN AMOUNT OF \$50.00

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. Pursuant to NJS 46:8B-21 the sale may also be subject to the limited lien priority of any Condominium / Homeowner Association liens which may exist.

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 or the Mortgagee's attorney.

Amount due under judgment is \$193,251.84 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:
SHAPIRO & DENARDO, LLC
14000 COMMERCIAL PARKWAY
SUITE B
MT. LAUREL, NJ 08054
GARY G. SCHAFFER,
SHERIFF
CH755541
5/3, 5/10 5/17, 5/24, pf \$187.24
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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 F010971 15 therein, pending wherein, WILMINGTON TRUST, N.A., SUCCESSOR TRUSTEE TO CITIBANK, N.A., AS TRUSTEE FOR BEAR STEARNS ALTA TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-4 is the Plaintiff and CECILIA BERTHA KATZ, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 06/14/2017

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:
902 SCOTT AVENUE, NORTH CAPE MAY, NJ 08204

BEING KNOWN as **BLOCK 603, TAX LOT 3**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (APPROX.) 80 X 90 X 47 X 32 X 87
Nearest Cross Street: TEAL AVENUE

Prior Lien(s): NONE
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.

"The Fair Housing Act prohibits "any preference, limitation or discrimination because of race, color, religion, sex, handicap, familial status, or national origin, or intention to make such preference, limitation or discrimination" in connection with any aspect of a residential real estate transaction. Zucker, Goldberg and Ackerman, LLC encourages and supports the equal housing practices of the Fair Housing Act in the conduct of its business."

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 or the Mortgagee's attorney.

Amount due under judgment is \$244,329.36 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:
KML LAW GROUP, P.C.
216 HADDON AVENUE,
SUITE 406
WESTMONT, NJ 08108
GARY G. SCHAFFER,
SHERIFF
CH755563
5/17, 5/24, 5/31, 6/7, pf \$182.28
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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 035178 14 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR MORGAN STANLEY ABS CAPITAL I INC, TRUST 2006-HE3 is the Plaintiff and THOMAS A. DONATI, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 06/14/2017

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:
12 TEXAS AVENUE, VILLAS, NJ 08251-1537

BEING KNOWN as **BLOCK 334.13, TAX LOT 6.02 AND 7**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75.00FT X 100.00FT X 75.00FT X 100.00FT
Nearest Cross Street: BAYSHORE ROAD

*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 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.

Amount due under judgment is \$280,396.98 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
CH755559
5/17, 5/24, 5/31, 6/7, pf \$182.28
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LEGALS

NOTICE OF DECISION

Lower Township Planning Board

The Lower Township Planning Board, at a regularly scheduled meeting held on May 18, 2017 at the Lower Township Municipal Building, took the following action on applications submitted for development and considered at that time:

- The Lower Township Planning Board will hold a public hearing on the adoption of a proposed "Area in Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et. seq. The area is generally located at the Cape May County Airport Industrial Park at Hornet and Ranger Roads, commonly known as the Everton Property, being Block 410.01, part of Lot 36 and to be considered a non-condemnation redevelopment area, was continued until the June 15, 2017 meeting.
- Minor subdivision & hardship variance applications for the creation of two (2) newly described lots. Hardship variances needed for area, frontage & width, submitted by Lawrence & Jerrilyn Christy for the location known as Block 141, Lots 5-10, 149 Pennsylvania Avenue, was conditionally approved.
- Minor subdivision & hardship variance application for the creation of two (2) newly described lots. Hardship variances needed for lot area, frontage & width, submitted by Bruce Waterman for the location known as Block 426.02, Lots 2 & 34, 144 & 146 Sunset Drive, was conditionally approved.
- Minor site plan & hardship variance application for additional signage and two (2) outdoor display area, hardship variances needed for number of signs and sign area, submitted by Acme Markets, Inc., for the location known as Block 741.01, Lot 28.01, 3845 Bayshore Road, was continued until the June 15, 2017 meeting at the applicant's request.
- The following resolution concerning application heard on April 13, 2017, was approved:
Serritt: Block 410.01, Lot 36.01
Copies of each determination of resolution of the Board will be filed in the Planning and Zoning Office and will be available for inspection by the public.

William J. Galestok, PP,AICP
Director of Planning
5/24, pf \$33.48

- NOTICE -

ALCOHOLIC BEVERAGE CONTROL CHANGE IN CORPORATE STRUCTURE

Take Notice that a change occurred in the corporate stockholdings of JEL LIQUOR LIMITED LIABILITY COMPANY, holder of Penary Retail Consumption License No. 0505-33-012- 009, for premises known as Lighthouse Pointe Restaurant (formerly known as the Bay Club), 5101 Shawcrest Road, Township of Lower, New Jersey. As a result, the following persons each acquired in the aggregate a one percent or more ownership interest in the licensee:

- Jeffrey Contrady
5516 Aberdeen Drive Mt. Laurel, NJ 08054
- Thomas Pentose
338 Russell Mill Road Swedesboro, NJ 08085
- David Engel
4706 Chester Avenue Philadelphia, PA 19143

Any information concerning the qualifications of any of the above current stockholders should be communicated in writing to:

Julie Picard
Lower Township Municipal Clerk
2600 Bayshore Road Villas, NJ 08251
JEL LIQUOR LIMITED LIABILITY COMPANY
Scott N Silver, Esquire
Special ABC Counsel for the Licensee 524 Maple Avenue
Linwood, NJ 08221
5/24, pf \$22.94

PUBLIC NOTICE

LOWER TOWNSHIP PLANNING BOARD

Please take notice that on June 15, 2017 at 7:00 pm in the Municipal Building, 2600 Bayshore Road, Villas, NJ 08251, the Lower Township Planning Board will hold a public hearing on the adoption of a proposed "Area In Need of Redevelopment" pursuant to N.J.S.A. 40A:12A-1 et seq (Local Redevelopment and Housing Law).

The area to be considered is generally located at the Cape May County Airport Industrial Park generally bounded by Breakwater, Hornet and Ranger Roads, commonly known as the Everton property, being Block 410.01, a part of Lot 36, and to be considered as a Non-Condensation Redevelopment Area. At this hearing the Planning Board will hear all persons who are interested in or will be affected by a determination that the properties qualify as a redevelopment area. You may appear either in person or by attorney and present any objections or concerns you may have. Copies of the preliminary investigation and map are on file and available for inspection during normal business hours at offices of the Lower Township Municipal Clerk and Planning Board, 2600 Bayshore Road, Villas, NJ 08251.

This notice is published in accordance with the Local Redevelopment and Housing Law, N.J.S.A. 40A:12-6, at the instruction of the undersigned as Attorney for the County of Cape May, the owner of the Cape May County Airport.
Dated: May 11, 2017

James B. Arsenault, Jr., Esq.
Cape May County Counsel
Attorney for the County of Cape May
4 Moore Road, DN-104
Cape May Court House, N.J. 08210
Tel. (609) 465-1122
Fax. (609) 463-0705
Email james.arsenault@co.cape-may.nj.us
5/24, 5/31, pf \$60.76

LEGALS

- NOTICE -

PLACE-TO-PLACE TRANSFER [EXPANSION OF PREMISES] ALCOHOLIC BEVERAGE CONTROL

TAKE NOTICE that application has been made to the Township of Lower by BUTTONWOOD MANOR, INC. trading as Red Brick Ale House & Grille, for premises located at 3832 Bayshore Road, Lower Township, NJ 08204, for a place-to-place (expansion of premises) transfer of Penary Retail Consumption License No. 0505-33-003-007. The application seeks to expand the premises to include an additional area within the existing structure and an adjacent outdoor area.

Plans of the proposed expanded premises may be inspected at the office of the Lower Township Municipal Clerk.

The persons who will hold an interest in this license are:
James J. Linnington 1063 Seashore Road
Lower Township, NJ 08204
Sheri L. Hemingway

5 Sandcastle Drive Middle Township, NJ 08210
Objection, if any, should be made immediately in writing to: Lower Township Municipal Clerk Julie Picard , 2600 Bayshore Road, Villas, NJ 08251.

BUTTONWOOD MANOR, Inc.
SCOTT N SILVER, P.C.
Special ABC Counsel for BUTTONWOOD MANOR, INC.
524 Maple Avenue, Linwood, NJ 08221
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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 035437 13 therein, pending wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff and ARMANDO F. MACEDO, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017

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:
113 HEIDI AVENUE, NORTH CAPE MAY, NJ 08204

BEING KNOWN as **BLOCK 494.34, TAX LOT 7**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60 X 110
Nearest Cross Street: N/A
PRIOR MORTGAGES/LIENS NOT EXTINGUISHED BY THE SALE ARE:

1. DELIQUENT TAXES AND/OR TAX LIENS

As the above description does not constitute a full legal description, said full legal description is annexed to that certain deed recorded in the Office of the Clerk of Cape May County in Deed Book 2650, Page 346, et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Cape May County.

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 or the Mortgagee's attorney.

Amount due under judgment is \$171,091.40 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:
MATTLEMAN, WIENROTH & MILLER
401 ROUTE 70 EAST
SUITE 100
CHERRY HILL, NJ 08034
GARY G. SCHAFFER,
SHERIFF
CH755547
5/3, 5/10 5/17, 5/24, pf \$136.40
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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 035437 13 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is the Plaintiff and EDWARD J. MULHOLLAND, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 05/31/2017

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:
108 WEST JACKSONVILLE AVENUE, VILLAS, NJ 08251

BEING KNOWN as **BLOCK 36, TAX LOT 12 & 13**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60 X 100
Nearest Cross Street: DELAWARE AVENUE

SUBJECT TO: TAXES CURRENT AS OF 2/18/2017. SALE IS SUBJECT TO SUBSEQUENT TAXES, UTILITIES, LIENS AND INTEREST SINCE 2/18/2017

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 or the Mortgagee's attorney.

Amount due under judgment is \$273,693.34 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
CH755550
5/3, 5/10 5/17, 5/24, pf \$122.76
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Cape May Star and Wave

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.

Have the Cape May Star and Wave delivered by mail to your home every week.

It is the perfect resource for the Jersey Cape.
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