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MISCELLANEOUS

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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 014059 17 therein, pending wherein, CITIMORTGAGE, INC. is the Plaintiff and THOMAS G. COPELAND, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/14/2018

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: 204 APPLE BLOSSOM DRIVE, NORTH CAPE MAY BEING KNOWN AS BLOCK 496.03, TAX LOT 12, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 80' X 100' Nearest Cross Street: 170' FROM GLADE DRIVE

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 the land; Rights of the United States of America, if any; Any Condominium lien priority, if any; Any outstanding PUD or Homeowner's Associations dues or fees, if any; Any occupants or person in possession of the property, if any; Additional municipal charges, liens, taxes or tax sale certificates and insurance, if any.)

LOWER TWP-TAXES-QTR4 2017 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$988.08 as of 10/10/2017

LOWER MUA-WATER & SEWER ACCT #6394 holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$667.44 as of 10/10/2017.

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 \$228,430.82 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: PERSKIE MAIRONE BROG BARRERA & BAYLINSON 1201 NEW ROAD SUITE 204 LINWOOD, NJ 08221

BOB NOLAN, SHERIFF CH755913

1/3, 1/10, 1/17, 1/24, pf \$111.60 5

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 044056 14 therein, pending wherein, THE BANK OF NEW YORK MELLON, F/K/A THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF THE CWAAL, INC., ALTERNATIVE LOAN TRUST 2007-OA3 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-OA3 is the Plaintiff and WENDY J. JACK, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/14/2018

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: 212 HUGHES AVENUE, LOWER TOWNSHIP, NORTH CAPE MAY, NJ 08204

BEING KNOWN AS BLOCK 582, TAX LOT 22, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (AP-PROX.) 63 FEET BY 125 FEET Nearest Cross Street: SCOTT AVENUE

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 \$319,541.88 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 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

BOB NOLAN, SHERIFF CH755937

1/17, 1/24, 1/31, 2/7, pf \$158.72 11

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 01518617 therein, pending wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE CITIGROUP MORTGAGE LOAN TRUST INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-6 is the Plaintiff and SHIRLEY M. ROTH , ET ALS is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 01/31/2018

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: 418 FOREST ROAD, LOWER, NJ 08251, WITH A MAILING ADDRESS OF 418 FOREST ROAD, VILLAS NJ 08251

BEING KNOWN AS BLOCK 512.11, TAX LOT 3028, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75X100 Nearest Cross Street: BAY-DRIVE BEGINNING AT THE NORTHEASTERLY CORNER OF LOT 3029. LOWER TOWNSHIP, TAX BLOCK 512.11 IN THE SOUTHERLY LINE OF FOREST ROAD (50 FEET WIDE) SAID BEGINNING POINT BEING 319.21 FEET SOUTHEASTWARDLY AS MEASURED ALONG SAID LINE FROM ITS INTERSECTION WITH THE SOUTHEASTERLY LINE IF BAY DRIVE (FORMERLY CLUB HOUSE DRIVE 50 FEET WIDE) AND EXTENDING THENCE FROM THE ABOVE DESCRIBED BEGINNING POINT

Prior Lien(s): TOTAL AS OF OCTOBER 17, 2017: \$0.00

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 \$326,422.14 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: FEIN SUCH KAHN AND SHEPARD 7 CENTURY DRIVE, SUITE 201 PARSPIPANNY, NJ 07054

BOB NOLAN, SHERIFF CH755916

1/3, 1/10, 1/17, 1/24, pf \$186.00 6

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 01042917 therein, pending wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES 1 TRUST 2006-AC5, ASSET BACKED CERTIFICATES, SERIES 2006-AC5 is the Plaintiff and JERRY JORGENSEN, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 01/31/2018

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 WILLOW DRIVE, ERMA, NJ 08204

BEING KNOWN AS BLOCK 443, TAX LOT 12 & 13, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 140X120 Nearest Cross Street: WAL-NUT STREET

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 \$256,804.65 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

BOB NOLAN, SHERIFF CH755900

1/3, 1/10, 1/17, 1/24, pf \$182.28 4

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 015883 17 therein, pending wherein, WELLS FARGO BANK N.A. is the Plaintiff and LYNN DYES, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/14/2018

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: 2709 WEAVER AVENUE, VILLAS, NJ 08251

BEING KNOWN AS BLOCK 408, TAX LOT 14, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60X122 Nearest Cross Street: EDNA 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 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 \$124,023.18 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

BOB NOLAN, SHERIFF CH755940

1/17, 1/24, 1/31, 2/7, pf \$181.04 10

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 030870 16 therein, pending wherein, FEDERAL NATIONAL MORTGAGE ASSOCIATION is the Plaintiff and THOMAS F. RAMBO, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/14/2018

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: 121 ORCHARD DRIVE, NORTH CAPE MAY, NJ 08204

BEING KNOWN AS BLOCK 499.13, TAX LOT 11, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 90'X100' Nearest Cross Street: GLADE DRIVE

Prior Lien(s): 4TH QUARTER TAXES OPEN/DUE IN THE AMOUNT OF \$765.22 WATER ACCOUNT PAST DUE IN THE AMOUNT OF \$197.78 SEWER ACCOUNT PAST DUE IN THE AMOUNT OF \$336.34

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 \$106,909.36 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: STERN, LAVINTHAL AND FRANKENBERG, LLC 105 EISENHOWER PARKWAY SUITE 302 ROSELAND, NJ 07068

BOB NOLAN, SHERIFF CH755929

1/17, 1/24, 1/31, 2/7, pf \$183.52 16

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 01541317 therein, pending wherein, STURDY SAVINGS BANK is the Plaintiff and MICHAEL KLINBERGER, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 01/31/2018

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: 1B FIELDVIEW DRIVE, NORTH CAPE MAY, NEW JERSEY

BEING KNOWN AS BLOCK 449.02, TAX LOT 13, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: N/A Nearest Cross Street: MIMOSA DRIVE

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 \$147,153.25 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: PERKSKIE MAIRONE BROG BARRERA & BAYLINSON 1201 NEW ROAD SUITE 204 LINWOOD, NJ 08221

BOB NOLAN, SHERIFF CH755913

1/3, 1/10, 1/17, 1/24, pf \$111.60 5

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Michael Garcia, Ford Scott & Associates, LLC	Borough Auditor	Not to exceed \$29,600	1 Year
McManimon and Scotland, LLC	Bond Counsel	Not to exceed \$10,000	1 Year
Bruce Graham,	Borough Engineer	Not to exceed \$25,000	1 Year
Van Note-Harvey Associates	Special Counsel	Not to exceed \$3,000	
Edward Purcell, Esq.			
Michael Sullivan,	Planner	Not to exceed \$15,000	1 Year
Clark Caton Hintz	Beach Profile Survey	Not to exceed \$9,920	1 Year
Dr. Stewart Farrell	Lake Lily survey	Not to exceed \$7,200	Per contract
Aquatic Analysts, Inc.	Risk Management		
Michael McLaughlin,	Consultant	Not to exceed \$2,300	1 Year
Marsh & McLennan Agency			
		Elaine L. Wallace, RMC, Municipal Clerk	

January 11, 2018/17, pf \$29.76 26

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