



CLASSIFIEDS



YEARLY RENTAL	MISCELLANEOUS	MISCELLANEOUS	BUSINESS OPPORTUNITIES	LEGALS	LEGALS	LEGALS	LEGALS
YR. ROUND RENTAL sm. 2BR, 1BA, 2nd fl. Apt., large deck, Washington St. CM, 2 people max. \$1400 mo+. 215-757-4304 (1/25-2/1) YEARLY RENTAL 1 BR, APT. 2nd fl, large deck, near Cold Spring, No pets, No smoking, \$1050 mo/includes. util. 609-884-1000 (2/1-3/1) HIGHER PRICES PAID Stamps, coins, paper, money collections, gold silver, estate jewelry, guitars, instruments, books, records & more. Member-PCGS, NGC. Bob-609-390-1286 or 609-408-9360. (11/30-1/25) HOME IMPROVMENT Replace your roof with the best looking and longest lasting material – steel from Erie Metal Roofs! Three styles and multiple colors available, Guaranteed to last a lifetime! Limited Time offer -\$500 Discount + Additional 10% off for install (FOR MILITARY, HEALTH WORKERS & 1ST RESPONDERS.) Call Erie Metal Roofs: 1-844-299-1901. (2/1)	CARING for an aging loved one? Wondering about options like senior-living communities and in-home care? Caring.com's Family Advisors are here to help take the guesswork out of senior care for you and your family. Call for FREE, no-obligation consultation: 1-855-833-9210. Financing available. Call Sade Step 1-855-227-0879. (2/1) Eliminate gutter cleaning forever! LeafFilter, the most advanced debris-blocking gutter protection. Schedule a FREE LeafFilter estimate today. 20% off Entire Purchase. Plus 10% Senior & Military Discounts. Call 1-855-516-1257 (2/1) Switch and save up to \$250/year on your talk, text and data. No contract and no hidden fees. Unlimited talk and text with flexible data plans. Premium nationwide coverage. 100% U.S. based customer service. Limited time offer - get \$50 off on any new account. Use code GIFT50. For more information, call 1-866-388-2170 (2/1) GENERAC Standby Generators. The weather is increasingly unpredictable. Be prepared for power outages. FREE 7-Year extended war-	ranty (\$695 value!) Schedule your FREE in-home assessment today. Call 1-844-228-1850 special financing for qualified customers. (2/1) Deliver your message to nearly a million readers. 609-406-0600 ext. 14 for more information. (2/1) Since 1979, Kitchen Magic, a family-owned business offering cabinet refacing, new cabinetry, and luxury countertop throughout the Northeast. We transform kitchens in less time, with less stress, at an amazing value. Call today for a free estimate. 1-833-343-0767. (2/1) Inflation is at 40 year highs. Interest rates are way up. Credit Cards, Medical Bills, Car Loans, Do you have \$10k or more in debt? Call NATIONAL DEBT RELIEF and find out how to pay off your debt for significantly less than what you owe! FREE quote: Call 1-855-386-8829. (2/1) BUSINESS OPPORTUNITIES ATTENTION BUSINESS OWNERS: Do you want to reach nearly a million readers? Place your 25-word	classified ad in over 90 newspapers throughout NJ for \$560. Contact Peggy Arbittell 609-359-7381 or visit www.njpa.org. (2/1) PUBLIC NOTICE Keeping an eye on your governments? Manually search the site or register to receive email notifications and/or save your searches. It's a free public service provided by NJ Press Association at www.nj-publicnotices.com (2/1) PETS Use Happy Jack® Skin Balm® on cats & dogs to treat hot spots & skin allergies without steroids! At Tractor Supply® www.fleabeacon.com (2/1) WANT TO SEE YOUR CLASSIFIED AD IN THIS SECTION? Email Rosanne at ocmnewspapers@gmail.com or call 609-884-3466	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 008740 22 therein, pending wherein, PAPER PROFITS LLC is the Plaintiff and ERIC J ARENBERG, JR, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/22/2023 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: 939 SEASHORE ROAD, LOWER TOWNSHIP, NJ 08204 BEING KNOWN as BLOCK 753.04, TAX LOT 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 1.71 AC Nearest Cross Street: SEA BAY DRIVE A full legal description can be found at the office of the Register TAXES AND OTHER ENCUMBRANCES: 1ST QUARTER OF 2023 OPEN BALANCE IN THE AMOUNT OF \$1,276.66* WATER/SEWER - PLAINTIFF IS UNABLE TO CONFIRM THESE AMOUNTS. PROSPECTIVE PURCHASERS MUST CONDUCT THEIR OWN INVESTIGATION * PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY AND ALL SUBSEQUENT TAXES, WATER AND SEWER AMOUNTS. SUBJECT TO SENIOR MORTGAGE RECORDED ON MAY 8, 1994, IN MORTGAGE BOOK 2258, PAGE 341, IN THE ORIGINAL AMOUNT OF \$95,756.18 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY. ; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$400,020.33 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 1120 ROUTE 73 SUITE 400 MT. LAUREL, NJ 08054 ROBERT A. NOLAN, SHERIFF CH756819 1/25, 2/1, 2/8, 2/15, pf \$236 1	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 00374 22 therein, pending wherein, US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff and VICTOR A. YORIO III, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/08/2023 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 MATHEMEK ST. NORTH CAPE MAY, NJ 08204 BEING KNOWN as BLOCK 496.11, TAX LOT 3, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 75' X 100' IRR Nearest Cross Street: PAKA-HAKE STREET TAXES AND OTHER ENCUMBRANCES: Taxes current through 4th Quarter of 2022 Water/Sewer – Plaintiff is unable to confirm these amounts. Prospective purchasers must conduct their own investigation to determine the same. *Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT 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: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COSTS AND EXPENSES, INCLUDING ATTORNEY'S FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY. ; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME. 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$229,958.88 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: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 130 CLINTON ROAD, SUITE 202 FAIRFIELD, NJ 07004 ROBERT A. NOLAN, SHERIFF CH756821 1/25, 2/1, 2/8, 2/15, pf \$179.00 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 005575 18 therein, pending wherein, FEDERAL NATIONAL MORTGAGE ASSOCIATION (FANNIE MAE), A CORPORATION ORGANIZED AND EXISTING UNDER THE LAWS OF THE UNITED STATES OF AMERICA is the Plaintiff and JOSEPH F. THOMPSON, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/08/2023 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: 200 EAST FLORIDA AVENUE, VILLAS (LOWER TOWNSHIP), NJ 08251 BEING KNOWN as BLOCK 32, TAX LOT 1 (F/K/A 1 & 2), on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 60'X115' Nearest Cross Street: CORAL 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. * 2023 QTR 1 DUE: 02/01/2023 \$1,254.52 OPEN * 2023 QTR 2 DUE: 05/01/2023 \$1,254.52 OPEN * WATER: LOWER MUA 2900 BAYSHORE RD, VILLAS, NJ 0851 609-886-7146 ACCT: 12963 0 7/15/2022 - 10/15/2022 \$62.48 OPEN PLUS PENALTY \$187.44 OPN PLUS PENALTY; OWED IN ARREARS * SEWER: LOWER MUA 2900 BAYSHORE RD, VILLAS, NJ 0851 609-886-7146 ACCT: 12963 0 10/01/2022 - 12/31/2022 \$80.00 OPEN PLUS PENALTY \$160.00 OPEN PLUS PENALTY; OWED IN ARREARS 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. FOR SALE INFORMATION, PLEASE VISIT AUCTION. AT WWW.AUCTION.COM OR CALL (800)280-2832 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$229,958.88 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: ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC 130 CLINTON ROAD, SUITE 202 FAIRFIELD, NJ 07004 ROBERT A. NOLAN, SHERIFF CH756819 1/25, 2/1, 2/8, 2/15, pf \$179.00 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 006160 21 therein, pending wherein, U.S. BANK NATIONAL ASSOCIATION TRUST NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR RCF2 ACQUISITION is the Plaintiff and BETTINA G. NUDING, ET AL is the Defendant, I shall expose to sale at public venue on: WEDNESDAY, 02/08/2023 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 EVERGREEN AVENUE, VILLAS, NJ 08251 BEING KNOWN as BLOCK 336, TAX LOT 7 & 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 50' X 115' Nearest Cross Street: PERSPER AVENUE SUPERIOR INTERESTS (if any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession / rights protected by the NJ Anti-Eviction Act; All local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A. 46B:21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriff's costs, commission, deed recording fees and realty transfer fees; Any solar panels affixed to the property will not be conveyed by this sale. VACANT LOT FEE - Contact Clerk at 609-886-2005 x 111 for updates as of 12/07/2022 Lower MUA holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$62.48 plus penalty and \$499.84 Plus penalty in arrears - water; \$80.00 plus penalty and \$640.00 plus penalty in arrears-sewer as of 12/07/2022 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$61,126.44 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 308 HARPER DRIVE, SUITE 210 MOORESTOWN, NJ 08057 ROBERT A. NOLAN, SHERIFF CH756814 1/11, 1/18, 1/25, 2/1, pf \$178.00 1



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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 003766 20 therein, pending wherein, U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff and EDNA A. MURRAY, ET AL is the Defendant, I shall expose to sale at public venue on:

WEDNESDAY, 02/08/2023

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:

166 ARBOR ROAD LOWER TWP. NJ 08251

MAILING ADDRESS: 166 ARBOR ROAD, VILLAS, NJ 08251

BEING KNOWN as **BLOCK 349.13, TAX LOT 31**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 75 X 100

Nearest Cross Street: ELMWOOD AVENUE

*ALSO SUBJECT TO SUBSEQUENT TAXES, WATER AND SEWER PLUS INTEREST THROUGH DATE OF PAYOFF

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.

THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT

A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$162,495.23 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: PARKER MCCAY 9000 MIDLANTIC DRIVE, SUITE 300 PO BOX 5054 MT. LAUREL, NJ 08054

ROBERT A. NOLAN, SHERIFF CH756816

1/11, 1/18, 1/25, 2/1, pf \$146 3

NOTICE OF SPECIAL BOARD OF EDUCATION MEETINGS

The Board of Education of the Lower Cape May Regional School District shall be having Special Meetings regarding the new superintendent search and the interviewing of candidates. The Special Meetings will be held in the Administration Building, located at 687 Route 9, Erma, Township of Lower, County of Cape May, State of New Jersey. The following schedule is to be published and posted in compliance with the Open Public Meetings Law of the State of New Jersey:

Special Board of Education Meeting Dates:

1:15pm on February 8, 2023

4:15pm on February 15, 2023

2/1, pf \$9.50 2

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