



CLASSIFIEDS



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FOR SALE!
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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 free public service provided by NJ Press Association at www.njpublicnotices.com (4/12)

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I AM A HOME IMPROVEMENT CONTRACTOR looking for someone to help me run the Business. No Exp. Necessary-Will Train. Starting pay \$15ph. After a probation period-salary increases based on talents. Call & leave a message 609-628-4343 (3/8-4/12)

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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.

Miscellaneous

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Miscellaneous

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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. (4/12)



Legal Notice

Notice is hereby given to the legal voters of the Cape May Cape May Point school district, in the County of Cape May of the State of New Jersey, that a Public Hearing will be held in the Conference Room of the Cape May Point Borough Hall, 215 Lighthouse Avenue, Cape May Point, NJ 08212, on April 25, 2023 5:30pm, for the purpose of conducting a public hearing on the following budget for the 2023-2024 school year.

Legal Notice

Advertisement Enrollments

Legal Notice

Advertisement Enrollments

Legal Notice

Advertisement Enrollments

Enrollment Categories	October 15, 2021		October 15, 2022		October 13, 2023	
	Actual	Estimated	Actual	Estimated	Actual	Estimated
Pupils Sent to Other Districts - Reg Prog	2	1	1	1	1	1
Pupils Sent to Other Dist - Spec Ed Prog	0	0	0	0	0	0

Budget Category	2021-22 Actual		2022-23 Revised		2023-24 Proposed	
	Account	Actual	Revised	Proposed	Actual	Proposed
Operating Budget:						
Revenues from Local Sources:						
Local Tax Levy	10-1210	103,118	103,118	103,118	103,118	103,118
Unrestricted Miscellaneous Revenues	10-1XXX	44	150	100	100	100
Interest Earned On Current Expense Emergency Reserve	10-1XXX	0	50	50	50	50
Total Revenues from Local Sources		103,162	103,268	103,268	103,268	103,268
Revenues from State Sources:						
Categorical Transportation Aid	10-3121	1,796	1,796	1,796	1,796	1,796
Categorical Special Education Aid	10-3132	5,348	4,000	0	0	0
Categorical Security Aid	10-3177	368	368	231	231	231
Adjustment Aid	10-3178	4,521	0	0	0	0
Total Revenues from State Sources		12,033	6,164	2,027	2,027	2,027
Budgeted Fund Balance-Operating Budget	10-303	0	39,840	0	0	0
Actual Revenues (Over)/Under Expenditures		-50,319	0	0	0	0
Total Operating Budget		64,876	149,272	105,295	105,295	105,295
Total Revenues/Sources		64,876	149,272	105,295	105,295	105,295
Total Revenues/Sources Net of Transfers		64,876	149,272	105,295	105,295	105,295

Budget Category	2021-22 Actual		2022-23 Revised		2023-24 Proposed	
	Account	Actual	Revised	Proposed	Actual	Proposed
General Current Expense:						
Instruction:						
Support Services:						
Undistributed Expenditures-Instruction (Tuition)	11-000-100-XXX	43,198	118,810	71,009	71,009	71,009
Undistributed Expenditures-Support Services-General Administration	11-000-230-XXX	6,531	12,676	12,900	12,900	12,900
Undistributed Expenditures-Central Services	11-000-251-XXX	12,000	12,000	15,000	15,000	15,000
Undistributed Expenditures-Student Transportation Services	11-000-270-XXX	2,000	4,786	4,786	4,786	4,786
Personal Services-Employee Benefits	11-XXX-XXX-2XX	1,147	1,000	1,550	1,550	1,550
Total Undistributed Expenditures		64,876	149,272	105,245	105,245	105,245
Interest Earned on Current Expense Emergency Res	10-607	0	50	50	50	50
Total General Current Expense		64,876	149,272	105,295	105,295	105,295
General Fund Grand Total		64,876	149,272	105,295	105,295	105,295
Total Expenditures/Appropriations		64,876	149,272	105,295	105,295	105,295
Total Expenditures Net of Transfers		64,876	149,272	105,295	105,295	105,295

Budget Category	Audited Balance 06-30-2021		Audited Balance 06-30-2022		Estimated Balance 06-30-2023		Estimated Balance 06-30-2024	
	Balance	Change	Balance	Change	Balance	Change	Balance	Change
Unrestricted:								
(General Operating Budget)	250,000	247,508	247,508	247,508	247,508	247,508	247,508	247,508
(Repayment of Debt)	0	0	0	0	0	0	0	0
Restricted for Specific Purposes:								
(General Operating Budget)								
--Capital Reserve	0	0	0	0	0	0	0	0
--Adult Education Programs	0	0	0	0	0	0	0	0
--Maintenance Reserve	0	0	0	0	0	0	0	0
--Legal Reserve	86,954	39,840	39,840	39,840	39,840	39,840	39,840	39,840
--Unemployment Fund	1,679	1,604	1,604	1,604	1,604	1,604	1,604	1,604
--Tuition Reserve	0	0	0	0	0	0	0	0
--Current Expense Emergency Reserve	62,188	162,188	162,188	162,188	162,188	162,188	162,188	162,188
--Impact Aid Reserve for General Expenses (Sections 8002 and 8003)	0	0	0	0	0	0	0	0
--Impact Aid Reserve for Capital Expenses (Sections 8007 and 8008) (Special Revenue Fund)	0	0	0	0	0	0	0	0
--Student Activity Fund	0	0	0	0	0	0	0	0
--Scholarship Fund (Repayment of Debt)	0	0	0	0	0	0	0	0
--Restricted for Repayment of Debt	0	0	0	0	0	0	0	0

LOWER CAPE MAY REGIONAL BOARD OF EDUCATION NOTICE OF PUBLIC HEARING ON SUPERINTENDENT'S EMPLOYMENT CONTRACT

Pursuant to N.J.S.A. 18A:11-11, the Lower Cape May Regional Board of Education (hereinafter the "Board") is providing notice of its intent to hold a public hearing and to take action to amend, extend and/or alter contract terms and conditions of the Superintendent at its regular meeting to be held at the Board Room in the Administration Building, 687 Route 9, Cape May, NJ on April 26, 2023, at 5:00 p.m. Said public notice was provided to the public via posting in the Administration Building, 687 Route 9, Cape May, NJ, and on the district's public website. Prior to this action the Board will permit the public to make comments on the proposed contract amendment at the aforementioned meeting. The Board, pursuant to N.J.S.A. 10:4-12 (b), the Open Public Meeting Act, shall not publicly discuss personal matters and shall not respond to comments made by members of the public. However, the Board will give all comments appropriate consideration. Copies of the contract are available for review by contacting Mark Mallett, School Business Administrator/Board Secretary at 609-884-3475 ext. 206. Please be aware that the Superintendent retains his right to privacy and shall retain all rights regarding defamation and slander according to the laws of New Jersey. The Board shall not be held liable for comments made by members of the public.

BY ORDER OF THE LOWER CAPE MAY REGIONAL BOARD OF EDUCATION

Mark Mallett, Board Secretary
Date: April 4, 2023

4/12, pf \$20.00 1

TOWNSHIP OF LOWER NOTICE OF PENDING ORDINANCE

Ordinance #2023-06

An Ordinance of the Township of Lower Vacating, Surrendering and Extinguishing the Public Rights of a Portion of Yuma Avenue located between Cardinal Avenue and Georgia Avenue This Ordinance vacates a portion of Yuma Avenue

Notice is hereby given that Ordinance #2023-06 was introduced and passed on first reading at the Township Council meeting held April 3, 2023 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting to be held Monday, May 1, 2023 at 5:00 pm at the Municipal Building, 2600 Bayshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinance. Copies of the Ordinance may be picked up at the Township Clerk's Office Monday thru Friday, 8:30am - 4:30pm up to and including May 1, 2023.

Julie A Picard
Township Clerk

4/12, pf \$14.00 3

LEGAL NOTICE CITY OF CAPE MAY HISTORIC PRESERVATION COMMISSION

Public Notice is hereby given that consultant Steven Smolyn will give a presentation on City of Cape May Design Standards Draft on Monday, April 24, at 6:00 p.m. in the City Hall Auditorium, 643 Washington Street, Cape May, New Jersey. This notice is being given in compliance with the Open Public Meetings Act and the Municipal Land Use Law of the State of New Jersey.

Judith E. Decker
Historic Preservation Commission Secretary
April 4, 2023

4/12, pf \$10.00 4

TOWNSHIP OF LOWER CLERK'S OFFICE 2600 BAYSHORE ROAD VILLAS, NJ 08251

IN COMPLIANCE WITH THE OPEN PUBLIC MEETINGS ACT In compliance with Chapter 231 of the Laws of New Jersey, 1975, the following constitutes the CORRECT 2023 schedule of Lower Township Historic Preservation Commission Meeting Dates beginning at 6:00 p.m. prevailing time.

April 27, 2023	September 27, 2023
May 24, 2023	October 25, 2023
June 28, 2023	November 15, 2023
August 23, 2023	

All meetings will be open to the public and action may be taken. Meetings will be held in the Meeting Room of Township Hall, 2600 Bayshore Road, Villas, New Jersey.

Julie A. Picard, RMC
Township Clerk

4/12, pf \$13.00 6

Legal Notice

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 012696 22 therein, pending wherein, SANTANDER BANK, N.A. is the Plaintiff and THOMAS W RIPPAMAN, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 05/03/2023**

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 CITY OF CAPE MAY-County of Cape May in State of New Jersey.

Commonly known as: **1333 MISSOURI AVENUE, CAPE MAY, NJ 08204**

BEING KNOWN as **BLOCK 1157, TAX LOT 26**, on the official Tax Map of the CITY OF CAPE MAY, County of Cape May, New Jersey.

Dimensions of Lot: 42 FT X 125 FT

Nearest Cross Street: PITTSBURGH 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.

** 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 \$258,129.55 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: BROCK & SCOTT, PLLC 302 FELLOWSHIP ROAD SUITE 130 MT. LAUREL, NJ 08054

ROBERT A. NOLAN, SHERIFF 23000109

4/5, 4/12, 4/19, 4/26, pf \$137.00 5

Legal Notice

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 7645-22 therein, pending wherein, ARTWIT, LLC is the Plaintiff and SHAWMOUNT ESTATES, LLC, JOHN W. KORNICK, MARCELLO MOGAVERO, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 05/03/2023**

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: **10 SHAWMOUNT AVENUE BEING KNOWN as BLOCK 494.01, TAX LOT 28**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (AP-PROX.) 7.396 ACRES AMOUNT DUE FOR TAXES: As of March 10, 2023, the second quarter taxes for tax year 2023 are due and owing in the amount of \$1,503.39. 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 thereof. 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.

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 Mortgage Book M6181, Page 900 et seq., New Jersey, and the Writ of Execution on file with the Sheriff of Cape May County.

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 \$778,750.42 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: NORGAAARD, O'BOYLE & HANNON 810 ASBURY AVENUE OCEAN CITY, NJ 08226

ROBERT A. NOLAN, SHERIFF 23000092

4/5, 4/12, 4/19, 4/26, pf \$155.00 3

Legal Notice

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 009152-22 therein, pending wherein, DEUTSCHE TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2006-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2006-3 is the Plaintiff and PEGGY A. VANDERWENDE, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 05/03/2023**

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: **501 WHILDHAM AVE. LOWER TOWNSHIP, NJ 08204**

BEING KNOWN as **BLOCK 653, TAX LOT 3**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 60X125

Nearest Cross Street: HOLMES 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.

2023 QTR 1 DUE: 02/01/2023 \$686.06 OPEN

2023 QTR 2 DUE: 05/01/2023 \$686.05 OPEN

WATER: Lower MUA 2900 Bayshore Road Villas, NJ 08251609-886-7146 Acct: 9332 0 07/15/2022 - 10/15/2022 \$62.48 OPEN PLUS PENALTY: \$139.40 OPEN PLUS PENALTY OWED IN ARREARS subject to final reading.

SEWER: Lower MUA 2900 Bayshore Road Villas, NJ 08251609-886-7146 Acct: 9332 0 04/01/2023 - 06/30/2023 \$80.00 OPEN PLUS PENALTY: 04/01/2023 \$160.00 OPEN PLUS PENALTY OWED IN ARREARS subject to final reading.

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 \$137,504.61 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: RAS CITON, LLC 130 CLINTON ROAD, SUITE 202 FAIRFIELD, NJ 07004

ROBERT A. NOLAN, SHERIFF 23000088

4/5, 4/12, 4/19, 4/26, pf \$175.00 1

Legal Notice

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 010579-22 therein, pending wherein, CALLBER HOME LOANS, INC. is the Plaintiff and ROBERT LEAP AND ANGELA LEAP, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 05/03/2023**

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: **1738 STAR AVENUE, VILLAS, NJ 08251**

BEING KNOWN as **BLOCK 410.19, TAX LOT 9**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: 65'X105'

Nearest Cross Street: GREENWOOD AVENUE

TAXES AND OTHER ENCUMBRANCES:

Taxes current through 1st quarter of 2023

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 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 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, EASMENTS 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 Mortgagee or the Mortgagee's attorney.

Amount due under judgment is \$159,055.92 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, PC 1120 ROUTE