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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 015303 18 therein, pending wherein, WELLS FARGO BANK, N.A., is the Plaintiff and ROBERT C. SMITH JR., ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **201 PINE ST, Cape May, NJ 08204-3826** BEING KNOWN as **BLOCK 420, TAX LOT 1**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 290.20FT X 200.54FT X 304.95FT X 200.00FT Nearest Cross Street: BREAKWATER 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.** 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 \$290,667.87 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. **ADVERTISE SUBJECT USA'S RIGHT OF REDEMPTION:** Pursuant to 28, U.S.C. Section 24210©, this sale is subject to a 1 year right of redemption held by the united states of america by virtue of its lien: criminal judgment and civil judgment. i. Criminal judgment: UNITED STATES OF AMERICA versus Robert C. Smith a/k/a Robert Christopher Smith filed in the United States District Court of New Jersey, judgment No:CR-000624-2015 entered on March 24,2016 in the amount of \$3,066.00 Plus costs and interest. ii. Civil judgement: UNITED STATES OF AMERICA versus Joann Smith filed in the United States District Court of New Jersey, judgment No: CV-003846-1999 entered on September 24, 1999 in the amount of \$4,6357.70 Plus cost and interest. All publication costs are paid for by the Plaintiff. ATTORNEY: PHELAN, HALLINAN, DIAMOND & JONES SUITE 1400 PHILADELPHIA, PA 19103 BOB NOLAN, SHERIFF CH756433 1/23, 1/30, 2/06, 2/13, pf \$221.96 8

HELP WANTED

FREELANCE WRITER to cover municipal meetings and write feature stories. Prefer knowledge of Associated Press Stylebook and have the ability to take clear photos. Paid by the assignment. Email resume to: cmstarwave@comcast.net. (ff)

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BUSINESS OPPORTUNITIES

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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 033676 16 therein, pending wherein, THE BANCORP BANK, is the Plaintiff and OSPREY LANDING DEVELOPMENT COMPANY, LLC, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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. All that certain lot, piece of land, with the buildings and improvements thereon erected, situate, lying and being in the City of Cape May, in the County of Cape May, State of New Jersey BEING KNOWN as (1) **BLOCK 1061, TAX LOT 101.06, 101.07, 101.11, 101.12, (2) BLOCK 1061.01, TAX LOT 1, 2, 3, 4, 5, 6, 7, (3) BLOCK 1061.02, TAX LOT 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11** on the official Tax Map of CAPE MAY, County of Cape May, New Jersey. Street: ROSEMANS LANE & PHARO LANE Dimensions of Lot: (AP-PROX.) 7 ACRES Nearest Cross Street: LAFAYETTE STREET BEGINNING POINT: NORTHWEST LINE OF LAFAYETTE STREET (40 FEET WIDE) WHERE THE SAME IS INTERSECTED BY THE DIVISION LINE BETWEEN LOT 95 AND LOT 97 IN BLOCK 1061 (TAX MAP) 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 \$20,210,728.48 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 CH756448 2/06, 2/13, 2/20, 2/27, pf \$146.32 13

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MISCELLANEOUS

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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 DJ 040479 08 therein, pending wherein, LT ASSET RECOVERY LLC, SHORE RECOVERY LLC ASSIGNEE, is the Plaintiff and ELIZABETH DEVLIN, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **31 LOCUST ROAD** BEING KNOWN as **BLOCK 252, TAX LOT 58312**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 50X100 FULL DESCRIPTION IN DEED BOOK 1722, PAGE 713 Number of Foot to Nearest Cross Street: APPROXIMATELY 450' TO BAYSHORE ROAD Pror Lien(s): MORTGAGE - APPROXIMATELY \$22,000 AMERICAN GENERAL FINANCE SMALL CITIES REHABILITATION 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 \$698.42 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: RAGAN & RAGAN 3100 ROUTE 138 WEST WALL, NJ 07719 BOB NOLAN, SHERIFF CH756424 1/23, 1/30, 2/06, 2/13, pf \$158.72 5

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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 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 031033 14 therein, pending wherein, LAKEVIEW LOAN SERVICING, is the Plaintiff and NICHOLAS A. CASTELLANO, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 03/06/2019** 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: **52 HERON WAY, NORTH CAPE MAY, NJ 09204** BEING KNOWN as **BLOCK 499.20, TAX LOT 17**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (AP-PROX.) 65 FEET WIDE BY 100 FEET LONG Nearest Cross Street: FIRE LANE 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 \$146,592.53 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 CH756447 2/06, 2/13, 2/20, 2/27, pf \$148.80 14

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 018182 18 therein, pending wherein, DITECH FINANCIAL, is the Plaintiff and KENNETH J. HAUGHT, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 03/06/2019** 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: **407 GORHAM AVENUE, LOWER TOWNSHIP, NJ 08204** BEING KNOWN as **BLOCK 627, TAX LOT 3**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (AP-PROX.) 65.00 FEET BY 100.00 FEET Nearest Cross Street: HOLMES 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$20,210,728.48 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 CH756448 2/06, 2/13, 2/20, 2/27, pf \$146.32 13

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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 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 012978 18 therein, pending wherein, NATIONSTAR MORTGAGE LLC D/B/A MR. COOPER, is the Plaintiff and TIMOTHY JOSEPH WILLIAMS, ET AL is the Defendant, I shall expose to sale at public venue on: **WEDNESDAY, 02/20/2019** 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: **27 EVERGREEN AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251** BEING KNOWN as **BLOCK 344, TAX LOT 36, 38 AND 40**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 75 X 125 Nearest Cross Street: SITUATED ON THE SOUTH-WESTERLY SIDE OF EVERGREEN AVENUE, NEAR THE SOUTHEASTERLY SIDE OF LUCILE AVENUE 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 NJSA 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 Mortgagor, the Mortgagee or the Mortgagee's attorney. Amount due under judgment is \$121,175.28 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 COMMERCE PARKWAY SUITE B MT. LAUREL, NJ 08054 BOB NOLAN, SHERIFF CH756423 1/23, 1/30, 2/06, 2/13, pf \$177.32 4

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