

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS 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 005162 17 therein, pending wherein, UNITED STATES OF AMERICA is the Plaintiff and YAHAIIRA MALDONADO, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/12/2018

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: 48 EAST PACIFIC AVENUE, TOWNSHIP OF LOWER, NJ 08251, WITH A MAILING ADDRESS OF 48 EAST PACIFIC AVENUE, VILLAS, NJ 08251

BEING KNOWN as BLOCK 88, TAX LOT 29 & 30, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: (APPROX.) 50 FEET WIDE BY 100 FEET LONG

Nearest Cross Street: CORNELL STREET

Prior Lien(s): A. 2ND QTR TAXES OPEN \$542.48 (OPEN PLUS INTEREST AND PENALTY AFTER 5/1/2018)

B. OPEN SEWER \$98.13 (OPEN PLUS INTEREST AND PENALTY AFTER 7/1/2018)

C. DELINQUENT UTILITY BALANCES MAY BE SUBJECT TO TAX SALE, PLEASE CONTACT THE TAX COLLECTOR FOR MORE INFORMATION

D. 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.

E. SUBJECT TO PRIOR MORTGAGES AND JUDGEMENTS (IF ANY)

F. CURRENT TAXES SUBJECT TO THE HOMESTEAD BENEFIT CREDIT. SUCCESSFUL PURCHASER SHOULD CONTACT THE TOWNSHIP OF LOWER TO SEE IF THEY QUALIFY FOR THE HOMESTEAD BENEFIT CREDIT.

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 \$242,504.61 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: FRANK J. MARTONE, PC 1455 BROAD STREET, BLOOMFIELD, NJ 07003 BOB NOLAN, SHERIFF CH756214 8/15, 8/22, 8/29, 9/5, pf \$217.00 6a

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 037582 13 therein, pending wherein, PNC BANK, NATIONAL ASSOCIATION. is the Plaintiff and JENNIFER A. BUSSELL, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/26/2018

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: 132 WEST GREENWOOD AVENUE, LOWER TWP., NJ 08251, WITH A MAILING ADDRESS OF 132 WEST GREENWOOD AVENUE, VILLAS, NJ 08251

BEING KNOWN as BLOCK 289, TAX LOT 42 AKA 42 & 43, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.

Dimensions of Lot: (APPROX.) 60 FEET BY 90 FEET

Nearest Cross Street: YALE STREET

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 \$273,105.48 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 CH756236 8/29, 9/5, 9/12, 9/19, pf \$151.28 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 1803 18 therein, pending wherein, PNC BANK, NATIONAL ASSOCIATION is the Plaintiff and WILLIAM R. HOWARTH, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/26/2018

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: 2205 BAYSHORE ROAD, LOWER TOWNSHIP, NJ 08251, WITH A MAILING ADDRESS OF 2205 BAYSHORE ROAD, VILLAS, NJ 08251

BEING KNOWN as BLOCK 344, TAX LOT 1.03, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey. Dimensions of Lot: 100 X 108

Nearest Cross Street: CLOVER DALE AVENUE

BEGINNING AT A POINT IN THE NORTHEASTERLY LINE OF CLOVERDALE AVENUE (56.00 FEET WIDE), SAID POINT BEING LOCATED AT THE NORTHWESTERLY END OF THE CURVE CONNECTING THE NORTHEASTERLY LINE OF CLOVERDALE AVENUE WITH THE NORTHWESTERLY LINE OF BAYSHORE ROAD (33.00 FEET TO THE CENTERLINE), SAID CURVE HAVING A RADIUS OF 20.00 FEET; THENCE

PRIOR LIENS/ENCUMBRANCES WATER OPEN WITH PENALTY \$112.07 TOTAL AS OF JUNE 26, 2018: \$112.07

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 \$257,454.54 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 PARSIPPANY, NJ 07054 BOB NOLAN, SHERIFF CH756242 8/29, 9/5, 9/12, 9/19, pf \$186.00 4

LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS LEGALS

TOWNSHIP OF LOWER CAPE MAY COUNTY, NJ NOTICE OF TAX TITLE LIEN SALE

Public notice is hereby given that I, Kathy Brown, Tax Collector of the Township of Lower, in the County of Cape May, State of New Jersey will sell at public auction in the conference room of the municipal building at 2600 Bayshore Road, Villas, NJ on the 26th day of September, 2018 at 10:00 a.m. the following described lands:

Said properties will be sold to the person who bids the lowest rate of interest but in no case will exceed 18% per annum. Any parcel for which there is no bidder shall be struck off and sold to the Township of Lower at 18% per annum. Payment shall be made before the conclusion of the sale in the form of cash, certified check, cashiers check or money order. All payments made prior to tax sale must include all 2018 interest pursuant to Chapter 75 laws of 1991.

This sale is made under the provisions of the "Tax Sale Law," Title 54, Chapter 5, Revised Statutes of New Jersey. Industrial Properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10-23.1 et seq.), the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq.). In addition the municipality is precluded from issuing a tax sale certificate to any prospective purchaser who is or may be in any way connected to the prior owner or operator of the site.

IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY. The following is a description of the land and the owner's name as obtained from the Tax Duplicate of 2018, in my office and the total amount due as computed to September 26, 2018.

Table with columns: Block, Lot, Qualifier, Owner Name, Amount, Type, Other Qual. Lists property details and owner information for various lots.

T - Property Taxes W - Water S - Sewer E - Connections O - Trash A - Sp Assmnt 1 - Lot Clearing 2 - Sewer Connec 3 - MSF Q - QFARM B - Bill Board R - Cell Tower

8/29, 9/5, 9/12, 9/19, pf \$1,244.96 19

Advertisement for Cape May Star & Wave featuring a smiley face icon and text: 'Did you notice this ad? Then imagine the number of readers and consumers in Cape May that noticed it too! Advertise your products and services and get noticed by 15,000 readers.'

Large advertisement for Cape May Star & Wave newspaper. Includes the masthead logo, a lighthouse illustration, and subscription information: '\$42 - One Year Subscription', '\$75 - Two Year Subscription', '\$22 - Six Month Subscription'. Gift certificates available. Contact: 609-884-3466.

Recycling advertisement with three recycling symbols and the text: 'REDUCE • REUSE • RECYCLE'