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ADVERTISEMENTS for these columns should be in the office of the Cape May Star and Wave NO LATER THAN 10am MONDAY for Wednesday Publication.
• NOTICE •
Advertisers should check their advertisement the first day of insertion for errors. The newspaper shall not be liable for typographical errors after first insertion and credit for errors in publication will be limited to that portion of the ad wherein error occurred.

609-884-3466

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 033033 16 therein, pending wherein, U.S. BANK N.A., AS TRUSTEE, ON BEHALF OF THE J.P. MORGAN MORTGAGE ACQUISITION CORP. 2006-FRE2 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-FRE2 is the Plaintiff and OANH PHAM, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/17/2017
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:
5 LINDA SUE LANE, CAPE MAY, NJ 08204
BEING KNOWN AS **BLOCK 748, TAX LOT 7.15**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 150X310
Nearest Cross Street: BAYSHORE ROAD
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.
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.
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 \$728,602.31 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: MICHAEL MILSTEAD & ASSOCIATES 1 EAST STOW ROAD MARLTON, NJ 08053
GARY G. SCHAFFER, SHERIFF CH755890 12/20, 12/27, 1/3, 1/10, pf \$173.60 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 009391 15 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR AGENT SECURITIES INC. ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-W3 is the Plaintiff and VICTORIA ANN WEINERT, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/17/2018
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:
14 CANTERBURY WAY, COLD SPRINGS, NJ 08204
BEING KNOWN AS **BLOCK 753.27, TAX LOT 12**, 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: N/A
TAXES: CURRENT THROUGH 3RD QUARTER OF 2017
OTHER: *PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY AND ALL SUBSEQUENT TAXES, WATER AND SEWER.
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.
A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAPE MAY COUNTY.
Amount due under judgment is \$348,667.32 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 1040 N. KINGS HIGHWAY SUITE 407 CHERRY HILL, NJ 08034
GARY G. SCHAFFER, SHERIFF CH755888 12/20, 12/27, 1/3, 1/10, pf \$177.32 7

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 03714215 therein, pending wherein, DITECH FINANCIAL LLC is the Plaintiff and BRETT THOMAS DINKELACKER, 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:
46 EAST PACIFIC AVENUE, LOWER TOWNSHIP, NJ 08251 WITH A MAILING ADDRESS OF 46 EAST PACIFIC AVENUE, VILLAS, NJ 08251
BEING KNOWN AS **BLOCK 88, TAX LOT 27 & 28**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 100'X50'
Nearest Cross Street: CORNELL STREET
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 \$146,718.76 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: PLUESE, BECKER & SALTZMAN 20000 HORIZON WAY MT. LAUREL, NJ 080544318
GARY G. SCHAFFER, SHERIFF CH755906 1/3, 1/10, 1/17, 1/24, pf \$147.56 9

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 032678 16 therein, pending wherein, THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK, N.A. AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC. is the Plaintiff and DOMINICK PAGLIONE, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/17/2017
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:
120 SUNSET DRIVE, ERMA, NJ 08204
BEING KNOWN AS **BLOCK 426.02, TAX LOT 22**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50'X100'
Nearest Cross Street: BREAKWATER ROAD
TAXES: CURRENT THROUGH 3RD QUARTER OF 2017
OTHER: 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.
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 \$524,137.01 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 1040 N. KINGS HIGHWAY SUITE 407 CHERRY HILL, NJ 08034
GARY G. SCHAFFER, SHERIFF CH755882 12/20, 12/27, 1/3, 1/10, pf \$171.12 3

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 02851814 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB F/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST is the Plaintiff and COLLEEN M. SMALL, 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:
200 LENOX AVENUE, FISHING CREEK, NJ 08204
BEING KNOWN AS **BLOCK 410.01, TAX LOT 39.16**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: .91 AC
Nearest Cross Street: HOLLY DRIVE
*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 \$108,959.40 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 BOX 5054 MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF CH755903 1/3, 1/10, 1/17, 1/24, pf \$166.16 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 047817 14 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUSR=, NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST is the Plaintiff and REBECCA A. FREDERICK, 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:
145 EAST ATLANTIC AVENUE, LOWER TWP, NJ 08251
BEING KNOWN AS **BLOCK 93, TAX LOT 45 & 46**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50X100
Nearest Cross Street: HARBOR 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 \$108,959.40 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 BOX 5054 MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF CH755902 1/3, 1/10, 1/17, 1/24, pf \$172.36 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 026511 14 therein, pending wherein, DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF LONG BEACH MORTGAGE LOAN TRUST 2006-WL3, ASSET-BACKED CERTIFICATES, SERIES 2006-WL3 is the Plaintiff and JEANNI L SEETORONK, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 01/17/2017
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:
202 MATHEWS AVENUE, VILLAS, NJ 08251
BEING KNOWN AS **BLOCK 201, TAX LOT 1 & 2**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 80X100
Nearest Cross Street: FRANKLIN 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 Mortgagor, 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.
SUBJECT TO TAX SALE CERTIFICATE #S:
Tax Sale Certificate Number: 09-00018 in the amount of \$284.50
Tax Sale Certificate Number: 13-00045 in the amount of 284.50
Amount due under judgment is \$491,858.57 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
GARY G. SCHAFFER, SHERIFF CH755878 12/20, 12/27, 1/3, 1/10, pf \$210.80 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 047089 13 therein, pending wherein, MTGLQ INVESTORS, L.P. is the Plaintiff and LINDA CRUMBOCK, 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:
426 FOREST ROAD, VILLAS NJ 08251
BEING KNOWN AS **BLOCK 512.11, TAX LOT 3032**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50X100
Nearest Cross Street: FOREST ROAD & CLUBHOUSE DRIVE (APPROX. 119 FEET AWAY)
AMOUNT DUE FOR TAXES: Subject to USA's right of redemption: Pursuant to 28, U.S.C 2410 (c), this sale is subject to a 120 day right of redemption held by the United States of America o/b Internal Revenue Service by virtue of its Federal Tax Lien in the amount of \$13,085.52 dated September 25, 2012 and recorded on October 4, 2012 under Book G50 at Page 715 (Serial No. 895797812). Subject to any unpaid taxes, municipal or other 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 Mortgagor, 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 mortgage recorded in the Office of the Register/Clerk of Cape May County in Mortgage Book M5001 at Page 981, et Seq., Cape May, 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.



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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 01541317 therein, pending wherein, STURDY SAVINGS BANK is the Plaintiff and MICHAEL KLINEBURGER, 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 Mortgagor, 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: PERSKIE MAIRONE BROG BARRERA & BAYLINSO 1201 NEW ROAD SUITE 204 LINWOOD, NJ 08221
GARY G. SCHAFFER, SHERIFF CH755913 1/3, 1/10, 1/17, 1/24, pf \$111.60 12