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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 23915 08 therein, pending wherein, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL FUNDING MORTGAGE SECURITIES I, INC., MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-S7 is the Plaintiff and JAY ALEXANDER, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
227 ROSEANN AVENUE, NORTH CAPE MAY, NJ 08204-3477
BEING KNOWN AS **BLOCK 494.18, TAX LOT 30**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 60.00FT X 100.00FT X 60.00FT X 100.00FT
Nearest Cross Street: CROYDEN DRIVE
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 Mortgagor, 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 \$424,156.83 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:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755689
8/9, 8/16, 8/23, 8/30, pf \$184.76
1

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 055261 10 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and THOMAS MCHUGH, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
105 VERMONT AVENUE, LOWER TOWNSHIP, NJ 08251-1550
BEING KNOWN AS **BLOCK 334.14, TAX LOT 11**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50FT X 100FT
Nearest Cross Street: STATES 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 Mortgagor, 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 \$178,825.64 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:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755679
8/9, 8/16, 8/23, 8/30, pf \$181.04
5

CLASSIFIED ADVERTISING

DEADLINES
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 1269-15 therein, pending wherein, LSF8 MASTER PARTICIPATION TRUST is the Plaintiff and MARYANN MURRAY, ET AL, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
166 ARBOR ROAD, LOWER, NJ 08251, WITH A MAILING ADDRESS OF 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
HEIRS AND ASSIGNS, ALL THAT ONE CERTAIN LOT OR PARCEL OR GROUND, TOGETHER WITH BUILDINGS ERRECTED THEREON, SITUATE IN WILDWOOD VILLAS, LOWER TOWNSHIP, CAPE MAY COUNTY, NEW JERSEY; BEING KNOWN AND DESIGNATED AS LOT NO. 31, BLOCK 5, SECTION 12, ACCORDING TO A PLAN OF WILDWOOD VILLAS, SECTION 12, WHICH PLAN WAS PREPARED BY O. M. CORSON, CIVIL ENGINEER, AND FILED IN THE COUNTY CLERK'S OFFICE AT CAPE MAY COURT HOUSE, NEW JERSEY; CONTAINING SEVENTY-FIVE HUNDRED SQUARE FEET (7500 SQ. FT.) BE THE SAME OR LESS.
Prior Lien(s):
WATER OPEN + PENALTY: \$62.48
TOTAL AS OF MAY 19, 2017: \$62.48
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 \$115,197.38 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
GARY G. SCHAFFER, SHERIFF
CH755692
8/9, 8/16, 8/23, 8/30, pf \$194.68
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 61129 09 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, B/B/A CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and GUY A. COOMBS, JR., ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
226 VERMONT AVENUE, VILLAS (LOWER TOWNSHIP), NJ 08251.
BEING KNOWN AS **BLOCK 334.18, TAX LOT 18**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50'X100'
Nearest Cross Street: ASSEMBLY AVENUE
Prior Lien(s):
2ND QUARTER TAXES OPEN/ DUE IN THE AMOUNT OF \$451.45
WATER ACCOUNT PAST DUE IN THE AMOUNT OF \$549.32
SEWER ACCOUNT PAST DUE IN THE AMOUNT OF \$3,051.49
CONNECTION FEE PAST DUE IN THE AMOUNT OF \$2,291.20
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 \$109,690.53 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:
STERN, LAVINTHAL AND FRANKENBERG, LLC
105 EISENHOWER PARKWAY, SUITE 302
ROSELAND, NJ 07068
GARY G. SCHAFFER, SHERIFF
CH755688
8/9, 8/16, 8/23, 8/30, pf \$198.40
2

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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 016697 16 therein, pending wherein, DITECH FINANCIAL, LLC is the Plaintiff and BOYD REYNOLDS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
109 SHERIDAN DRIVE, ERMA, NJ
BEING KNOWN AS **BLOCK 426.03, TAX LOT 1**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 60 X 100
Nearest Cross Street: SUNSET BOULEVARD
SUBJECT TO: TAXES CURRENT AS OF 5/16/2017
SALE SUBJECT TO SUBSEQUENT TAXES, UTILITIES, LIENS AND INTEREST SINCE 5/16/2017
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 \$290,267.03 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:
McCABE, WEISBERG & CONWAY, P.C.
216 HADDON AVENUE, SUITE 201
WESTMONT, NJ 08108-2811
GARY G. SCHAFFER, SHERIFF
CH755686
8/9, 8/16, 8/23, 8/30, pf \$122.76
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 019736 16 therein, pending wherein, J.P. MORGAN MORTGAGE ACQUISITION CORP. is the Plaintiff and PHILOMENA MALLON, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
538 SEASHORE ROAD, CAPE MAY (LOWER TOWNSHIP), NJ 08204
BEING KNOWN AS **BLOCK 433, TAX LOT 20.01**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 50X205 IRR
Nearest Cross Street: SITUATED ON SEASHORE ROAD, NEAR WILLOW LANE
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 \$168,048.99 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
GARY G. SCHAFFER, SHERIFF
CH755687
8/9, 8/16, 8/23, 8/30, pf \$171.12
6

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 20424 10 therein, pending wherein, MTGLQ INVESTORS, L.P. is the Plaintiff and ROBIN R. TSOSIE, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/20/2017
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:
705 ELDRIDGE AVENUE, NORTH CAPE MAY, NJ 08204-3122 AKA 705 ELDRIDGE AVENUE, LOWER TOWNSHIP, NJ 08204-3122
BEING KNOWN AS **BLOCK 688, TAX LOT 4**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 62.20FT X 125.00FT X 62.20FT X 125.00FT
Nearest Cross Street: ROSE HILL PARKWAY
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 Mortgagor, 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 \$238,376.81 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:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755705
8/23, 8/30, 9/6, 9/13, pf \$178.56
4

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:
305 BEACH DRIVE, LOWER, NJ 08204. THIS PROPERTY HAS A MAILING ADDRESS OF 305 BEACH AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN AS **BLOCK 587, TAX LOT 4 AND 5**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 66 X 125
Nearest Cross Street: ROSLYN AVENUE
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BEACH DRIVE 99 FEET SOUTHWESTWARDLY FROM THE SOUTHWESTERLY LINE OF ROSLYN AVENUE, EXTENDING THENCE SOUTH WESTWARDLY ALONG SAID LINE OF BEACH DRIVE 66 FEET AND EXTENDING SOUTHEASTWARDLY OF THAT WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO BEACH DRIVE 125 FEET IN LENGTH OR DEPTH.
Prior Lien(s):
ACCT: AUDIT034 OPEN \$1,000.00
TAXES OPEN WITH PENALTY \$2663.46
SEWER OPEN WITH PENALTY \$81.20
TOTAL AS OF MAY 9, 2017: \$3,744.66
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 \$505,207.76 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:
FEIN SUCH KAHN AND SHEPARD
7 CENTURY DRIVE, SUITE 201
PARSIPPANY, NJ 07054
GARY G. SCHAFFER, SHERIFF
CH755689
8/9, 8/16, 8/23, 8/30, pf \$202.12
4

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:
305 BEACH DRIVE, LOWER, NJ 08204. THIS PROPERTY HAS A MAILING ADDRESS OF 305 BEACH AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN AS **BLOCK 587, TAX LOT 4 AND 5**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 66 X 125
Nearest Cross Street: ROSLYN AVENUE
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BEACH DRIVE 99 FEET SOUTHWESTWARDLY FROM THE SOUTHWESTERLY LINE OF ROSLYN AVENUE, EXTENDING THENCE SOUTH WESTWARDLY ALONG SAID LINE OF BEACH DRIVE 66 FEET AND EXTENDING SOUTHEASTWARDLY OF THAT WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO BEACH DRIVE 125 FEET IN LENGTH OR DEPTH.
Prior Lien(s):
ACCT: AUDIT034 OPEN \$1,000.00
TAXES OPEN WITH PENALTY \$2663.46
SEWER OPEN WITH PENALTY \$81.20
TOTAL AS OF MAY 9, 2017: \$3,744.66
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 \$505,207.76 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:
FEIN SUCH KAHN AND SHEPARD
7 CENTURY DRIVE, SUITE 201
PARSIPPANY, NJ 07054
GARY G. SCHAFFER, SHERIFF
CH755689
8/9, 8/16, 8/23, 8/30, pf \$184.76
1

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:
305 BEACH DRIVE, LOWER, NJ 08204. THIS PROPERTY HAS A MAILING ADDRESS OF 305 BEACH AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN AS **BLOCK 587, TAX LOT 4 AND 5**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 66 X 125
Nearest Cross Street: ROSLYN AVENUE
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BEACH DRIVE 99 FEET SOUTHWESTWARDLY FROM THE SOUTHWESTERLY LINE OF ROSLYN AVENUE, EXTENDING THENCE SOUTH WESTWARDLY ALONG SAID LINE OF BEACH DRIVE 66 FEET AND EXTENDING SOUTHEASTWARDLY OF THAT WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO BEACH DRIVE 125 FEET IN LENGTH OR DEPTH.
Prior Lien(s):
ACCT: AUDIT034 OPEN \$1,000.00
TAXES OPEN WITH PENALTY \$2663.46
SEWER OPEN WITH PENALTY \$81.20
TOTAL AS OF MAY 9, 2017: \$3,744.66
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 \$505,207.76 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:
FEIN SUCH KAHN AND SHEPARD
7 CENTURY DRIVE, SUITE 201
PARSIPPANY, NJ 07054
GARY G. SCHAFFER, SHERIFF
CH755689
8/9, 8/16, 8/23, 8/30, pf \$184.76
1

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 20424 10 therein, pending wherein, MTGLQ INVESTORS, L.P. is the Plaintiff and ROBIN R. TSOSIE, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/20/2017
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:
305 BEACH DRIVE, LOWER, NJ 08204. THIS PROPERTY HAS A MAILING ADDRESS OF 305 BEACH AVENUE, NORTH CAPE MAY, NJ 08204
BEING KNOWN AS **BLOCK 587, TAX LOT 4 AND 5**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 66 X 125
Nearest Cross Street: ROSLYN AVENUE
BEGINNING AT A POINT IN THE SOUTHEASTERLY LINE OF BEACH DRIVE 99 FEET SOUTHWESTWARDLY FROM THE SOUTHWESTERLY LINE OF ROSLYN AVENUE, EXTENDING THENCE SOUTH WESTWARDLY ALONG SAID LINE OF BEACH DRIVE 66 FEET AND EXTENDING SOUTHEASTWARDLY OF THAT WIDTH BETWEEN PARALLEL LINES AT RIGHT ANGLES TO BEACH DRIVE 125 FEET IN LENGTH OR DEPTH.
Prior Lien(s):
ACCT: AUDIT034 OPEN \$1,000.00
TAXES OPEN WITH PENALTY \$2663.46
SEWER OPEN WITH PENALTY \$81.20
TOTAL AS OF MAY 9, 2017: \$3,744.66
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 \$505,207.76 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:
FEIN SUCH KAHN AND SHEPARD
7 CENTURY DRIVE, SUITE 201
PARSIPPANY, NJ 07054
GARY G. SCHAFFER, SHERIFF
CH755689
8/9, 8/16, 8/23, 8/30, pf \$184.76
1

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 055261 10 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and THOMAS MCHUGH, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
105 VERMONT AVENUE, LOWER TOWNSHIP, NJ 08251-1550
BEING KNOWN AS **BLOCK 334.14, TAX LOT 11**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50FT X 100FT
Nearest Cross Street: STATES 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 Mortgagor, 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 \$178,825.64 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:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755679
8/9, 8/16, 8/23, 8/30, pf \$181.04
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 055261 10 therein, pending wherein, WILMINGTON SAVINGS FUND SOCIETY, FSB, DBA CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PREMIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and THOMAS MCHUGH, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
105 VERMONT AVENUE, LOWER TOWNSHIP, NJ 08251-1550
BEING KNOWN AS **BLOCK 334.14, TAX LOT 11**, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 50FT X 100FT
Nearest Cross Street: STATES 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 Mortgagor, 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 \$178,825.64 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:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD, SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755679
8/9, 8/16, 8/23, 8/30, pf \$181.04
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 1269-15 therein, pending wherein, LSF8 MASTER PARTICIPATION TRUST is the Plaintiff and MARYANN MURRAY, ET AL, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY, 09/06/2017
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:
166 ARBOR ROAD, LOWER, NJ 08251, WITH A