

LEGALS

Zoning Board of Adjustment Public Notice
You are hereby notified that I have applied to the City of Cape May Zoning Board for approval for variance relief which will permit me to keep a fence that I had installed along Wisconsin Avenue at my property located at the corner of Pittsburgh and Wisconsin Avenue, 1304 Pittsburgh Avenue, which is designated as Block 1159, Lot 21 on the tax map of City of Cape May, New Jersey. This property is located in the R-4 Modified Medium-Density Residential District. Relief is being sought from the following section(s) of the City's ordinance: Section 525-17A(2)(a)(3)(b) no fence in setback area; 525-17B(1) Table 1: Front yard setback and side yard setback for a fence; and any and all other variances and/or waivers that the board shall deem necessary at the time of the hearing along with any and all other applicable sections needed for approval of said matter.

The City of Cape Mat Zoning Board of Adjustment on July 27, 2017 will hold a public hearing on my application at 6:00pm, 643 Washington Street, Cape May New Jersey. All documents pertaining to this application are on file with the Planning/Zoning Board Secretary and are available for public review during regular working hours (M-F 8:30am - 4:30pm). Any interested party may appear at said hearing and participate therein in accordance with the rules of the City of Cape May Zoning Board.

John Foley, Jr.
The Applicant
7/19, pf \$21.70 18

NOTICE OF APPLICATION FOR DEVELOPMENT OR APPEAL
APPLICANT'S/APPELLANT'S NAME AND ADDRESS:
Stephan and Heather Lewis
2 Tranquility Dr. Cape May, NJ 08204
SUBJECT PROPERTY - STREET ADDRESS:
2 Tranquility Dr. Cape May, NJ 08204
BLOCK/LOT NUMBERS:
753.01 / 39.03
TAKE NOTICE* that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas NJ 08251, on the 3rd day of August 2017 at 7:00pm, to consider an application for development (or an appeal), regarding the above mentioned property, wherein the Applicant (or appellant) is seeking permission to:
Have a six foot fence in the side yard of a corner lot.
Contrary to the requirements of Section(s) 400-31E of the Zoning Ordinance. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal hours.
This Notice is given pursuant to NUSA 40:55D-11, et seq.
*Must be served and published in accordance with NUSA 40:55D-12, et seq.
7/19, pf \$22.32 24

TOWNSHIP OF LOWER
NOTICE OF PENDING ORDINANCE
CORRECTION TO ORDINANCE NUMBER
ORDINANCE #2017-09

An Ordinance of the Township of Lower Vacating a Portion of Washington Avenue
This Ordinance vacates a portion of Washington Avenue along Block 109 Lots 19-30
Notice is hereby given that Ordinance #2017-09 was introduced and passed on first reading at the Lower Township Council meeting held on July 5, 2017 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting to be held MONDAY, August 7, 2017 at 7:00PM at the Municipal Building, 2600 Bayshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinance. Copies of the Ordinance may be picked up at the Township Clerk's Office during normal business hours up to and including August 7, 2017 at no charge.
Julie A Picard, RMC
Township Clerk
7/19, pf \$21.70 23

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

PLEASE TAKE NOTICE that the City of Cape May Zoning Board of Adjustment at its regularly scheduled meeting on June 22, 2017 granted VT Urban Renewal, LLC use variance relief, parking variance relief and preliminary and final site plan approval to construct a porch addition to its existing multi-family facility, provide additional handicap accessible parking and replace and relocate the current sign with a new sign. The subject property is located at 608 Washington Street and more commonly known as Block 1058, Lots 1 and 34 on the Tax Map of the City of Cape May.
A copy of the Decision and Resolution memorializing the foregoing approval is available at the office of the Zoning Board of Adjustment in the City of Cape May located at 643 Washington Street, Cape May, New Jersey 08204, where it may be reviewed during regular business hours.

Nicholas F. Talvacchia, Esquire
Cooper Levenson, P.A.
Attorneys for Applicant
1125 Atlantic Avenue, 3rd Floor
Atlantic City, New Jersey 08401
Phone No. (609) 344-3161
7/19, pf \$21.70 19

ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE
APPLICANT'S NAME AND ADDRESS:
Family Promise of Cape May County
505 Townbank Road, Lower Township
SUBJECT PROPERTY - STREET ADDRESS:
505 Townbank Road, Lower Township
BLOCK/LOT NUMBERS: Block 494.03, Lot 19.05

TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 3rd day of August 2017, at 7:00 P.M., to consider an application for development, regarding the above mentioned property, wherein the Applicant is seeking permission to convert an at grade wood deck by adding a roof structure. This will require variances pursuant to N.J.S.A. 40:55D-70(c)(1) and N.J.S.A. 40:55D-70(c)(2) for accessory building side yard setback line and rear yard setback line contrary to the requirements of Section 440-15(D) of the Zoning Ordinance. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours.
This Notice is given pursuant to N.J.S.A. 40:55D-11, et seq.
Family Promise of Cape May County, Applicant
505 Townbank Road
Lower Township, NJ
Phone: 609-846-7862
7/19, pf \$24.18 20

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 002453 15 therein, pending wherein, WILMING-TON SAVINGS FUND SOCIETY, FSB, C/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and EDNA M. HOPKINS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
29 EAST GREENWOOD AVENUE, LOWER TWP (VILLAS), NJ 08251-1918
BEING KNOWN as BLOCK 272, TAX LOT 17, 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: FRANKLIN 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 AFund 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 \$110,216.92 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD
SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755647
7/12, 7/19, 7/26, 8/02, pf \$183.52 12

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 001139 15 therein, pending wherein, U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and KYLE E. CUEVAS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
07/26/2017
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:
11 PAKAHAKE STREET, NORTH CAPE MAY, NJ 08204
BEING KNOWN as BLOCK 496.12 AKA 496-F, TAX LOT 5, 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: MATH-EMEK STREET
SUBJECT TO: TAXES CURRENT AS OF 4/14/2017
SALE SUBJECT TO SUBSEQUENT TAXES, UTILITIES, LIENS AND INTEREST SINCE 4/14/2017
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 \$135,677.77 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
CH755627
6/28, 7/5, 7/12, 7/19, pf \$120.28 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 005148 16 therein, pending wherein, DITECH FINANCIAL LLC is the Plaintiff and FRANCIS H. NUMBERS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
244 OAK LANE, ERMA, NJ 08204
BEING KNOWN as BLOCK 429, TAX LOT 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 60 FEET WIDE BY 100 FEET LONG
Nearest Cross Street: SUNSET DRIVE
NOTICE THROUGH PUBLICATION.
* 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 AFund 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 \$347,272.56 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY:
RAS CITRON LAW OFFICES
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
GARY G. SCHAFFER, SHERIFF
CH755653
7/12, 7/19, 7/26, 8/02, pf \$176.08 15

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 032365 16 therein, pending wherein, WELLS FARGO BANK, NA is the Plaintiff and JEFFREY D. LARSEN, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
07/26/2017
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:
3 BENTZ AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251
BEING KNOWN as BLOCK 172, TAX LOT 27 AND 28, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 100 X 50 X 100
Nearest Cross Street: SITUATED ON THE NORTHEASTERLY SIDE OF BENTZ AVENUE, 132.38 FEET FROM THE SOUTHEASTERLY SIDE OF BAYSHORE DRIVE.
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 NUSA 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 AFund 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 \$114,630.91 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
CH755632
6/28, 7/5, 7/12, 7/19, pf \$174.84 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 005915 16 therein, pending wherein, SANTANDER BANK, NATIONAL ASSOCIATION is the Plaintiff and STEPHEN M. PRINCE, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
117 DESATO AVENUE, VILLAS, NJ 08251-2822
BEING KNOWN as BLOCK 16, TAX LOT 20, 21 & 22, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 90FTX100FTX90FTX100FT
Nearest Cross Street: REEF 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.
**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 AFund 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 \$262,439.86 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
CH755650
7/12, 7/19, 7/26, 8/02, pf \$173.60 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 022965 16 therein, pending wherein, UNITED STATES OF AMERICA is the Plaintiff and VICTORIA L. MOLLKENOF, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
114 BAYRIDGE ROAD, TOWNSHIP OF LOWER, NJ 08204, WITH A MAILING ADDRESS OF 114 BAYRIDGE ROAD, NORTH CAPE MAY, NJ 08204
BEING KNOWN as BLOCK 494.03, TAX LOT 11, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 80 FEET WIDE BY 125 FEET LONG (IRREGULAR)
Nearest Cross Street: OLD MILL DRIVE
PLEASE INCLUDE THE FOLLOWING EXCEPTIONS IN THE SALE NOTICE:
A. 2ND QUARTER TAXES OPEN: \$686.15 (OPEN PLUS INTEREST AND PENALTY AFTER 05/01/2017)
B. OPEN SEWER: \$160 (OPEN PLUS INTEREST AND PENALTY AFTER 09/30/2017)
C. 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.
D. SUBJECT TO PRIOR MORTGAGES AND JUDGMENTS (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 \$190,847.32 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:
FRANK J. MARTONE, PC
1455 BROAD STREET
BLOOMFIELD, NJ 07003
GARY G. SCHAFFER, SHERIFF
CH755636
7/12, 7/19, 7/26, 8/02, pf \$168.64 9

LEGALS

Zoning Board of Adjustment Public Notice
You are hereby notified that I have applied to the City of Cape May Zoning Board for approval for variance relief which will permit me to keep a fence that I had installed along Wisconsin Avenue at my property located at the corner of Pittsburgh and Wisconsin Avenue, 1304 Pittsburgh Avenue, which is designated as Block 1159, Lot 21 on the tax map of City of Cape May, New Jersey. This property is located in the R-4 Modified Medium-Density Residential District. Relief is being sought from the following section(s) of the City's ordinance: Section 525-17A(2)(a)(3)(b) no fence in setback area; 525-17B(1) Table 1: Front yard setback and side yard setback for a fence; and any and all other variances and/or waivers that the board shall deem necessary at the time of the hearing along with any and all other applicable sections needed for approval of said matter.

The City of Cape Mat Zoning Board of Adjustment on July 27, 2017 will hold a public hearing on my application at 6:00pm, 643 Washington Street, Cape May New Jersey. All documents pertaining to this application are on file with the Planning/Zoning Board Secretary and are available for public review during regular working hours (M-F 8:30am - 4:30pm). Any interested party may appear at said hearing and participate therein in accordance with the rules of the City of Cape May Zoning Board.

John Foley, Jr.
The Applicant
7/19, pf \$21.70 18

NOTICE OF APPLICATION FOR DEVELOPMENT OR APPEAL
APPLICANT'S/APPELLANT'S NAME AND ADDRESS:
Stephan and Heather Lewis
2 Tranquility Dr. Cape May, NJ 08204
SUBJECT PROPERTY - STREET ADDRESS:
2 Tranquility Dr. Cape May, NJ 08204
BLOCK/LOT NUMBERS:
753.01 / 39.03
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Have a six foot fence in the side yard of a corner lot.
Contrary to the requirements of Section(s) 400-31E of the Zoning Ordinance. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal hours.
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*Must be served and published in accordance with NUSA 40:55D-12, et seq.
7/19, pf \$22.32 24

TOWNSHIP OF LOWER
NOTICE OF PENDING ORDINANCE
CORRECTION TO ORDINANCE NUMBER
ORDINANCE #2017-09

An Ordinance of the Township of Lower Vacating a Portion of Washington Avenue
This Ordinance vacates a portion of Washington Avenue along Block 109 Lots 19-30
Notice is hereby given that Ordinance #2017-09 was introduced and passed on first reading at the Lower Township Council meeting held on July 5, 2017 and ordered published in accordance with the law. Said Ordinance will be considered for final reading and adoption at a meeting to be held MONDAY, August 7, 2017 at 7:00PM at the Municipal Building, 2600 Bayshore Road, Villas, at which time all persons interested may appear for or against the passage of said Ordinance. Copies of the Ordinance may be picked up at the Township Clerk's Office during normal business hours up to and including August 7, 2017 at no charge.
Julie A Picard, RMC
Township Clerk
7/19, pf \$21.70 23

CITY OF CAPE MAY
ZONING BOARD OF ADJUSTMENT
NOTICE OF DECISION

PLEASE TAKE NOTICE that the City of Cape May Zoning Board of Adjustment at its regularly scheduled meeting on June 22, 2017 granted VT Urban Renewal, LLC use variance relief, parking variance relief and preliminary and final site plan approval to construct a porch addition to its existing multi-family facility, provide additional handicap accessible parking and replace and relocate the current sign with a new sign. The subject property is located at 608 Washington Street and more commonly known as Block 1058, Lots 1 and 34 on the Tax Map of the City of Cape May.
A copy of the Decision and Resolution memorializing the foregoing approval is available at the office of the Zoning Board of Adjustment in the City of Cape May located at 643 Washington Street, Cape May, New Jersey 08204, where it may be reviewed during regular business hours.

Nicholas F. Talvacchia, Esquire
Cooper Levenson, P.A.
Attorneys for Applicant
1125 Atlantic Avenue, 3rd Floor
Atlantic City, New Jersey 08401
Phone No. (609) 344-3161
7/19, pf \$21.70 19

ZONING BOARD OF ADJUSTMENT PUBLIC NOTICE
APPLICANT'S NAME AND ADDRESS:
Family Promise of Cape May County
505 Townbank Road, Lower Township
SUBJECT PROPERTY - STREET ADDRESS:
505 Townbank Road, Lower Township
BLOCK/LOT NUMBERS: Block 494.03, Lot 19.05

TAKE NOTICE that a hearing will be held before the Zoning Board of Adjustment at the Lower Township Municipal Building meeting room, 2600 Bayshore Road, Villas, NJ 08251, on the 3rd day of August 2017, at 7:00 P.M., to consider an application for development, regarding the above mentioned property, wherein the Applicant is seeking permission to convert an at grade wood deck by adding a roof structure. This will require variances pursuant to N.J.S.A. 40:55D-70(c)(1) and N.J.S.A. 40:55D-70(c)(2) for accessory building side yard setback line and rear yard setback line contrary to the requirements of Section 440-15(D) of the Zoning Ordinance. Maps and documents relating to the said matter, if any, will be available for public inspection in the office of the Zoning Board of Adjustment, at the Lower Township Municipal Building, 10 days prior to the hearing date, during normal business hours.
This Notice is given pursuant to N.J.S.A. 40:55D-11, et seq.
Family Promise of Cape May County, Applicant
505 Townbank Road
Lower Township, NJ
Phone: 609-846-7862
7/19, pf \$24.18 20

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 002453 15 therein, pending wherein, WILMING-TON SAVINGS FUND SOCIETY, FSB, C/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and EDNA M. HOPKINS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
29 EAST GREENWOOD AVENUE, LOWER TWP (VILLAS), NJ 08251-1918
BEING KNOWN as BLOCK 272, TAX LOT 17, 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: FRANKLIN 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.
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Amount due under judgment is \$110,216.92 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY:
PHELAN, HALLINAN, DIAMOND & JONES
400 FELLOWSHIP ROAD
SUITE 100
MT. LAUREL, NJ 08054
GARY G. SCHAFFER, SHERIFF
CH755647
7/12, 7/19, 7/26, 8/02, pf \$183.52 12

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 001139 15 therein, pending wherein, U.S. BANK TRUST N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is the Plaintiff and KYLE E. CUEVAS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
07/26/2017
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:
11 PAKAHAKE STREET, NORTH CAPE MAY, NJ 08204
BEING KNOWN as BLOCK 496.12 AKA 496-F, TAX LOT 5, 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: MATH-EMEK STREET
SUBJECT TO: TAXES CURRENT AS OF 4/14/2017
SALE SUBJECT TO SUBSEQUENT TAXES, UTILITIES, LIENS AND INTEREST SINCE 4/14/2017
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 \$135,677.77 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
CH755627
6/28, 7/5, 7/12, 7/19, pf \$120.28 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 005148 16 therein, pending wherein, DITECH FINANCIAL LLC is the Plaintiff and FRANCIS H. NUMBERS, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
244 OAK LANE, ERMA, NJ 08204
BEING KNOWN as BLOCK 429, TAX LOT 8, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: 60 FEET WIDE BY 100 FEET LONG
Nearest Cross Street: SUNSET DRIVE
NOTICE THROUGH PUBLICATION.
* 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 AFund 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 \$347,272.56 costs and Sheriff's fees to be added. At the time of the Sale cash, certified check, cashier's check or treasurer's check in the amount of 20 percent of the bid price is required. The Sheriff reserves the right to adjourn any sale without further notice of Publication.
All publication costs are paid for by the Plaintiff.
ATTORNEY:
RAS CITRON LAW OFFICES
130 CLINTON ROAD, SUITE 202
FAIRFIELD, NJ 07004
GARY G. SCHAFFER, SHERIFF
CH755653
7/12, 7/19, 7/26, 8/02, pf \$176.08 15

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 032365 16 therein, pending wherein, WELLS FARGO BANK, NA is the Plaintiff and JEFFREY D. LARSEN, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
07/26/2017
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:
3 BENTZ AVENUE, VILLAS (LOWER TOWNSHIP), NEW JERSEY 08251
BEING KNOWN as BLOCK 172, TAX LOT 27 AND 28, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 100 X 50 X 100
Nearest Cross Street: SITUATED ON THE NORTHEASTERLY SIDE OF BENTZ AVENUE, 132.38 FEET FROM THE SOUTHEASTERLY SIDE OF BAYSHORE DRIVE.
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 NUSA 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 AFund 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 \$262,439.86 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
CH755650
7/12, 7/19, 7/26, 8/02, pf \$173.60 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 022965 16 therein, pending wherein, UNITED STATES OF AMERICA is the Plaintiff and VICTORIA L. MOLLKENOF, ET AL is the Defendant, I shall expose to sale at public venue on:
WEDNESDAY,
08/09/2017
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:
114 BAYRIDGE ROAD, TOWNSHIP OF LOWER, NJ 08204, WITH A MAILING ADDRESS OF 114 BAYRIDGE ROAD, NORTH CAPE MAY, NJ 08204
BEING KNOWN as BLOCK 494.03, TAX LOT 11, on the official Tax Map of the Township of Lower, County of Cape May, New Jersey.
Dimensions of Lot: (APPROX.) 80 FEET WIDE BY 125 FEET LONG (IRREGULAR)
Nearest Cross Street: OLD MILL DRIVE
PLEASE INCLUDE THE FOLLOWING EXCEPTIONS IN THE SALE NOTICE:
A. 2ND QUARTER TAXES OPEN: \$686.15 (OPEN PLUS INTEREST AND PENALTY AFTER 05/01/2017)
B. OPEN SEWER: \$160 (OPEN PLUS INTEREST AND PENALTY AFTER 09/30/2017)
C. 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