

# AN OI N T E D

NEWS JOURNAL

The Nation's Premier **WEEKLY** Faith-Based and Professional Publication For Winners  
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## **It Takes A Village To Feed One Child:**

Wainwright's Mission to End Childhood Hunger

PHILADELPHIA'S MAYOR CHERRELL PARKER & MARK WAINWRIGHT (ITAVTFOC) FOUNDER



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**A Word from the Editor**

**Celebrating 31 years of providing quality news to our readers**

Dear Readers of the nation’s premier faith-based and professional newspaper for winners, Anointed News Journal (ANJ). I am taking this time personally to thank each and every individual that has read the Anointed News Journal. I hope you have been inspired by the many positive people interest stories, and stories that have uplifted and empowered our communities.

I am also taking this time to thank our many advertisers that saw the value in utilizing ANJ to accomplish your marketing goals for your companies and/or purpose. ANJ remains the VOICE of Camden city and the SOURCE for connecting people together. If you are in business and need to advertise, we can help. Based in Camden, NJ, the Anointed News Journal has distribution locally in CAMDEN, BURLINGTON, GLOUCESTER, SALEM, CUMBERLAND, DELAWARE, NEW CASTLE, KENT, and PHILADELPHIA COUNTIES. Since 1995 ANJ has provided stories and distribution to 28 states across the country and 11 nations around the world.

Getting your message in front of more than 180,000 readers weekly in print and much more via the world-wide web is a great way to reach the market you are looking for.

I am also thanking those individuals that have given resources to support our mission of publishing positive press. Your contributions are paramount and my heart continues to be filled with joy from the smallest contribution to the largest, every time I receive a contribution I cannot hold my smile in. I am forever grateful. For those that have been reading ANJ for many years and have never given a contribution, now is a great time to do so.

ANJ is a free publication that is supported by its advertisers. We offer cost effective advertising giving advertisers the opportunity to get quality exposure at a comfortable price point. We offer RISK-FREE Advertising, which simply means if you are not satisfied, you will receive a complementary ad in an upcoming edition.

**About Anointed News Journal**

In May 1994 the CEO/Editor-in-Chief, Chris Collins received a vision from the Creator to write a business plan to seek funding for a grass-roots newspaper. For eight months and through Divine intervention, the business plan was rewritten for the ministry of the Anointed News Journal. The Holy Scripture given divinely to Collins was Habakkuk 2:2 (Write the vision, and make it plain upon tables, that he may run that readeth it. For the vision is yet for an appointed time, but at the end it shall speak, and not lie: though it tarry, wait for it; because it will surely come, it will not tarry). As a result and with prayer and seeking God’s direction, the name “Anointed” was given.

Knowing that English was not his favorite subject while attending school, and that his career goal had nothing to do with journalism, Collins completely trusted in the Creator while developing this business.

The name “Anointed” comes from the hands that God has anointed to master this work and profession. Collins left a career in law enforcement to pursue the vision he received from the Creator.

Using his hands cutting and pasting stories and artwork is how it all began. Typing, proofreading, and making sure things were camera-ready before the layout was the process before technology was included.

Today, 31 years later, ANJ is recognized as a leader in the newspaper industry. ANJ was awarded Best100 Small Businesses consecutively since 2017. In 2021 Chris Collins was recognized by CIO Magazine as a Top 50 Innovators of the Year.

Although it may seem as if newspapers are becoming obsolete, ANJ continues to thrive. As the daily press struggles due to increase rates that have simply priced them out of the market. Weekly newspapers continue to make their mark serving the community and its advertisers. Although many have embraced the digital divide, people still want their physical newspapers. Because of the types of “Peoples Interest Stories” found in ANJ, most readers save their copies for years. Although mainstream media focus on negative press, ANJ has built its legacy on positive stories. “We have written a lot of stories in the past 30 years, and in 30 years we still have not run out of great stories to write about the great people of Camden and surrounding areas,” said Collins. “As we look at the rise of Camden, NJ and the great positive image it has today, I believe we helped to increase that image by sharing the positive stories Camden has to offer, and we’ve been doing that for 30 years now,” said Collins.

**My Ask!**

This is what I am asking from you today. I am asking every reader of ANJ, those of you who believe in positive press and grass-roots press to make a financial contribution to support our mission. Many have been reading ANJ for 30 years and have never made a contribution but would like to. Now is the perfect time as we have entered into our 31st season. For those who are unable to financially contribute, we are thankful for your continued prayers.

The Holy Scriptures in Matthew 7:7-8 (KJV) states, “Ask, and it shall be given you; seek, and ye shall find; knock, and it shall be opened unto you: For every one that asketh receiveth; and he that seeketh findeth; and to him that knocketh it shall be opened.”

Luke 6:38 (KJV) states, “Give, and it shall be given unto you; good measure, pressed down, and shaken together, and running over, shall men give into your bosom. For with the same measure that ye mete withal it shall be measured to you again.”

I’m believing in the POWER of God. I’m believing in the POWER of God’s People coming together. Yes, I’m believing in YOU.

1 John 5:14-15 (KJV) states, “And this is the confidence that we have in Him, that if we ask any thing according to His will, He heareth us: And if we know that He heareth us, whatsoever we ask, we know that we have the petitions that we desired of Him.”

**Please make all contributions payable to: Anointed News Journal, P.O. Box 309, Camden, NJ 08101. You can also visit: [www.anointedonline.net](http://www.anointedonline.net) click on Donation button. You can also Cash App to SANJEDITOR.**

May God continue to bless you! May God continue to bless this world! May god continue to bless ANJ!

Yours truly,  
Chris Collins, CEO/Editor-in-Chief

**ANOINTED News Journal**

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**Note: Opinions by columnists do not reflect those of the editor or staff. Feel free to respond.**

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## It Takes a Village to Feed One Child: Wainwright's Mission to End Childhood Hunger

**PHILADELPHIA, PA** - Mark Wainwright is a man on a mission—one driven by faith, service, and a deep commitment to ending food insecurity in underserved communities. As the founder and executive director of It Takes a Village to Feed One Child, Wainwright has dedicated his life to ensuring that no child goes hungry, drawing inspiration from his own experiences growing up in a single-parent household and attending boarding school. With over 30 years as an entrepreneur, he has used those skills to build partnerships with organizations like the USDA and numerous local nonprofits to provide over 150,000 meals monthly. But his vision extends beyond just feeding children—his nonprofit also fosters enrichment, empowerment, and development, equipping young people with the skills and opportunities needed to succeed.

In an exclusive interview with the nation's faith-based and professional newspaper for winners, Anointed News Journal, Wainwright shares how he has successfully merged business acumen with community service, and his plans to expand his efforts into New Jersey and Delaware.

**Collins:**  
Who is Mark Wainwright?

**Wainwright:**  
First and foremost, Mark Wainwright is a child of God. He is a man who fears God, a Christian man. I've been married for—next May, it will be 26 years. I am a father of three; I have two daughters and a son. My son is graduating from high school this year. I have a daughter in college, and my oldest daughter graduated from Temple University back in May. I'm also an entrepreneur—some people call me a serial entrepreneur. I have been in business for over 30 years. I started my first business back in 1990, and I have been in business ever since on both the for-profit and nonprofit sides.

I am the Executive Director and Founder of "It Takes a Village to Feed One Child." We started this nonprofit back in 2017. Prior to that, I owned a for-profit food service management company that worked with schools and Head Start programs in three different states—Pennsylvania, New Jersey, and Delaware. In 2017, after spending some time in banking, corporate banking, insurance, and real estate, I returned to feeding children and families in the community with "It Takes a Village to Feed One Child."

**Collins:**  
So, Mark, let me ask you—what motivated you to start "It Takes a Village to Feed One Child"?

**Wainwright:**  
I grew up in a single-mother household and was sent to boarding school from first through twelfth grade. The boarding school was called Scotland School for Veterans' Children. When I entered high school, it was junior ROTC, but I also had to work in the cafeteria. Back in 1987 and 1988, I was

fascinated by the quality of food programs we were given in the cafeteria. I said to myself, if I ever had the opportunity to replicate this program in underserved communities, I would. And that is exactly what "It Takes a Village to Feed One Child" does today—it replicates the experience I had back in high school.

**Collins:**  
In this geographical area, we know there are a lot of children who go hungry. Your statement says, "It takes a village to feed one child." Why did you specify one child instead of children?

**Wainwright:**  
That is a good question. I came up with the name back in 2017. When creating a name, you do research, and people are familiar with the phrase "It takes a village to raise a child." I simply changed one word—I substituted "feed" for "raise" because my focus was that if I could just feed one child, it would lead to feeding another, and another. Before long, we would be feeding many children. My focus was to address hunger, even if it started with just one child. If everyone took the responsibility of feeding just one child, multiple children would be fed collectively.

**Collins:**  
As an entrepreneur, you are not just feeding children—you also focus on fostering enrichment and empowering development. Tell us about that statement. What is the message you want children to receive from your nonprofit?

**Wainwright:**  
That ties back to the name of our organization. "Fostering Enrichment and Empowerment for Development" is actually our acronym for FEED. "F" stands for fostering, "E" for enrichment, "E" for empowerment, and "D" for development. When we originally created this nonprofit in 2010, we did not actively use it until 2017 to address hunger in the community. However, our original articles of incorporation covered all aspects of child development—education, skill-building, anti-bullying, business skills, trades, and anything that uplifts children and prepares them to be productive members of society. The high school I attended provided me

with all these opportunities, so "It Takes a Village to Feed One Child" started with food because it was the most urgent need. However, our mission extends to the holistic development of children.

**Collins:**  
Tell us about some of your partners. I know you don't do this alone—you must have other service providers working with you on this mission.

**Wainwright:**  
Yes, we have many partners. Right now, we are considered a state sponsor in Pennsylvania, and we are one of the largest in the state. We are under a permanent contract with the United States Department of Agriculture and the Pennsylvania Department of Education. That's a lifetime contract we have until we choose to exit or terminate an agreement.

Our other partners include Blessings of Hope, Sharing Access, Goods 360, The Mann Center, 180 Degrees Consulting, and Level Up Philly, which serves 1,500 at-risk youth daily. We also partner with Hope to Wholeness, the Philadelphia Chamber of Commerce, the Delaware Chamber of Commerce, the African American Chamber of Commerce, the National CAP Association, USDA Team Nutrition, the National Restaurant Association, the Congressional Hunger Center, DARN, NESCO, Youth Development United, Mighty Riders, Double Treeless, and many churches throughout Pennsylvania. These partners help us not only address hunger but also support our other programs for children.

**Collins:**  
Approximately how many children are you serving?

**Wainwright:**  
We distribute over 150,000 meals monthly across five counties—Philadelphia, Chester, Delaware, Bucks, and Montgomery. We provide about 3,000 meals per day.

**Collins:**  
You came from a single-parent home, attended boarding school, and faced struggles with your mom. What motivation would you offer a young person who wants to pursue entrepreneurship or give back to the community?











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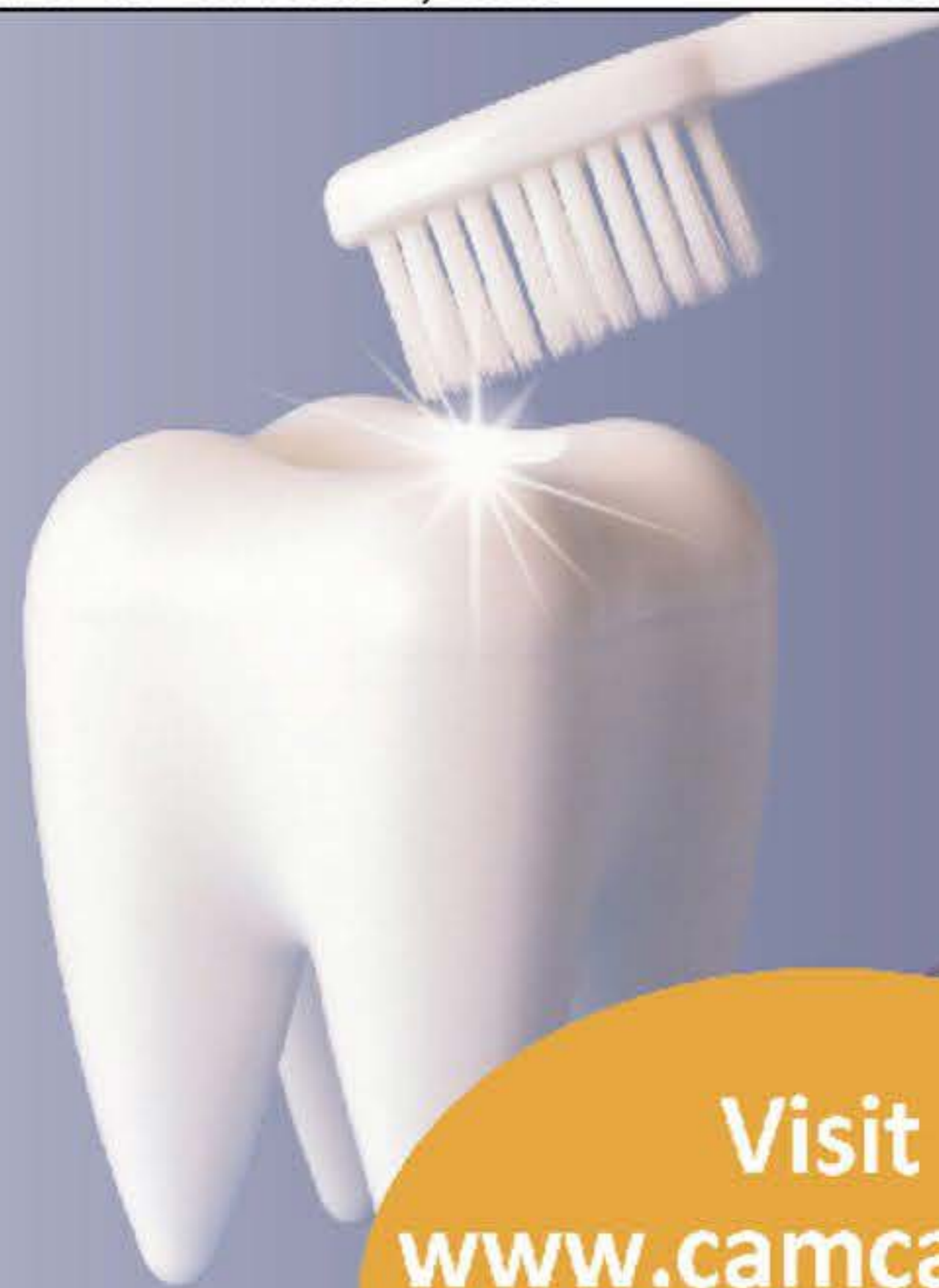
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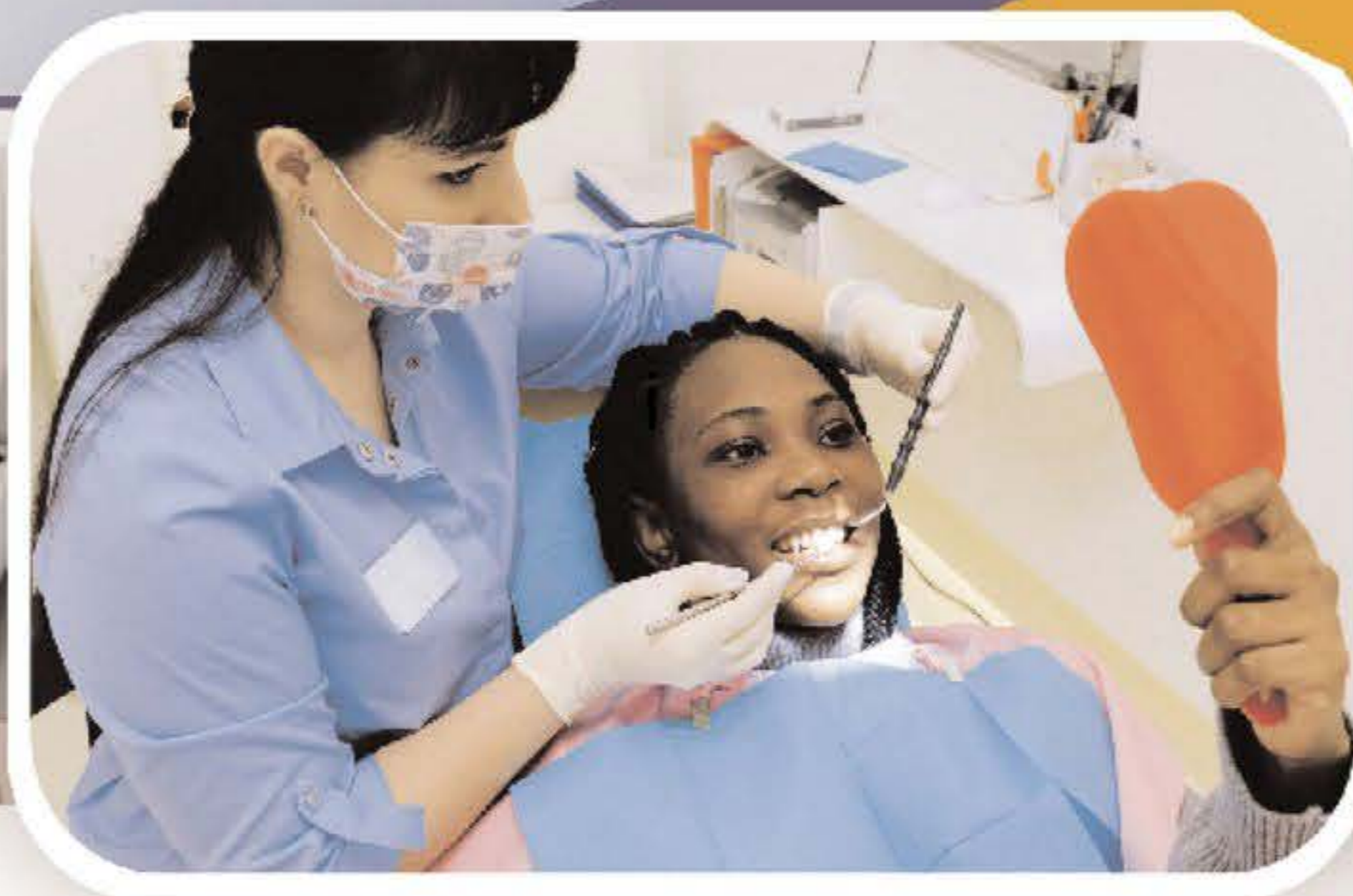


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## The Voice of the Immigrant and Undocumented Communities

By Gabily Gonzalez

Dear Community,

As I sit here reflecting, waiting for a bowl of pho, I find myself contemplating the significant changes that have taken place under the current administration. I am a Guatemalan immigrant, a former military spouse, and now a mother of two retired military children. Over the years, I've witnessed firsthand the profound impact of political decisions on immigrant and military families, and today, I feel compelled to share my thoughts on the developments we are seeing under President Trump's leadership.

Much has transpired in a relatively short amount of time, and for many of us—myself included—these changes have caused considerable disruption. The mass deportation policies enacted by this administration have torn families apart and are deeply affecting communities across the country.

I vividly remember Election Day and the shock I felt at the rhetoric being espoused by a leader whose actions and words seemed completely disconnected from the realities faced by immigrant and undocumented communities. The idea that such language could translate into policy was inconceivable at the time.

As we reflect on February 2, 2025, two weeks since Trump assumed office once again, the scope of these policies has already had a profound impact on Americans, even though many have yet to fully comprehend their significance. There is a misconception that only people of color or immigrants are affected by these policies, but I want to make it clear: regardless of your political stance, the policies being enacted by President Trump's administration will affect you as well.

### Immigration and Its Importance to America's Success

Whether or not you approve of immigration, we cannot overlook the fact that America was built on immigration. Our nation's diversity is what makes it unique, rich in culture, and a leader in the global community.

I often reflect on what kind of world I want my children to experience. If I want them to appreciate the value of diversity,

why wouldn't I also want them to experience different cultures firsthand? Travel fosters understanding, and that understanding drives both personal and societal success.

Studies show that travel plays a key role in the success of individuals and businesses. According to research:

88% of executives believe international travel is essential to business success, driving productivity, creativity, and networking.

80% of entrepreneurs report that travel helps them think more innovatively by encountering new perspectives and overcoming mental barriers.

These experiences are critical for thriving in today's interconnected global economy. America's strength has long been its ability to attract individuals from across the world—immigrants who bring with them fresh ideas, diverse perspectives, and solutions that fuel innovation.

However, the current mass deportation policies threaten this foundation, with potentially devastating effects across multiple sectors.

### The Consequences of Mass Deportation

The implications of mass deportation extend far beyond immigration. Let's take a look at some of the most critical consequences:

**Labor Force Impact** Immigrants represent approximately 17% of the U.S. workforce, contributing significantly to essential industries such as agriculture, construction, healthcare, and food service. A large-scale deportation effort would create severe labor shortages in these sectors, impacting everything from food production to healthcare services.

**Economic Costs** According to the Cato Institute, deporting immigrants could reduce the U.S. GDP by an estimated \$1.6 trillion over the next decade. Immigrants not only contribute as workers but also as entrepreneurs, taxpayers, and consumers. They own businesses, employ millions of Americans, and contribute billions in taxes. Removing them from the workforce would harm both local economies and the national economy.

**Social Impact** Deportation policies disproportionately affect families, many of whom include U.S. citizens. Over 5 million U.S. citizen children have at least one undocumented parent. The trauma and long-term psychological effects of family separations cannot be overstated. Additionally, these policies breed fear, which undermines community trust and cooperation with law enforcement—potentially jeopardizing public safety.

**Strain on Public Services** Immigrants contribute to public services through taxes but generally use fewer services than native-born citizens. Deportation would result in a significant labor shortage, which could place increased demands on healthcare, education, and social services, putting additional pressure on local governments.

**Cultural and Demographic Effects** Immigrants are integral to the cultural landscape of the United States. From language and traditions to innovative ideas, immigrants have enriched American society. A mass deportation effort would significantly reduce this diversity, particularly in cities with large immigrant populations like New York, Los Angeles, and Miami.

**Impact on Innovation** Immigrants play a vital role in driving innovation, particularly in STEM fields. According to recent reports, 55% of U.S. startups valued at over \$1 billion were founded by immigrants. Deporting such talent would hinder creativity, stifle economic growth, and diminish America's competitiveness on the global stage.

### Conclusion

The consequences of mass deportation would be far-reaching and lasting. Not only would it disrupt the U.S. economy—resulting in labor shortages, reduced GDP, and lost tax revenue—but it would also have serious social, cultural, and demographic repercussions. Families would be torn apart, communities destabilized, and public services strained. Over time, America risks losing the very qualities that have made it a global leader in innovation and cultural exchange.

It is essential to recognize that these policies affect all of us—not just immigrants or people of color. We must understand the interconnectedness of our society and work toward solutions that foster unity, compassion, and progress for everyone.

Thank you for taking the time to read this.

Warm regards,  
 Gabily A. Gonzalez  
 Parent, Student Advocate  
 Community Outreach Organizer  
 Founder of Cerrando La Brecha Non-Profit  
 Email: eag.cerandolabrecha.btg@gmail.com

### Estimado/a miembro de la comunidad,

Mientras reflexiono, esperando un tazón de pho, me encuentro pensando en los cambios significativos que han ocurrido bajo la administración actual. Soy una inmigrante guatemalteca, ex esposa de un militar, y ahora madre de dos hijos de veteranos militares. A lo largo de los años, he sido testigo directo del impacto profundo que las decisiones políticas tienen en las familias inmigrantes y militares, y hoy me siento impulsada a compartir mis pensamientos sobre los desarrollos que estamos viviendo bajo el liderazgo del presidente Trump.

Mucho ha sucedido en un tiempo relativamente corto, y para muchos de nosotros—incluyéndome—estos cambios han causado una gran interrupción. Las políticas de deportación masiva implementadas por esta administración han desgarrado a las familias y están afectando profundamente a las comunidades de todo el país.

Recuerdo vívidamente el día de las elecciones y el shock que sentí ante la retórica que estaba siendo pronunciada por un líder cuyas acciones y palabras parecían completamente desconectadas de las realidades que enfrentan las comunidades inmigrantes y no documentadas. La idea de que tal lenguaje pudiera traducirse en políticas era inconcebible en ese momento.

Hoy, al reflexionar sobre el 2 de febrero de 2025, dos semanas después de que Trump asumiera nuevamente el cargo, el alcance de estas políticas ya ha tenido un impacto profundo en los estadounidenses, aunque muchos aún no comprenden completamente su importancia. Existe una idea errónea de que solo las personas de color o los inmigrantes se ven afectados por estas políticas, pero quiero dejar claro que independientemente de su postura política, las políticas implementadas por la administración de Trump también lo afectarán a usted.

### La inmigración y su importancia para el éxito de Estados Unidos

Aprobemos o no la inmigración, no podemos pasar por alto el hecho de que Estados Unidos se construyó sobre la inmigración. La diversidad de nuestra nación es lo que la hace única, rica en cultura y una líder en la comunidad global.

A menudo reflexiono sobre qué tipo de mundo quiero que mis hijos experimenten. Si quiero que aprecien el valor de la diversidad, ¿por qué no querría que también experimentaran diferentes culturas de primera mano? Viajar fomenta el entendimiento, y ese entendimiento impulsa tanto el éxito personal como el social.

Los estudios muestran que los viajes juegan un papel clave en el éxito de las personas y las empresas. Según investigaciones:

El 88% de los ejecutivos creen que los viajes internacionales son esenciales para el éxito empresarial, ya que aumentan la productividad, la creatividad y las oportunidades de establecer redes de contacto.

El 80% de los emprendedores afirman que los viajes les ayudan a pensar de manera más innovadora al encontrarse con nuevas perspectivas y superar bloqueos mentales.

Estas experiencias son esenciales para prosperar en la economía global interconectada de hoy. La fortaleza de Estados Unidos ha sido históricamente su capacidad para atraer a personas de todo el mundo— inmigrantes que traen consigo ideas frescas, perspectivas diversas y soluciones que impulsan la innovación.

Sin embargo, las actuales políticas de deportación masiva amenazan esta base, con posibles efectos devastadores en múltiples sectores.

Continued on page 10





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Continued from page 8

**Las consecuencias de la deportación masiva**

Las implicaciones de la deportación masiva van más allá de la inmigración. Analicemos algunas de las consecuencias más críticas:

**Impacto en la fuerza laboral:** Los inmigrantes representan aproximadamente el 17% de la fuerza laboral de los EE. UU., contribuyendo de manera significativa en industrias esenciales como la agricultura, la construcción, la salud y los servicios de alimentación. Un esfuerzo de deportación a gran escala provocaría escasez de mano de obra en estos sectores, afectando todo, desde la producción de alimentos hasta los servicios de atención médica.

**Costos económicos:** Según el Instituto Cato, deportar a los inmigrantes podría reducir el PIB de EE. UU. en un estimado de 1.6 billones de dólares durante la próxima década. Los inmigrantes no solo contribuyen como trabajadores, sino también como empresarios, contribuyentes y consumidores. Son dueños de negocios, emplean a millones de estadounidenses y aportan miles de millones en impuestos. Su eliminación de la fuerza laboral afectaría tanto a las economías locales como a la economía nacional.

**Impacto social:** Las políticas de deportación no solo afectan a los individuos no documentados, sino también a sus familias, muchas de las cuales son ciudadanas de EE. UU. Más de 5 millones de niños ciudadanos de EE. UU. tienen al menos un padre no documentado. El trauma y los efectos psicológicos a largo plazo de las separaciones familiares no se pueden subestimar. Además, estas políticas fomentan el miedo, lo que socava la confianza y la cooperación con las fuerzas del orden, lo que podría poner en peligro la seguridad pública.

**Presión sobre los servicios públicos:** Los inmigrantes contribuyen a los servicios públicos a través de impuestos, pero generalmente utilizan menos servicios que los ciudadanos nacidos en EE. UU. La deportación resultaría en una escasez significativa de mano de obra, lo que aumentaría la demanda de atención médica, educación y servicios sociales, poniendo una presión adicional sobre los gobiernos locales.

**Efectos culturales y demográficos:** Los inmigrantes juegan un papel fundamental en la configuración del panorama cultural de Estados Unidos. Desde los idiomas y las tradiciones hasta las ideas innovadoras, los inmigrantes han enriquecido la sociedad estadounidense. Un esfuerzo de deportación masiva reduciría drásticamente esta diversidad, especialmente en ciudades con grandes poblaciones inmigrantes como Nueva York, Los Ángeles y Miami.

**Impacto en la innovación:** Los inmigrantes desempeñan un papel clave en el impulso de la innovación, particularmente en los campos de ciencia, tecnología, ingeniería y matemáticas (STEM). Según informes recientes, el 55% de las startups de EE. UU. valoradas en más de 1,000 millones de dólares fueron fundadas por inmigrantes. Deportar a este talento dificultará la creatividad, frenaría el crecimiento económico y reduciría la competitividad de Estados Unidos en el escenario global.

**Conclusión**

Las consecuencias de la deportación masiva serían de gran alcance y duraderas. No sólo interrumpiría la economía de EE. UU., lo que resultaría en escasez de mano de obra, reducción del PIB y pérdida de ingresos fiscales, sino que también tendría graves repercusiones sociales, culturales y demográficas. Las familias serían separadas, las comunidades desestabilizadas y los servicios públicos bajo presión. Con el tiempo, Estados Unidos podría perder las cualidades que lo han convertido en un líder global en innovación e intercambio cultural.

Es fundamental reconocer que estas políticas nos afectan a todos, no solo a los inmigrantes o a las personas de color. Debemos comprender la interconexión de nuestra sociedad y trabajar por soluciones que fomenten la unidad, la compasión y el progreso para todos.

Gracias por tomarse el tiempo de leer esto.

Saludos cordiales,  
 Gabily A. Gonzalez  
 Madre, Defensora de Estudiantes  
 Organizadora Comunitaria  
 Fundadora de la Organización Cerrando La Brecha  
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**Our Value Proposition & Co-Existence in New Jersey**

Op-ED  
**John E. Harmon, Sr., IOM**  
 Founder, President & CEO  
 African American Chamber of Commerce of NJ

February 2025

As Black History Month winds down, I think about the efforts of so many of my ancestors and leaders who went to great lengths to demonstrate that black people could meet the standard(s) if the playing field were level, and the terms of engagement fully disclosed. When Dr. Carter G. Woodson established Negro History Week in 1926 it was all about showcasing Black Excellence in Math, Health, Science, Engineering, Technology, Industry, Innovation, Culinary, Sports and Entertainment.

It was people like Robert Smalls and Frederick Douglass who negotiated with President Lincoln to draft 170,000 black slaves into the Army to claim victory in the Civil War in exchange for the liberation of blacks from slavery through the passage of the Emancipation Proclamation. Fast forward 37 years when Booker T. Washington, established the Negro Business League (NBL) which introduced black entrepreneurs to free enterprise and capitalistic activities. The NBL started with 40 chambers between Maryland and Texas and grew to over 300 chambers, largely throughout the south. Notwithstanding the tumult that my people in the south encounter, black businesses today in Florida, Texas, Georgia, North Carolina, Virginia, and Maryland are outpacing black businesses in New Jersey today. Perhaps this is because they, and those who are collaborating with them, have not forgotten the price paid historically by blacks. (States with the largest number of black businesses by ranking: Florida (1), Texas (2), Georgia (3), North Carolina (8), Virginia (9), Maryland (10), New Jersey (13). Perhaps this is because they, and those who are collaborating with them, have not forgotten the price paid historically by blacks.

Later, in 1912, President Taft founded the United States Chamber of Commerce, the largest business federation in the world and I am honored to serve on its board of trustees.

There is no doubt in my mind that success is within the DNA of black people, passed on by our ancestors. Here are a few examples; slaves produced cotton and many of the ancillary devices that led to mass production and exports to Europe, created enormous wealth for those who leveraged this free labor; and when these enterprising businessmen needed capital for expansion, they used my ancestors as collateral.

Blacks contributed in several ways that led to bustling industries which created generational wealth. For example, Lous Lattimore created the carbon filament which enabled Thomas Edison's light bulb to stay illuminated, in addition, he improved the toilet systems on railroad cars and created an air conditioning system. Gladys West is a Historically Black College (HBCU) graduate whose efforts led to a GPS Mapping System.

Katherine Johnson provided the mathematical formula that enabled spacecraft to successfully take flights; where would Elon Musk's flights in space be today, without the contribution of Ms. Johnson?

Fred McKinley Jones created refrigeration systems that enabled perishables to be transported by trucks, planes, cargo ships and trains.

Dr. Daniel Hale Williams performed the first heart surgery.

The Tuskegee Airmen flew escort missions in War World II and had the lowest loss records of all escort groups. In the last four football games, of the 2024-2025 National Football League (NFL) season, 3 of the 4 quarterbacks were black, two of which played against each one another in the Super Bowl for the second time.

Dr. King sacrificed his life to move the consciousness of America and to encourage us to value people for their abilities and not their skin color. He laid the foundation for Barack Obama to successfully run and win two terms as the President of the United States.

Unfortunately, today, a zero-sum game is the playbook, executed with total disregard for the sacrifices that have propelled this nation and New Jersey to greatness.

As millions watched the recent hockey match between the USA and Canada, both countries rooted for their respective teams while the players demonstrated pride and professionalism. During that match we shouted from our homes, within the stadium, or at our local taverns in support of the players representing the United States.

However, today, in our state of New Jersey, our leadership appears to be supportive whenever it is expedient. In late 2023, the results of New Jersey's Disparity Study demonstrated systematic exclusion of blacks for equitable participation in public contracting opportunities despite their ability to provide value. While there is a lot of conversation about what is going on in Washington, the African American Chamber of Commerce of New Jersey is laser focused on the inequities in which the 1.2 million black New Jerseyans and the over 88,000 black businesses must navigate to survive their coexistence. Poverty, unemployment, and net worth for blacks are well below other groups in New Jersey.

Deflection is an often-used strategy to redirect the focus while keeping the aggrieved party engaged with a residual return while the real leader accomplishes their larger self-serving objective(s). This is an old play that has been run successfully repeatedly. Notwithstanding how one feels after they have fallen victim, while arguing within themselves, they become num, complacent and proceed to go along to get along.

This has been the story for many blacks in our state, however, as we look at this upcoming gubernatorial race, I am hopeful that the next governor and state legislators will work to address disparities while collectively establishing an agenda that lifts all boats equitably.





NEW JERSEY  
AMERICAN WATER

**New Jersey American Water to Start Annual Spring Cleaning**

Water main flushing begins next month and continues through the fall

**CAMDEN, N.J.** – Beginning next week and into the fall months, New Jersey American Water will perform the annual flushing of its water distribution system to continue to provide customers with high-quality, reliable water service.

“Flushing our system is an important, routine process that helps us clean out any mineral deposits or sediment that may have built up over time inside the pipes,” said New Jersey American Water Vice President of Operations, Ben Morris. “While we’re flushing, we also take the opportunity to check our water pressure and fire flows in the system and confirm our hydrants are operational.”

Flushing involves simultaneously opening fire hydrants in a specific area to create increased water flows. This routine flushing program also includes flushing blowoff valves on dead-end water mains throughout the system. While water mains are being cleaned, customers may notice short periods of low water pressure or discolored water. If customers experience temporary water discoloration, New Jersey American Water recommends running the cold water until it is clear. The following steps are also encouraged:

- Sign up and opt-in for general alerts to be notified when flushing takes place.
- Draw water for cooking prior to the flushing period.
- Store a large pitcher of water in the refrigerator for drinking.
- Check for discolored water before using the washing machine or dishwasher.
- If water pressure or water volume seems low after flushing has been completed, check faucet screens for trapped particles.

“In addition to continuously investing in our infrastructure, essential maintenance activities such as our hydrant flushing program are key to providing our customers with high-quality drinking water, and it is an annual requirement of the Water Quality Accountability Act,” Morris added.

New Jersey American Water will notify customers when flushing takes place in their area through its mass notification system and asks customers to take a few moments to update their contact information and preferences in their MyWater account. Customers must opt-in for general alerts to receive local flushing and other non-emergency notifications via phone call, text or email. Individuals who are not New Jersey American Water account holders but would like to receive alerts and notifications from the company can also sign up by visiting [awcodered.com](http://awcodered.com) or by texting WATER to 99411.

To learn more about New Jersey American Water’s 2025 hydrant flushing program, visit the flushing page at [www.newjerseyamwater.com](http://www.newjerseyamwater.com).

**About New Jersey American Water**

New Jersey American Water, a subsidiary of American Water (NYSE: AWK), is the largest regulated water utility in the state, providing high-quality and reliable water and/or wastewater services to approximately 2.9 million people. For more information, visit [www.newjerseyamwater.com](http://www.newjerseyamwater.com) and follow New Jersey American Water on Facebook, X, Instagram and LinkedIn.

**New Jersey American Water Continues to Lead on Lead Service Line Replacements in 2025**

Over 12,000 Lines Replaced and Counting

**CAMDEN, N.J.** – FEB 2025 – New Jersey American Water continues to prioritize lead service line replacements in its service areas, with over 12,000 lead and galvanized steel service lines replaced to date through its ongoing Lead Service Line Replacement Program. New Jersey American Water is currently on pace to meet requirements set by a New Jersey state law passed in 2021, which mandates that all water utility providers replace both utility-owned and customer-owned lead and galvanized service lines by 2031.

“In towns across our service area, we have been able to systematically identify and replace thousands of lead and galvanized steel service lines for our customers,” said New Jersey American Water President Mark McDonough. “While the work continues, I am proud of the progress we’ve made and the program we’ve built, which utilizes an array of touchpoints with our customers including email and direct mail, door-to-door canvassing, community partnerships, social media and creative video content to effectively educate customers and move this initiative forward. We’re well on our way to creating a lead-free New Jersey.”

In accordance with New Jersey law, New Jersey American Water launched its statewide Lead Service Line Replacement Program in 2022, including comprehensive customer outreach and an interactive webpage at [newjerseyamwater.com/leadfacts](http://newjerseyamwater.com/leadfacts) which provides information to customers on how to self-identify the material of their service line in three easy steps and report their findings online.

Starting this year, New Jersey American Water plans to utilize predictive modeling to drive streamlined and cost-efficient replacements. Using this data-driven approach approved by the New Jersey Department of Environmental Protection, New Jersey American Water will be able to improve its water service line inventory database and reduce the number of in-person inspections and customer test pits needed.

For more information on New Jersey American Water’s approach to lead and drinking water, customers are encouraged to visit: [newjerseyamwater.com/leadfacts](http://newjerseyamwater.com/leadfacts).

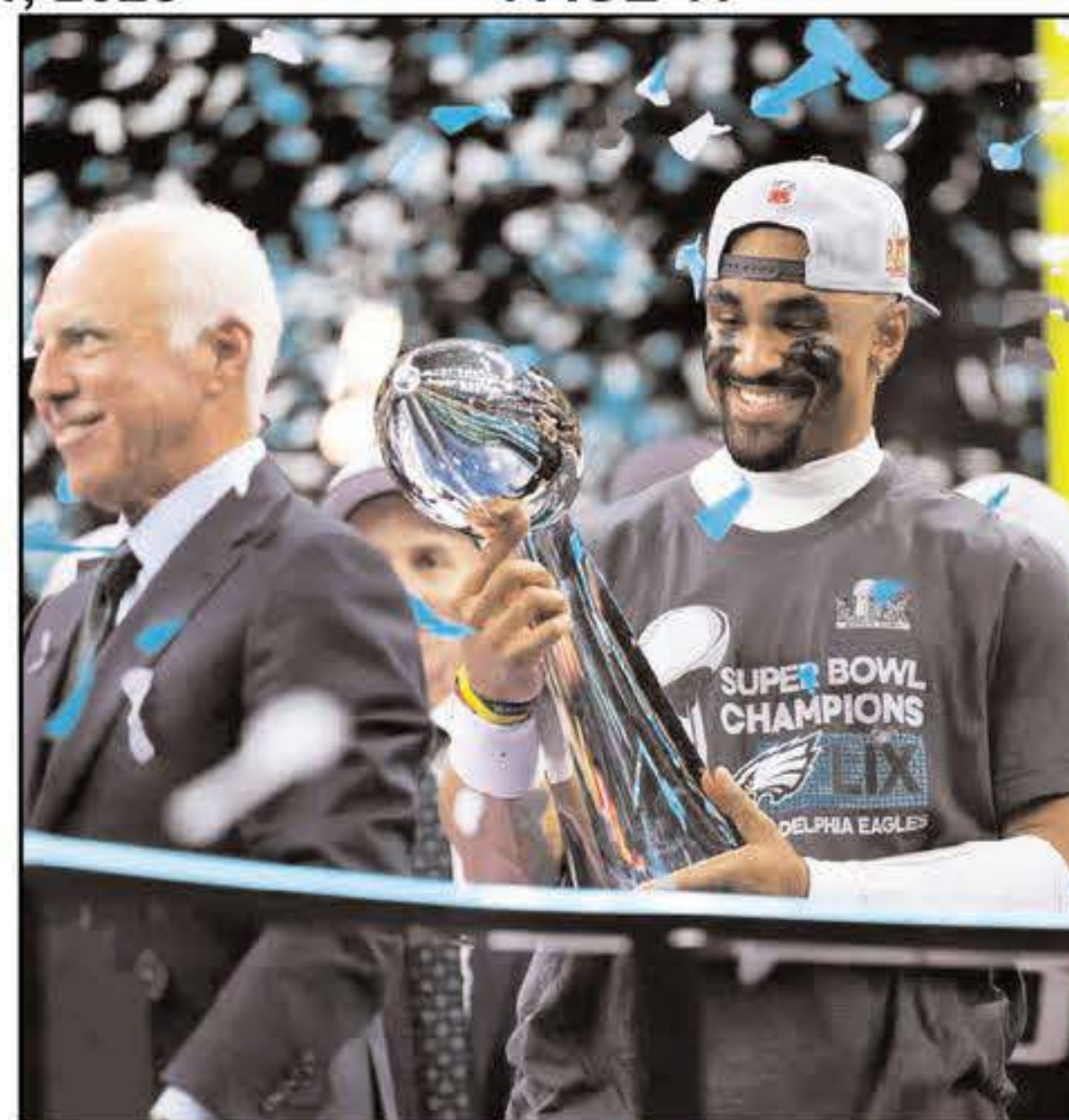
**About New Jersey American Water**

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**Black History Made in This Year’s Super Bowl: Jalen Hurts, and the Legacy of Black Quarterbacks**

History was made on the grandest stage of the NFL as Jalen Hurts of the Philadelphia Eagles became the first Black quarterback in franchise history to win a Super Bowl. Hurts has cemented his place among the NFL’s elite. Hurts’ journey to the top has been nothing short of inspirational. Overlooked by some scouts and doubted even after his selection in the second round of the 2020 NFL Draft, he has consistently silenced critics with his work ethic, leadership, and performance. His ability to throw with precision, make plays with his legs, and command the respect of his teammates has made him a true franchise quarterback.

A couple of years ago, when Patrick Mahomes and Jalen Hurts faced off in Super Bowl LVII, it marked the first time two Black quarterbacks started against each other in the big game. Mahomes, already a two-time MVP and a 3-time Super Bowl champion, has set the standard for quarterback



play in today’s NFL. Many believe he is on the path to chasing the Greatest of All Time (G.O.A.T.) status. Hurts’ ability to go toe-to-toe with Mahomes and now win a Super Bowl himself solidifies his place as one of the league’s brightest stars.

In a sport where the quarterback position is widely regarded as the most important on the field, Hurts’ victory not only secured a championship for the Eagles but also represented a significant milestone in the ongoing journey of Black quarterbacks in the NFL. The road for Black quarterbacks in the NFL has been long and arduous, filled with racial barriers, stereotypes, and systemic doubts about their intelligence and leadership capabilities. Historically, Black athletes were often funneled into other positions, with many decision-makers refusing to believe they could lead a team at the quarterback position. However, over the years, Black quarterbacks have continued to break these barriers, proving their intelligence, athleticism, and leadership on the biggest stages.

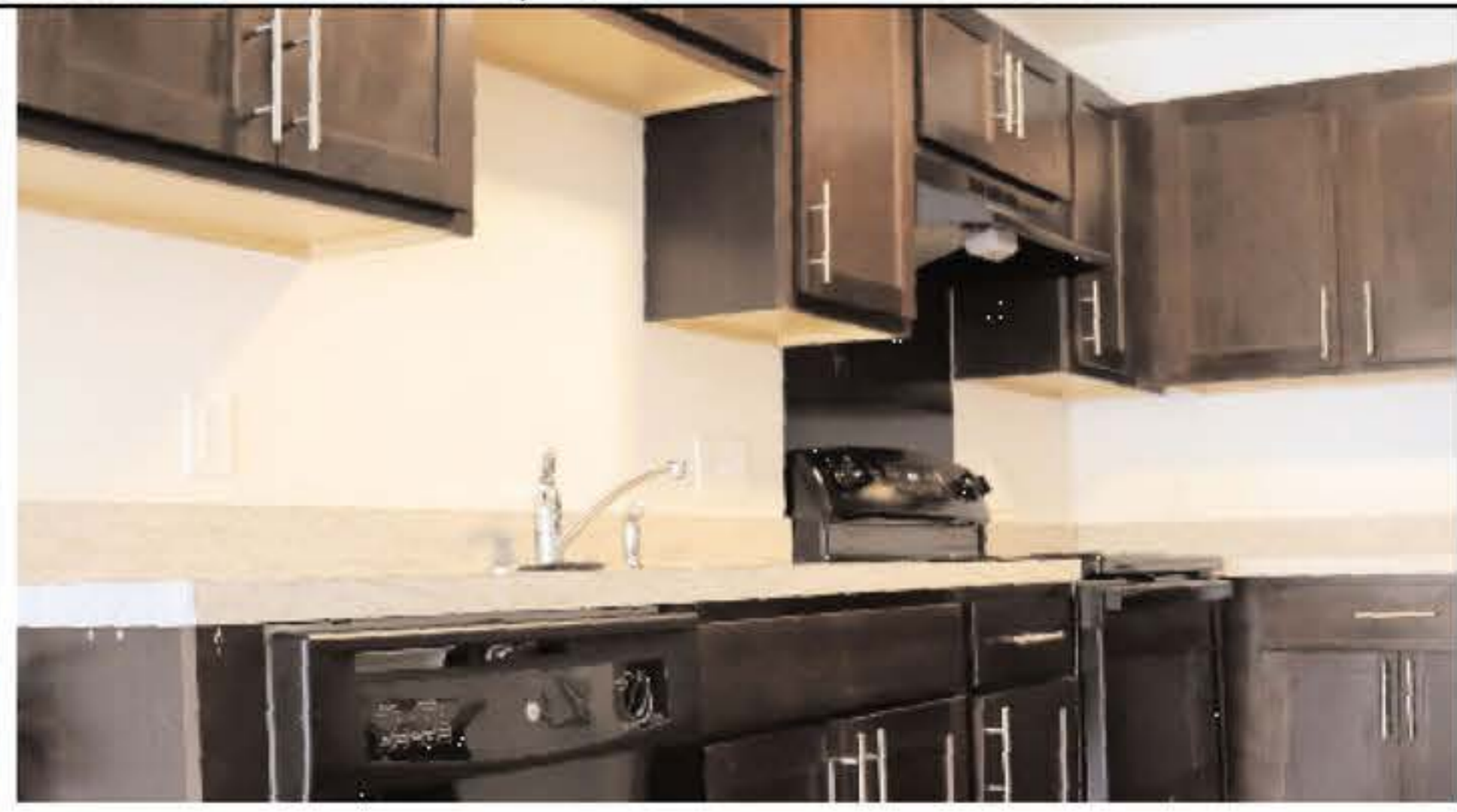
To further understand the significance of Hurts’ win, one must realize the exclusive company he’s in. Hurts is on a very short list, as he is one of eight Black quarterbacks who have started in a Super Bowl. Doug Williams made history as the first Black quarterback to start and win the Super Bowl with Washington in 1988. Steve McNair led the Tennessee Titans to Super Bowl XXXIV in 2000, falling just one yard short of potential victory. Donovan McNabb took the Eagles to Super Bowl XXXIX in 2005, a heartbreaking loss to the New England Patriots. Colin Kaepernick guided the San Francisco 49ers to Super Bowl XLVII in 2013, coming up just short against the Baltimore Ravens. Russell Wilson became the second Black quarterback to win a Super Bowl, leading the Seattle Seahawks to a dominant victory in 2014. Cam Newton’s electrifying 2015 season propelled the Carolina Panthers to Super Bowl 50, though they fell to the Denver Broncos. Patrick Mahomes, considered the best quarterback in the league today, has become a dominant force, leading the Kansas City Chiefs to multiple Super Bowls and victories. Jalen Hurts is also a part of this elite group, and he also becomes only the fourth Black quarterback to win a Super Bowl.

The historical significance of this Super Bowl extends beyond just the players on the field. Autumn Lockwood made history as the first Black female coach to help guide her team to a Super Bowl victory. As an associate performance coach for the Eagles, Lockwood played a crucial role in the team’s conditioning and strength training, ensuring players were in peak physical form. She is only the second Black woman in an NFL coaching role and one of just 15 women across the entire league. Her presence on the sidelines is a testament to the strides being made in diversity and inclusion within the NFL.

As the Eagles lifted the Lombardi Trophy, their win is bigger than just football. It is a testament to resilience and breaking barriers. For Philadelphia Eagles fans and minority race fans who understand the challenges Blacks have faced, this victory is about more than just a championship—it is about progress, representation, and the continued fight for equality. Blacks have long been told what they couldn’t do; now, they continue to show the world what they can do!

By Christopher Collins II





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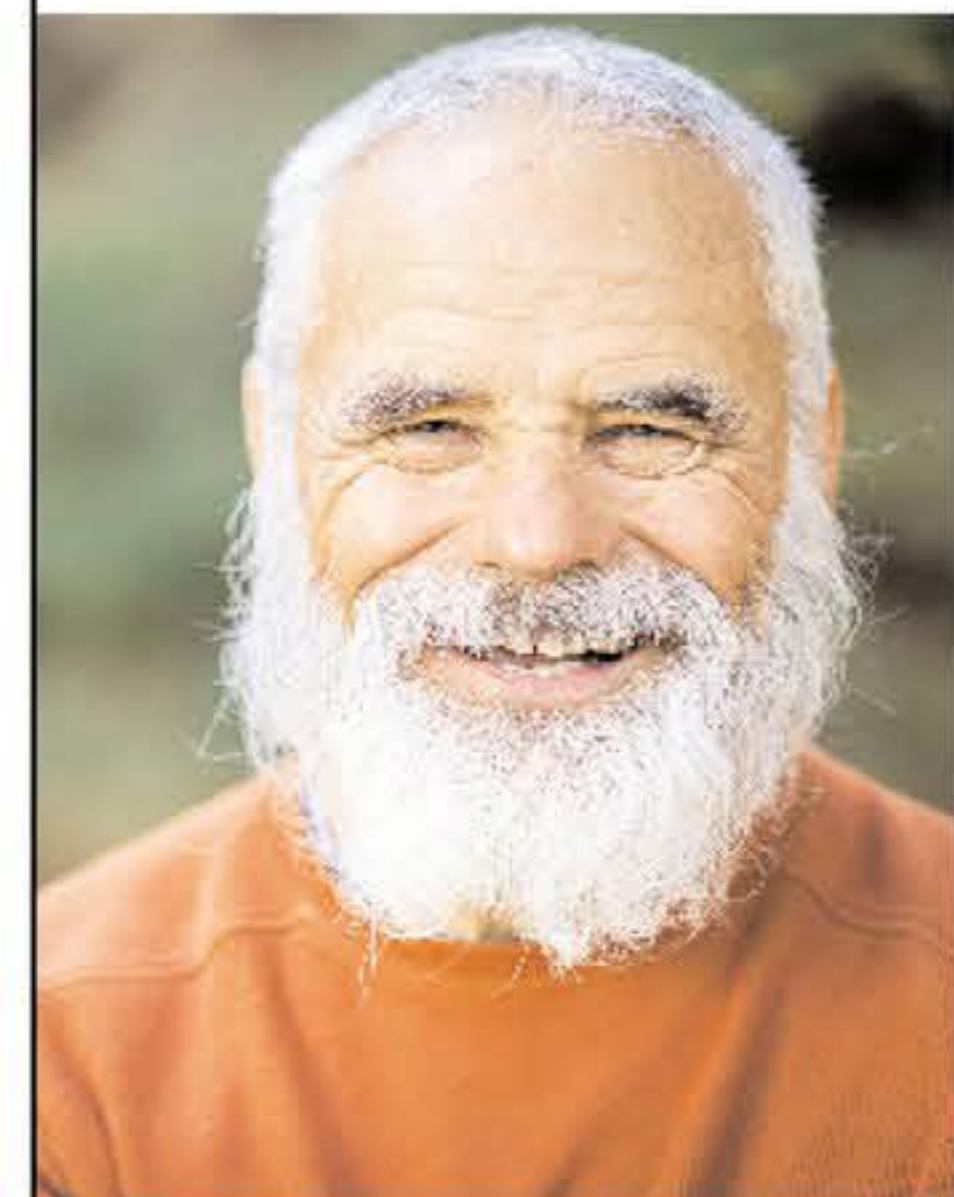
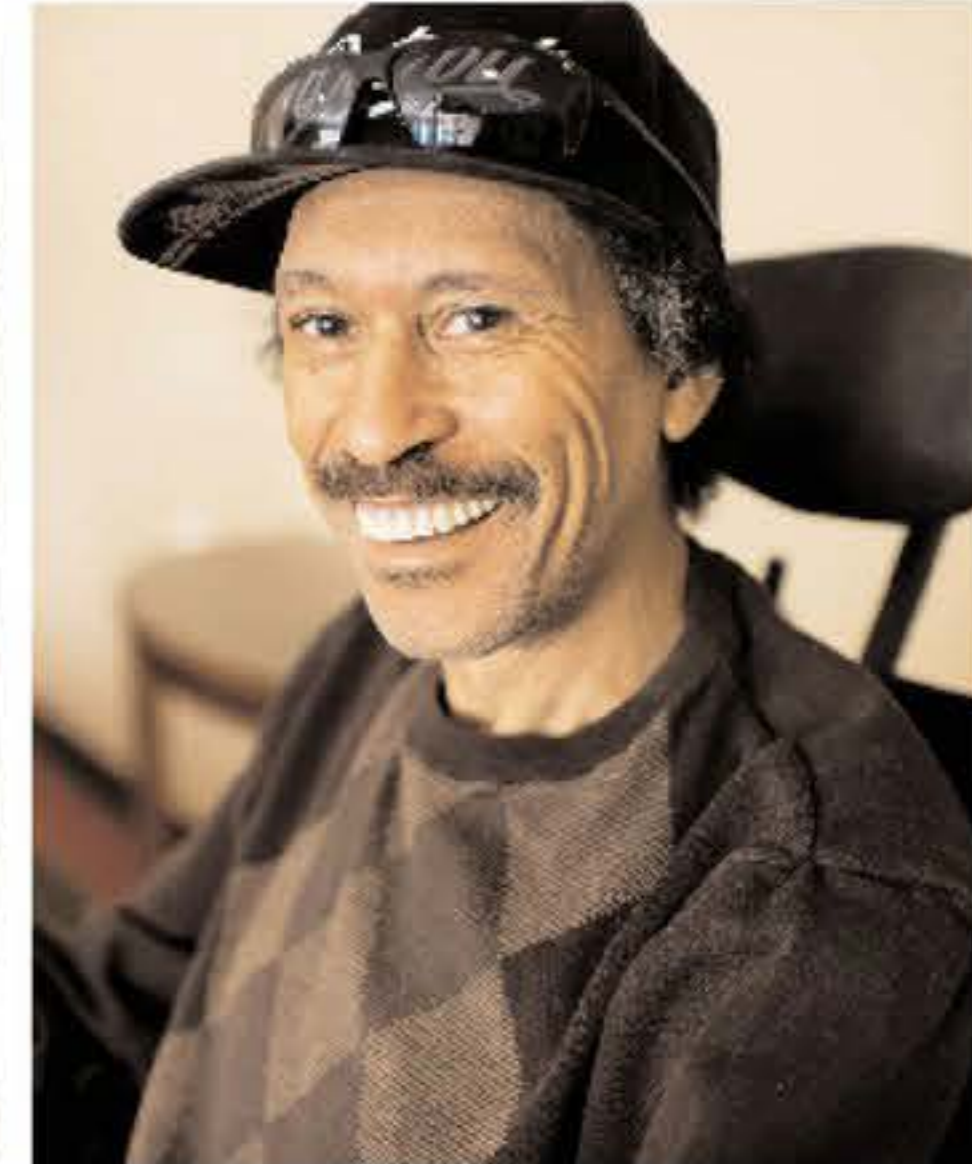




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## What We Do

The Camden Education Fund (CEF) is a non-profit organization dedicated to accelerating progress in Camden’s public school system. CEF works with families, school partners, and community leaders to identify citywide needs in education. CEF then provides grants and develops strategic partnerships to address these citywide needs. Grantees may include schools, non-profits, and universities.

## Our Vision

Camden will be home to a vibrant public school system that inspires all students and prepares them for success after high school.

## Our Mission

To sustain and accelerate progress in Camden’s public school system.

# Our Focus Areas



### Talent

Recruiting, developing, retaining, and appreciating excellent teachers



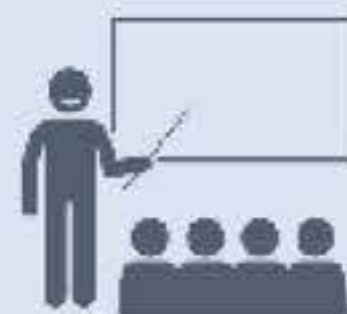
### Equity

Ensuring a great school for every child and services that meet all children’s needs



### Engagement

Creating opportunities for parents and community leaders to shape a system that meets families’ needs



### Instructional Quality

Providing all students with access to high-quality, rigorous, and relevant curricula



### Post Secondary

Developing structured pathways for post-secondary success, including college and career

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**The Campbell's Company Executive Chef Teaches Camden Kids How to Cook at The Salvation Army Camden Kroc Center**

Camden, New Jersey, February 20, 2025 — The Salvation Army Camden Kroc Center partnered with The Campbell's Company to host a unique, interactive culinary experience for youth in its afterschool program. Campbell's Executive Chef Gerald Drummond led a live, multinational cooking demonstration, introducing the young participants to traditional flavors and dishes from three countries.

Chef Drummond guided the students through the origins of each recipe and the cultural significance of the featured ingredients. Attendees, participating both in person and virtually—including Campbell's employees at their Camden headquarters—had the opportunity to sample the flavorful creations. "I encourage everyone to try foods from other cultures," said Chef Drummond. "Open mind, open palate!" 30 children, ages 5-13, from the Camden Kroc Center's afterschool program enthusiastically followed along with Chef Drummond, tasted dishes that expanded their palates while broadening their understanding of cultural traditions.



Excited students line up to taste four cultural dishes prepared in a live cooking demonstration.

"My favorite part was the beef patty! I also loved the sour juice. The texture and the taste were great," shared Luis, a Camden Kroc Center afterschool Student.

The experience brought together diverse groups to celebrate the power of food to unite people and honor cultural heritage. "It was amazing!" said Kaprena Morris, Family & Youth Development Manager at the Camden Kroc Center. "The overall experience was enlightening, informative, and a fun time to celebrate Black History Month. The kids had the culinary experience of a lifetime."

Chef Drummond's expertise, developed over 30 years in the food service industry, made this event a memorable one for all involved. His dedication to showcasing the origins and

meaning of global cuisines highlighted the importance of appreciating diverse culinary traditions. The Salvation Army Camden Kroc Center continues to bring enriching experiences like this to the community, inspiring learning, connection, and cultural appreciation.

About The Salvation Army Camden Kroc Center  
Opened in 2014 to enhance The Salvation Army's ministry in the City of Camden since 1880, The Salvation Army Camden Kroc Center is a 125,000-square-foot, state-of-the-art community center where opportunity meets potential. With over 25,000 annual member visits, the Camden Kroc Center provides recreational, health, educational, cultural, and spiritual holistic programming for the entire family. From first time swimmers to experienced athletes, the Kroc Center has hosted over 2 million visits since opening, striving toward Camden's transformation in body, soul, and spirit. Visit [www.camdenkroccenter.org](http://www.camdenkroccenter.org) to find out how you can help empower families, youth, and seniors in the Camden region.

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Camden, NJ 08105

P: 856.378.0900  
W: [CamdenKrocCenter.org](http://CamdenKrocCenter.org)

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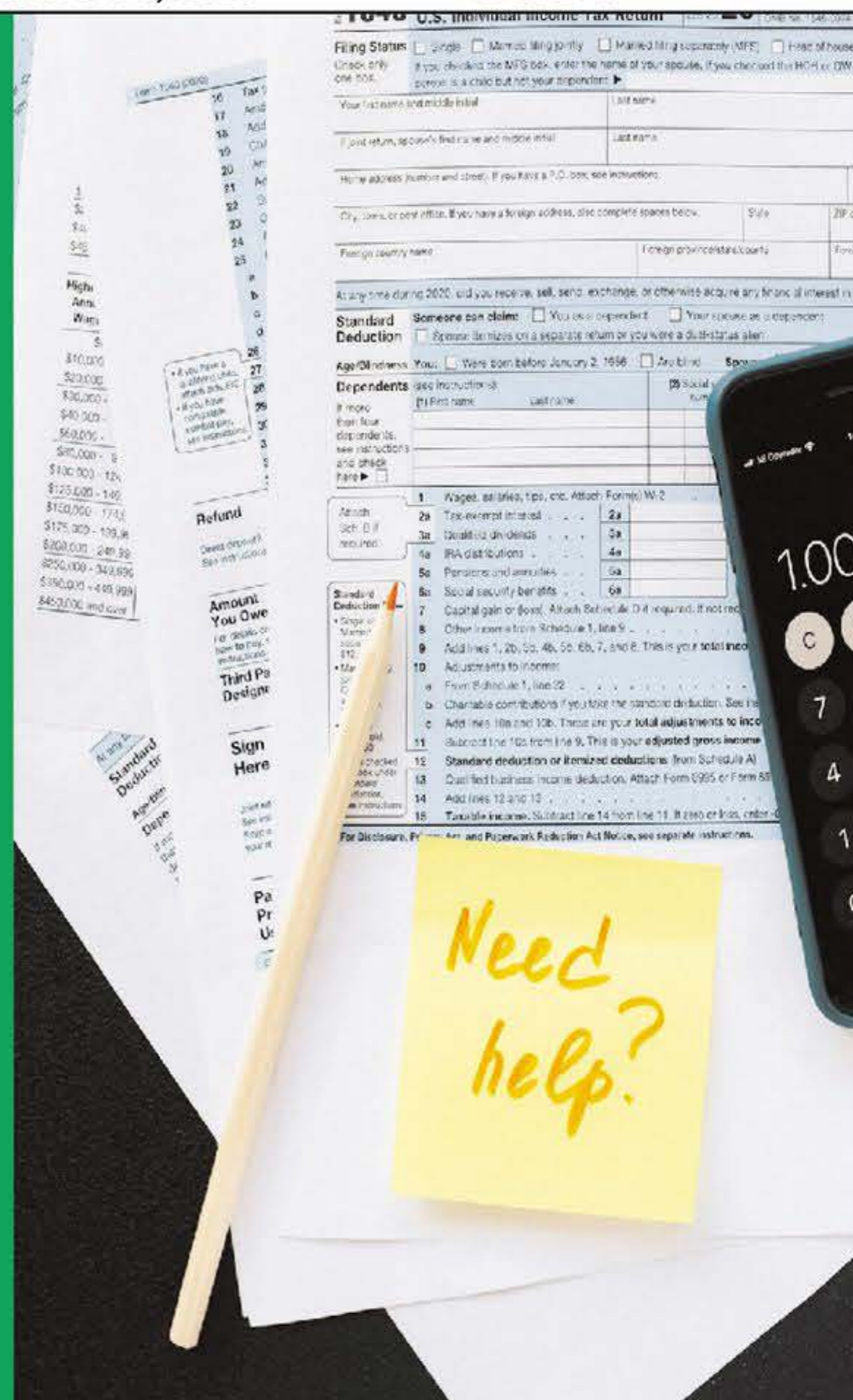


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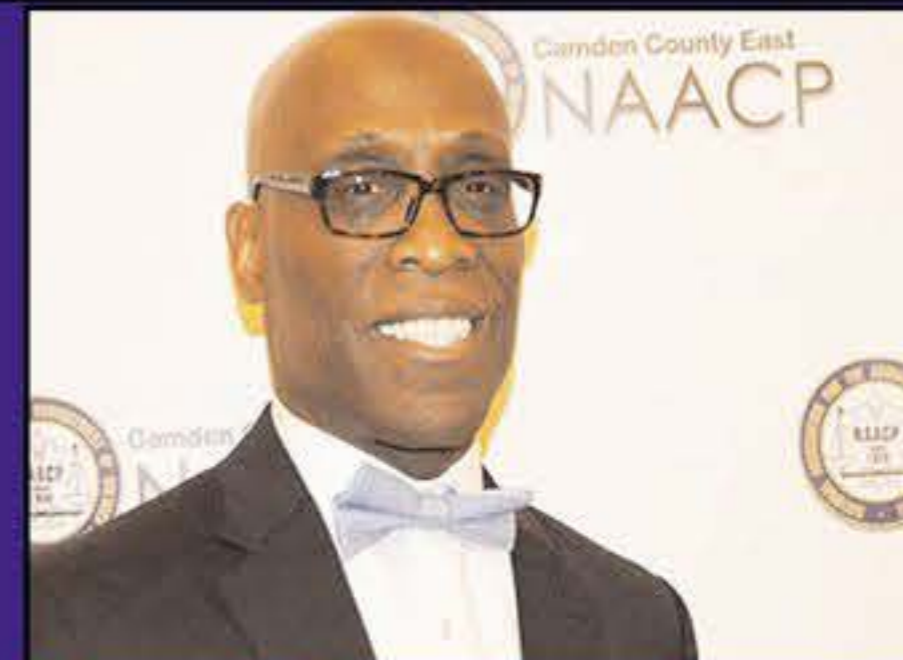
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  - Civil Rights – Includes Discrimination, Police Excessive Force
  - Education Law – Includes Special Education, Suspensions, Expulsions, Bullying & Harassment
  - Personal Injury – Includes Auto/Truck/Bike Accidents, Slip & Falls, Wrongful Death
  - Legal Counseling – Other Areas

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SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00835424 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR, The property to be sold is located in the WINSLOW TOWNSHIP, in the County of CAMDEN and the State of New Jersey. Commonly known as: 33 NORTH GROVE STREET, WINSLOW TOWNSHIP, 08009 Tax LOT 8.03, BLOCK 4504.04 Dimensions of Lot: 102' X 465.63' / Nearest Cross Street: FIRST AVENUE SUPERIOR INTERESTS (if any): Any and all easements covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession/rights protected by the NJ Anti-Eviction Act; All Local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A. 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for sheriff's costs, commission, deed recording fees and realty transfer fees. -Sunova Management LLC holds an interest in the property due to Solar Panels as of 11/14/2023 -Winslow Township holds a claim for taxes due and/or other municipal utilities such as water and sewer in the amount of \$106.00 and \$94.70 plus penalty owed in arrears for water as of 11/13/2024. -Vacant Lot Charge - contact the municipality for billing, payment and renewal details - it applicable - 609-567-0700 -Plaintiff's upset bid is \$404,101.41 in accordance with the requirements of Section 12 of P.L. 1995, c. 244 (C.2A:50-64) as amended. The property is reported to be owner occupied. The full legal description can be found in the Office of the Clerk of Camden County in Mortgage Book 12134 Page 222. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$403,962.92 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of ZACHARY VAN ATTER, ET AL., defendant(s), and taken in execution of PENNYMAC LOAN SERVICES, LLC, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 24003100 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: POWERS KIRN, LLC 308 HARPER DRIVE SUITE 210, P.O. BOX 848, MOORESTOWN NJ 08057 (\$198.76)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00581524 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the CITY OF CAMDEN, in the County of CAMDEN and the State of New Jersey. Commonly known as: 512 STEVENS STREET, CAMDEN, NJ 08103; Tax LOT 2, BLOCK 180 Dimensions of Lot: (Approx.) 14.5 X 105.33 X 14.50 X 105.33 / Nearest Cross Street: S 5TH STREET Important: Indicate Lien information, if any, to be advertised pursuant to the Supreme Court decision of 10/28/99 - Summit Bank vs. Dennis Thiel (A-58-98). Sheriff, kindly advertise the following: Good Faith Estimate Upset Price: \$139,859.78 Occupancy Status: Occupied by Unknown THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$138,088.13 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of BYALMA TORRES REYES, LEXINGTON NATIONAL INSURANCE CORPORATION UNKNOWN OCCUPANTS #1-10 N/K/A OSCAR Y. REYES, OCCUPANT; ET AL., defendants), and taken in execution of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT INDIVIDU-ALLY, BUT SOLELY AS TRUSTEE FOR RESIDENTIAL MORTGAGE AGGREGATION TRUST, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 24003112 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: FRIEDMAN VARTOLO LLP 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530 (\$151.96)

SHERIFF'S SALE

By Virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00109924 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102. CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the CITY OF GLOUCESTER, in the County of CAMDEN and State of New Jersey. Commonly known as: 400-402 MARKET STREET, GLOUCESTER CITY, NJ 08030; Tax LOT 19816, BLOCK 72 Dimensions of Lot: (Approx.) 40 X 74.86 X 14.25 X 62 X 25.75 X 136.91 Nearest Cross Street: 4TH STREET Important: Indicate Lien information, if any, to be advertised pursuant to the Supreme Court decision of 10/28/99 - Summit Bank vs. Dennis Thiel (A-58-98). Sheriff, kindly advertise the following: Tax Certificate Recorded: April 11, 2023 Holder: FIG 20, LLC, FBO Sec Pty Amount: \$3,271.44 Book: 12328 Page: 256 Instrument Number: 2023-092 Tax Certificate Recorded: May 02, 2023 Holder: Pro Cap 8 FBO Firsttrust Bank Amount: \$696.65 Book: 12342 Page: 1907 Instrument Number: 2023-091 Good Faith Estimate Upset Price: \$599,343.43 / Occupancy Status: Occupied by Unknown. This is a commercial property not subject to the Community Wealth Preservation Program Bill. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$594,854.46 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of ROSKO GLOUCESTER LLC; ET AL., defendant(s), and taken in execution of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR THE FLIC RESIDENTIAL MORTGAGE LOAN TRUST 1, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 24003036 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: FRIEDMAN VARTOLO LLP 1325 FRANKLIN AVENUE, SUITE 160, GARDEN CITY, NY 11530 (\$184.72)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, Issued out of the SUPERIOR COURT CHANCERY NEW JERSEY DIVISION, CAMDEN COUNTY, DOCKET NO. F01921517 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102. CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey, Commonly known Es: 19 PRITCHARD LANE, SICKLERVILLE (WINSLOW TOWNSHIP), NJ 09061; Tax LOT 10, BLOCK 10405 Dimensions of Lot: 75 FEET WIDE BY 150 FEET LONG / Nearest Cross Street: PIEDMONT LANE Estimated upset bid amount: \$237,000.00 plus any additional sums as ordered by the court. Occupancy Status: Owner Occupied \*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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 ANDOR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON. -2024 Q1r 4 Due: 11/01/2024 \$1,576.97 OPEN: SUBJECT TO POSTING -2025 Q1r 1 Due: 02/01/2025 \$1,536.42 OPEN -2025 Q1r 2 Due: 05/01/2025 \$1,536.41 OPEN -Vacant lot charge: Vacant lot fee exists. Please contact code enforcement department at 609-567-0700 ex 7002 / Vacant lot charge: Acct: To: 12/14/2021 \$500.00 OPEN PLUS PENALTY Above charges previously managed by Prochamps on behalf of Municipality. Please contact the municipality for additional Billing Payment, and Renewal Details (IF applicable). - Water: Twp of Winston 125 S Rte 73, Braddock NJ 08037 609-567-0700 Acct: 229058 0 To: 10/08/2024 \$106.00 OPEN AND DUE 11/30/2024 \$318:00 OPEN PLUS PENALTY - Sewer: Twp of Winslow 125 S Rte 73, Braddock, NJ 00037 609-567-0700 Acct: 229058 0 To: 10/01/2024 - 12/30/2024 \$102.00 OPEN AND DUE 11/30/2024 \$306.00 OPEN PLUS PENALTY - CCMUA: CCMUA 1645 Ferry Ave. Camden, NJ 08104 856-511-3700 Acct: 360090039 09/01/2024 - 11/30/2024 \$93.00 OPEN PLUS PENALTY \$302.93 OPEN PLUS PENALTY - Liens: Year: 2023 Type: 3RD PARTY WATER, SEWER, CCMUA Amount \$355.88 Cert No.: 2400490 Sold: 09/26/2024 To: FIG 20, LLC Lien amount is subject to subsequent taxes + interest. Must call prior to settlement for redemption figures THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54 For sale information, please visit Auction at www.Auction.com or call (800) 280-2832. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$223,508.08 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of JULIA ROBINSON; NEW CENTURY MORTGAGE CORPORATION, defendant (s), and taken in execution of THE BANK OF NEW YORK MELLON FIJA THE BANK OF NEW YORK, AS SUCCESSOR-IN-INTEREST TO JP MORGAN CHASE BANK, NA., AS TRUSTEE FOR BEAR STEARNS ASSET BACKED SECURITIES TRUST 2006-3 ASSET-BACKED CERTIFICATES, SERIES 2006-3, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 22001524 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: RAS CITRON LLC 130 CLINTON ROAD, SUITE 202, FAIRFIELD, NJ 07004 (\$259.60)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00452022 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the BOROUGH OF HADDONFIELD, in the County of CAMDEN and State of New Jersey. Commonly known as: 769 REDMAN AVENUE A/K/A 769 WEST REDMAN AVENUE, HADDONFIELD, NJ 08033; Tax LOT 2.22, BLOCK 91.04 Dimensions of Lot: 60X150 Nearest Cross Street: W CRYSTAL LAKE AVENUE Estimated upset bid amount: \$572,000.00 plus any additional sums as ordered by the court. Occupancy Status: Owner Occupied \*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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 ANDOR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON. -2025 Qtr 1 Due: 02/01/2025 \$4,113.87 OPEN -2025 Qtr 2 Due: 05/01/2025 \$4,113.87 OPEN THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$571,962.60 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of JOHN S. MEYER A/K/A JOHN MEYER, KAREN T. MEYER; STATE OF NEW JERSEY; UNITED STATES OF AMERICA, defendants), and taken in execution of DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 20062 MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2006-2, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 24000087 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: RAS CITRON LLC 130 CLINTON ROAD, SUITE 202, FAIRFIELD, NJ 07004 (\$180.04)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00965818 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF VOORHEES, in the County of CAMDEN and State of New Jersey. Commonly known as: 7 ACORN HILL DRIVE, VOORHEES, NJ 08043; Tax LOT 10, BLOCK 202.24 Dimensions of Lot: 0.32 AC Nearest Cross Street: E RED OAK DRIVE / Estimated upset bid amount: \$597,000.00 plus any additional sums as ordered by the court. Occupancy Status: Owner Occupied \*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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 ANDOR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON. \*2024 Qtr 3 Due: 08/01/2024 \$1,199.88 OPEN \*2024 Qtr 4 Due: 11/01/2024 \$3,144.87 OPEN \*2025 Qtr 1 Due: 02/01/2025 \$3,089.55 OPEN \*2025 Qtr 2 Due: 05/01/2025 \$3,089.55 OPEN -Sewer: Voorhees Twp, 2400 Voorhees Town Center Voorhees, NJ 08043 856-429-7766 Acct: 3956 0 01/01/2024 - 12/31/2024 \$151.26 OPEN - CCMUA: CCMUA 1645 FERRY AVE. CAMDEN, NJ 08104 856-541-3700 Acct: 340029222 10/01/2024 - 12/31/2024 \$93.00 OPEN AND DUE 11/15/2024 \$1,316.84 OPEN THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$584,523.85 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of MILDRED GILMORE AKA MILDRED L. GILMORE; ACORN HILL. HOMEOWNERS ASSOCIATION, INC.; MIDLAND FUNDING LLC; UNITED STATES OF AMERICA, defendant(s), and taken in execution of WILMINGTON SAVINGS FUND SOCIETY, FSB AS TRUSTEE OF FINANCE OF AMERICA STRUCTURED SECURITIES ACQUISITION TRUST2019-HB1, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 19003041 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: RAS CITRON LAW OFFICES 130 CLINTON ROAD, SUITE 202, FAIRFIELD, NJ 07004 (\$198.76)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00177323 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF GLOUCESTER, in the County of CAMDEN and State of New Jersey. Commonly known as: 10 BERKSHIRE RD, SICKLERVILLE, NJ 08081; Tax LOT 6, BLOCK 16902 Dimensions of Lot: 55X103 Nearest Cross Street: WILSHIRE ROAD / Estimated upset bid amount: \$138,000.00 plus any additional sums as ordered by the court. Occupancy Status: Owner Occupied \*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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 ANDOR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO THE CURRENT AMOUNT DUE THEREON. -2025 Qtr 1 Due: 02/01/2025 \$719.50 OPEN -2025 Qtr 2 Due: 05/01/2025 \$719.49 OPEN -Sewer: Gloucester Twp. Sewer Dept. 401 Landing Rd Blackwood NJ 08012 856-227-8666 Acct: 20313 0 01/01/2025 - 03/31/2025 \$46.00 OPEN AND DUE 01/15/2025 \$184.00 OPEN PLUS PENALTY OWED IN ARREARS -CCMUA: CCMUA 1645 Ferry Ave. Camden, NJ 08104 856-541-3700 acct: 150150076 12/01/2024 - 08/28/2025 \$93.00 OPEN AND DUE 01/15/2025 \$450.00 OPEN PLUS PENALTY; OWED IN ARREARS. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$134,861.99 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of TODD J MILLER; MONIQUE E. WHITE, defendant(s), and taken in execution of SECURITIZED ASSET BACKED RECEIVABLES LLC TRUST2006 NCI, MORTGAGES PASS-THROUGH CERTIFICATES, SERIES 2006-NCI, U.S. BANK NATIONAL ASSOCIATION AS TRUSTEE, plaintiff. Charles M. Billingham SHERIFF Sheriff's Number: 24000917 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: RAS CITRON LLC 130 CLINTON ROAD, SUITE 202, FAIRFIELD, NJ 07004 (\$195.64)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00253818 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 68 BREARLY DRIVE, SICKLERVILLE (WINSLOW TOWNSHIP), NEW JERSEY 08081; Tax LOT 22, BLOCK 402.02 Dimensions of Lot: (APPROXIMATELY) 120 X 70 X 120 X 61 Nearest Cross Street: RUTLEDGE DRIVE The sale is subject to 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 40:8B-21 the sale may also be subject to the limited lien priority of any Condominium/Homeowner Association liens which may exist. The sale may be further subject to Restrictions, reversions, reservations, and easements of record. The occupancy status of the subject property is unknown. The approximate upset sum is \$269,052.40 calculated through November 18, 2024, plus any additional advance, interest, Sheriff's cost and commission to the date of sale. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$282,309.56 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of KAREN M. DICKERSON A/K/A KAREN DICKER-SON; UNITED STATES OF AMERICA; CASTLE CREDIT CORPORATION; CASTLE CREDIT HOLDINGS, LLC, defendant(s), and taken in execution of WELLS FARGO BANK, NA, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 24003097 DATED: 1/28, 2/4, 2/11, 2/18/2025 Attorney: LOGS LEGAL GROUP LLP 14000 COMMERCE PARKWAY, SUITE B, MOUNT LAUREL, NJ 08054 (\$167.56)



SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01234523 at Public Venue on WEDNESDAY the 19TH Day of FEBRUARY, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 427 COOPER FOLLY RD, ATCO, NJ 08004; Tax LOT 45, BLOCK 2402.05 Dimensions of Lot: 45 FEET WIDE BY 100 FEET LONG / Nearest Cross Street: OAKTON DRIVE / Estimated upset bid amount: \$251,000.00 plus any additional sums as ordered by the court.

Occupancy Status: Occupied
\*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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.

-2025 Qtr 1 Due: 02/01/2025 \$2,261.21 OPEN
-2025 Qtr 2 Due: 05/01/2025 \$2,261.21 OPEN
-Water: Twp of Winslow 125 S Rte 73, Braddock, NJ 08037 609-567-0700 Acct: 281610 0 To: 10/04/2024 \$106.00 OPEN AND DUE 11/30/2024
-Sewer: Waterford Twp Utility Dept. 2131 Auburn Ave. Atco, NJ 08004 856-768-2300

Acct: 25030 0 10/01/2024 - 12/31/2024 \$54.00 OPEN PLUS PENALTY \$178.37 OPEN PLUS PENALTY
- CCMUA: CCMUA 1645 Ferry Ave. Camden, NJ 08104 856-541-3700 Acct: 360142533 09/01/2024 - 11/30/2024 \$93.00 OPEN PLUS PENALTY \$297.35 OPEN PLUS PENALTY

- Liens: Year: 2023 Type: 3RD PARTY WATER, CMUA, WATERFORD SE Amount \$1,103.43

Cert No.: 24-00185 Sold: 09/26/2024 To: TRYSTONE CAPITAL ASSETS, LLC Lien amount is subject to subsequent taxes + interest. Must call prior to settlement for redemption figures. THE REDEMPTION OF LIENS IS OUTLINED IN N.J.S.A 54:5-54 THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.

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. The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$254,626.93

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of ANGEL RIVERA AKIA ANGEL D. RIVERA, HIS HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND HIS, HERS, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; ANNETTE M.PTASZENSKI AK/A ANNETTE PTASZENSKI AKIA ANNETTE RIVERA; ALBERTO PTASZENSKI-RIVERA, MRS.PTASZENSKI-RIVERA, SPOUSE OF ALBERTO PTASZENSKI-RIVERA; MADISON PTASZENSKI-RIVERA; MR. PTASZENSKI-RIVERA: SPOUSE OF MADISON PTASZENSKI-RIVERA; LEXINGTON NATIONAL INSURANCE CORPORATION; ABC BAIL BONDS, INC TRUSTEE; MARIE A CASTELLI ANJA MARIE A RIVERA, HIS/HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES AND HIS, HERS, THEIR OF ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST; NINA ALICEA CASTELLI RIVERA; ANTOINETTE D. RIVERA; TRINITAS HOSPITAL. KJA TRINITAS REGIONAL MEDICAL CENTER: ALEXANDER BUDA; ATLANTIC CITY ELECTRIC; NEW CENTURY FINANCIAL SERVICES; LOGS GROUP LLC F/KJA SHAPIRO & KREIS-MAN; STATE FARM INDEMNITY COMPANY, SUBROGEE DANIELLE JACKSON; VANZ, LLC; STATE OF NEW JERSEY; UNITED STATES OF AMERICA, defendant(s), and taken in execution of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-3, plaintiff.

Charles H. Billingham SHERIFF
Sheriff's Number: 24003006
DATED: 1/28, 2/4, 2/11, 2/18/2025
Attorney: RAS CITRON LLC
130 CLINTON ROAD, SUITE 202, FAIRFIELD, NJ 07004

(\$286.12)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01628616 at Public Venue on WEDNESDAY the 5TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the TOWNSHIP OF PENNSAUKEN, in the County of CAMDEN and State of New Jersey. Commonly known as: 7105 CYNWDWYD AVENUE, PENNSAUKEN TWP, NJ 08109

Tax LOT 6, BLOCK 6508 Dimensions of Lot: Approximately 63.00 feet by 200.00 feet
Nearest Cross Street: HARRIS AVENUE
The estimated upset amount for the scheduled sheriff sale is currently \$421,660.96.

The upset price is not the same as a payoff or judgment redemption amount. This property is vacant.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$420,945.22

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of MAE H. PATTEN AKA MAE H. PATTEN AKA MAE PATTEN, DECREASED, HIS/HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE AND INTEREST, ET AL defendant(s), and taken in execution of MORTGAGE ASSET MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. plaintiff.

Charles H. Billingham SHERIFF
Sheriff's Number: 25000081
DATED: 2/11, 2/18, 2/25, 3/4/2025
Attorney: KML LAW GROUP, PC
MELLON INDEPENDENCE CENTER
701 MARKET STREET SUITE 5000
PHILADELPHIA, PA 19106

(\$183.52)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00190824 of Public Venue on WEDNESDAY the 5TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, of 520 MARKET ST. CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 12 THOUSAND OAK DRIVE, SICKLERVILLE, NJ 08081

Tax LOT 2, BLOCK 2901.07 / Dimensions of Lot: Approximately 135.00 x 128.96 x 145.38 x 75.00 Feet (Irregular) Nearest Cross Street: Conifer Way Subject to: n/a

Upset Price: \$453,393.76 Occupancy Status: Occupied

THE SHERIFF HEREBY RESERVES THE RIGHTS TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. \*\*To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act.\*\* 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 4:643 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.

The judgment sought to be satisfied by the sale is: "APPROXIMATELY"

\$454,334.92

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of BERZERIE ANDREWS AND MR. BERZERIE ANDREWS HUSBAND OF BERZERIE ANDREWS defendant(s), and taken in execution of SANTANDER BANK. NATIONAL ASSOCIATION plaintiff. Charles H. Billingham SHERIFF

Sheriff's Number: 25000040
DATED: 2/11, 2/18, 2/25, 3/4/2025
Attorney: MCCALLA, RAYMER, LEIBERT, PIERCE, LLC
485 ROUTE 1 SOUTH BLDG. F. SUITE 300
ISELIN, NJ 08830

(\$175.72)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, Issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION. CAMDEN COUNTY, DOCKET NO. F01265122 of Public Venue on WEDNESDAY the 5TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST. CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the BORO OF MAGNOLIA, in the County of CAMDEN and State of New Jersey. Commonly known as: 122 LINCOLN AVENUE, MAGNOLIA, NJ 08049

Tax LOT 10, BLOCK 2.03 FKA 23 Dimensions of Lot: 50 feet wide by 130 feet long Nearest Cross Street: Camden Avenue Estimated upset bid amount: \$127,000.00 plus any additional sums as ordered by the court. Occupancy Status: Owner Occupied THE SHERIFF HEREBY RESERVES THE RIGHTS TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.

\*SUBJECT TO ANY UNPAID TAXES, MUNICIPAL LIENS 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.

2024 Qtr 3 Due: 08/01/2024 \$1,704.09 BILLED; \$81.00 OPEN PLUS PENALTY: \$1,623.00 PAID

2024 Qtr 4 Due: 11/01/2024 \$1,704.09 OPEN PLUS PENALTY
2025 Qtr 1 Due: 02/01/2025 \$1,663.55 OPEN
2025 Qtr 2 Due: 05/01/2025 \$1,663.55 OPEN

CCMUA: CCMUA 1645 Ferry Ave. Camden, NJ 08014 858-541-3700 Acct: 23003907 12/01/2024 - 02/28/2025 \$93.00 OPEN \$0.01 OPEN PLUS PENALTY

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. The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$128,140.71

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of JUNE M. DRAYTON AKA JUNE FRAYTON; UNITED STATES OF AMERICA defendant(s), and taken in execution of MORTGAGE ASSETS MANAGEMENT, LLC F/K/A REVERSE MORTGAGE SOLUTIONS, INC. plaintiff.

Charles H. Billingham SHERIFF
Sheriff's Number: 25000048
DATED: 2/11, 2/18, 2/25, 3/4/2025
Attorney: RAS CITRON LLC
130 CLINTON ROAD SUITE 202
FAIRFIELD, NJ 07004

(\$216.28)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00602422 at Public Venue on WEDNESDAY the 5TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST. CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the TOWNSHIP OF GLOUCESTER, in the County of CAMDEN and State of New Jersey. Commonly known as: 746 CAMDEN AVENUE. BLACKWOOD, NEW JERSEY 08012

Tax LOT 4 BLOCK 7905 Dimensions of Lot: Approximately 70.00ft x 300.00ft x 70.00ft x 300.00ft Nearest Cross Street: Approximately 50.00ft to the nearest cross street known as Pulaski Avenue

The full legal description can be found in the Office of Camden County in Deed Book 9305, at Page 1062 APPROXIMATE UPSET AMOUNT IS \$236,673.48 FOR SHERIFF SALE

Pursuant to a municipal tax search dated January 2, 2025. Subject to: 2025 1st quarter taxes due 2/1/2025, \$1,874.83 OPEN

2025 2nd quarter taxes due 5/1/2025, \$1,874.82 OPEN
Sewer: Acct. 30031 0, 1/1/2025 - 3/31/2025, \$46.00 OPEN AND DUE 1/15/2025

CCMUA: Acc. 150041424, 12/1/2024 2/28/2025, \$93.00 OPEN AND DUE 1/15/2025; \$450.00 OPEN PLUS PENALTY; OWED IN ARREARS Judgment No. DJ-060762-2015 in favor of the State of New Jersey against Vicki Hunter f/ka Vicki Melchiorre in the amount of \$535.00

Lien: 2024 3rd Party Sewer and CCMUA Lien. Cert No. 2404253, \$758.89, Sold 12/30/2024 to FIG 20, LLC FBO SEC PTY Subject to Subsequent Taxes + interest 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 4:643 and 4:57-2 stating the nature and extent of that person's claim and asking for on order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any. The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$210,625.58

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of JERRY R. HUNTER, JR. VICKI SUE HUNTER; CITIMORTGAGE, INC. AS SUCCESSOR IN INTEREST TO CITIFINANCIAL SERVICES, INC., ROCK PRODUCT INC.; BANK OF AMERICA, NA, UNITED STATES OF AMERICA; MIDLAND CREDIT MANAGEMENT, INC. AND STATE OF NEW JERSEY defendant(s), and taken in execution of CARRINGTON MORTGAGE SERVICES, LLC plaintiff

Charles H. Billingham SHERIFF
Sheriff's Number: 23003125
DATED: 2/11, 2/18, 2/25, 3/4/2025
Attorney: HILL WALLACK LLP
21 ROSZEL ROAD
PO BOX 5225, PRINCETON, NJ 08543

(\$216.28)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00668124 at Public Venue on WEDNESDAY the 5TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the BOROUGH OF HADDONFIELD, in the County of CAMDEN and State of New Jersey, Commonly known as: 23 FRIENDS AVENUE, NJ 08033

Tax LOT 1.01, BLOCK 18 Dimensions of Lot: 43.25' X 177.86 Nearest Cross Street: Kings Highway East (formerly East Main Street) SUPERIOR INTERESTS (if any): Any and all easements, covenants, restrictions and reservations of record; Any set of facts upon accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens: Any unpaid assessment and any outstanding tax sale certificate: Rights of any party in possession rights by the NJ Anti- Eviction Act: All Local, County, State, and Federal ordinances and regulations: Any condominium association lien granted priority by N.J.S.A, 46:8B-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for Sheriff's costs, commission, deed recording fees and realty transfer fees. Haddonfield Boro holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$2,498.88 plus penalty for 4th Quarter 2024 Taxes as of 11/13/2024. CCMUA holds a claim for taxes due and/or other municipal utilities such as water and/or sewer in the amount of \$93.00 and \$357.00 plus penalty owed in arrears as of 11/13/2024. Plaintiff's upset bid is \$58,757.67 in accordance with the requirements of Section 12 of P.L. 1995, c. 244 (C.2A:50-64) as amended. The property is reported to be vacant.

The full legal description can be found in The Office of the Clerk of Camden County in Mortgage Book 6239 Page 413. THE SHERIFF HEREBY RESERVES THE RIGHTS TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. SURPLUS MONEY: If after the sole and satisfaction of the mortgage deal, 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 4:643 and 4:57-2 stating the nature and extent of that person's claim and asking for on order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$57,654.55

TWENTY PERCENT DEPOSIT REQUIRED

Seized as the property of SONIA A. TOWNSEND AKA SONIA TOWNSEND, ET AL. defendant(s), and taken in execution of BANK OF AMERICA, NA, plaintiff.

Charles H. Billingham SHERIFF
Sheriff's Number: 25000022
DATED: 2/11, 2/18, 2/25, 3/4/2025
Attorney: POWERS KIRN, LLC
308 HARPER DRIVE, SUITE 210 P.O. BOX 848, MOORESTOWN, NJ 08057

(\$227.20)

RISING PROPERTY MANAGEMENT logo with QR code and contact information: 888-445-0036 | info@Camden4Rent.com



SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00567724 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 13 SERENE LANE, WINSLOW TWP (SICKLERVILLE), NJ 08081 Tax LOT 7, BLOCK 304.03 Dimensions of Lot: (Approximate) 0.21 AC Nearest Cross Street: MEETING HOUSE CIR (APPROX 589 FT/179M) ESTIMATED UPSET BID AMOUNT: \$457,000.00, in addition to lawful interest accruing daily at the rate allowed by law, up to and including the actual day of sale plus any additional Sheriff fees, costs, and/or commission, and/or any additional sums as ordered by the court. Bid amount is subject to change due to unforeseen circumstances and/or adjournment. PROPERTY OCCUPANCY: The property is currently reported to be owner occupied. 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 Camden County in Book 9292, Page 282, and the Writ of Execution on file with the Sheriff of Camden County. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the state is: "APPROXIMATELY" \$435,946.91 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of MIKEBA CURTIS, ET AL, defendant(s), and taken in execution of U.S. BANK TRUST NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000177 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: KNUCKLES & MANFRO, LLP 600 EAST CRESCENT AVENUE SUITE 201 UPPER SADDLE RIVER, NJ 07458 (\$172.24)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01267022 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the BOROUGH OF LINDENWOLD, in the County of CAMDEN and State of New Jersey. Commonly known as: 801 MYRTLE AVENUE, LINDENWOLD, NJ 08021; Tax LOT 25, BLOCK 49 Dimensions of Lot: (Approximately) 32.50' X 100' Nearest Cross Street: CARLTON STREET A full legal description can be found at the Office of the Register Taxes and Other Encumbrances Taxes current through 4th quarter of 2024 Water - Plaintiff is unable to confirm these amounts. Prospective purchasers must conduct their own investigation to determine the same. Sewer current through 1/2/2025. \*Plus interest on these figures through date of payoff and any and all subsequent taxes, water and sewer amounts. Upset Price: \$128,341.67, good through June 7, 2025 and any additional sums as ordered by the court. Occupancy Status: Occupancy status at the property is unknown. THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT. SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND MUNICIPAL ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COST AND EXPENSE, INCLUDING ATTORNEYS' FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, OR THE MORTGAGEE'S ATTORNEY; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES DISCLOSED IN THIS PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY. IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH OR ANNOUNCE QUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES ABSOLUTELY AND CALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME. SUBJECT TO THE CONDITIONS OF SALE AS SET FORTH BY THE SHERIFF WHO RESERVES THE RIGHT TO ADJOURN THE SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$126,490.10 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of IAN MOSLEY, ET AL., defendant(s), and taken in execution of HSBC BANK USA, N.A., AS TRUSTEE FOR THE REGISTERED HOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2005-1, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000143 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: STERN & EISENBERG, PC 1120 ROUTE 73, SUITE 400, MOUNT LAUREL, NJ 08054 (\$270.52)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01153623 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 632 JOHNSON ROAD, SICKLERVILLE (WINSLOW TWP), NJ 08081; Tax LOT 4, BLOCK 602 Dimensions of Lot: (Approximate) 6.04 AC Nearest Cross Street: BERLIN - CROSS KEYS ROAD. The Plaintiff's Upset Bid presently approximates \$168,000.00. Occupancy Status: UNKNOWN For sale information, please visit www.Auction.com or call (800) 280-2832. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$168,143.30 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of VIOLA M. GOODWIN, ET AL, defendant(s), and taken in execution of NEWREZ LLC DBA SHELLPOINT MORTGAGE SERVICING, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000111 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: PLUESE, BECKER, & SALTZMAN 20000 HORIZON WAY, SUITE 900 MT. LAUREL NJ 08054 (\$137.92)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00721523 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 41 VANDERBILT CT, SICKLERVILLE, NJ 08081; Tax LOT 100, BLOCK 11301 FKA BLOCK 11301 Dimensions of Lot: (Approximate) 20' x 100' Nearest Cross Street: CHEWS LANDING STOWN ROAD The Plaintiff's Upset Bid presently approximates \$185,000.00. Occupancy Status: UNKNOWN THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$186,174.05 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of VALERIE A. PALKO, ET AL, defendant(s), and taken in execution of WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE ON BEHALF FOR CSMC 2018 RPL 12, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000115 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: PLUESE, BECKER, & SALTZMAN 20000 HORIZON WAY SUITE 900 MT. LAUREL NJ 08054 (\$141.04)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00491724 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the GLOUCESTER TOWNSHIP, in the County of CAMDEN and State of New Jersey. Commonly known as: 1004 HIGHLAND AVENUE, GLOUCESTER TOWNSHIP, N.J. 08029; Tax LOT 16, BLOCK 602 Dimensions of Lot: (Approximately) 50' X 125' Nearest Cross Street: BOZARTH AVENUE SUPERIOR INTERESTS (if only): Any and all easements covenants, restrictions and reservations of record; Any set of facts which an accurate survey and inspection would disclose; All unpaid municipal taxes, assessments and liens; Any unpaid assessment and any outstanding tax sale certificate; Rights of any party in possession/rights protected by the NJ Anti-Eviction Act; All Local, County, State and Federal ordinances and regulations; Any condominium association lien granted priority by N.J.S.A. 46:BB-21b; Any outstanding Condominium, PUD or Homeowner Association dues or fees; Rights of the United States of America, if any; The property is sold in its "AS IS" condition; Purchaser shall be responsible for sheriff's costs, commission, deed recording fees and realty transfer fees, Gloucester Township Sewer Dept, holds a claim in the amount of \$46.00 and \$599.68 plus penalty owed in arrears as of 01/02/2025. CCMUA holds a claim in the amount of \$93.00 and \$1,108.92 plus penalty owed in arrears as of 01/02/2025. Plaintiff's upset bid is \$299,577.80 in accordance with the requirements of Section 12 of P.L. 1995, C. 244 (c.2A:50-64) as amended. The property is reported to be owner occupied. The full legal description can be found in the Office of the Clerk of Camden County in Mortgage Book 8901 Page 1745. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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 five 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 only. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$295,819.55 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of RICHARD R. MECCA, JR., ET AL, defendant(s), and taken in execution of US BANK TRUST, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000154 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: POWERS KIRN, LLC 308 HARPER DRIVE SUITE 210, P.O. BOX 848, MOORESTOWN NJ 09057 (\$200.32)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00659124 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF HADDON, in the County of CAMDEN and State of New Jersey. Commonly known as: 1221 GRANT AVENUE, HADDON TOWNSHIP, NJ 08107; Tax LOT 11 AND 12, BLOCK 1.14 FKA 216 Dimensions of Lot: (Approximately) 100 X 221.08 X 100.28 X 213.63 FEET IRREGULAR Nearest Cross Street: LYNNE AVENUE Subject to: Sewer Lien-Certificate Number 2400016; Sale Date; 12/17/24 in the amount of \$598.94 Water in the amount of \$128.83 Open Plus Penalty; \$1,420.12 Open Plus Penalty; Owed in Arrears CCMUA: \$93.00 Open Plus Penalty; \$357.00 Open Plus Penalty; Owed in Arrears Upset Price: \$168,154.50 Occupancy Status: Occupied \*\*To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act.\*\* THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$167,607.99 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of ISAAC DEAN, defendant(s), and taken in execution of FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000149 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: MCCALLA, RAYMER, LEIBERT, PIERCE, LLC 485 ROUTE 1 SOUTH, BLDG F, SUITE 300, ISELIN, NJ 08830 (\$164.44)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01242223 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 46 WOODHAVEN WAY, SICKLERVILLE, NJ 08081; Tax LOT 50, BLOCK 12302 Dimensions of Lot: (Approximate) 55 X 100 Nearest Cross Street: LEANNE DRIVE Upset Price: \$198,001.62 (Note, this is a good faith estimate of the upset price at sheriff's sale that is being provided to you pursuant to N.J.S.A. 2A:50-64 (a5 amended)). It is not definitively known at this time whether the property is vacant, tenant-occupied or owner occupied. No representation is made regarding occupancy. \*Also subject to subsequent taxes, water and sewer plus interest through the date of payoff. THIS SALE IS SUBJECT TO THE RIGHT OF REDEMPTION OF THE FEDERAL GOVERNMENT Subject to any lien in favor of a condominium association which is granted priority pursuant to N.J.S.A. 46:8B-21(b)(1), if any. A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF CAMDEN COUNTY THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$196,993.38 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of PAMELA J. BOOZER, HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES, AND HIS, HER OR ANY OF THEIR SUCCESS HER OR RIGHT, TITLE, AND INTEREST; ASIA ALLEN; DAVID P. ALLEN; ELIJAH ALLEN; JOSHUA ALLEN, MINOR; NOVA LOPEZ, MINOR; JAMES SEVILLA, EXECUTOR OF THE ESTATE OF PASQUALE SEVILLA AND ESTATE OF ROSE SEVILLA: STATE OF NEW JERSEY; UNITED STATES OF AMERICA, defendant(s), and taken in execution of FREEDOM MORTGAGE CORPORATION, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000127 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: PARKER MCCAY P.A. 9000 MIDLANTIC DRIVE SUITE 300 P.O. BOX 5054 MT. LAUREL, NJ 08054 (\$190.96)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00487324 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the PENNSAUKEN TOWNSHIP, in the County of CAMDEN and State of New Jersey. Commonly known as: 5507 WAYNE AVENUE, PENNSAUKEN, NJ 08110; Tax LOT 9, BLOCK 4709 Dimensions of Lot: (Approximate) 50 FEET X 125 FEET Nearest Cross Street: LEXINGTON AVENUE The estimated upset amount for the scheduled sheriff sale is currently \$155,736.78. The upset price is not the same as a payoff or judgment redemption amount. This property is occupied by unknown. THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$155,292.27 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of REBECCA JAMES, DECEASED, HIS/HER HEIRS, DEVISEES, AND PERSONAL REPRESENTATIVES AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST, ET AL., defendant(s), and taken in execution of FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2017-2, AS OWNER OF THE RELATED MORTGAGE LOAN, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000132 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: KML LAW GROUP, PC MELLON INDEPENDENCE CENTER 701 MARKET STREET SUITE 5000 PHILADELPHIA PA 19106 (\$158.20)



SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00260024 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF HADDON, in the County of CAMDEN and State of New Jersey. Commonly known as: 213 LAWN SIDE AVENUE, HADDON TOWNSHIP, NJ 08108; Tax LOT 1, BLOCK 29.13 Dimensions of Lot: (Approximately) 0.17 AC Nearest Cross Street: BURRWOOD AVENUE A full legal description can be found at the Office of the Register Taxes and Other Encumbrances Taxes current through 4th quarter of 2024

Water open balance in the amount of \$96.25, good through February 10, 2025. Sewer open balance in the amount of \$43.75, good through February 10, 2025\* Tax Sale Certificate # 24-00179 due in the amount of \$607.56, good through February 10, 2025\* \*Plus interest on these figures through the date of payoff and any and all subsequent taxes, water and sewer amounts. Upset Price: \$371,967.83, good through June 16, 2025 and any additional sums as ordered by the court. Occupancy Status: Occupancy status at the property is unknown SUBJECT TO: SUCH FACTS AS AN ACCURATE SURVEY AND PHYSICAL INSPECTION OF THE PREMISES MAY REVEAL, EASEMENTS AND RESTRICTIONS OF RECORD, IF ANY; UNPAID TAXES, ASSESSMENTS, WATER AND SEWER LIENS, IF ANY; RIGHTS OF TENANTS AND OCCUPANTS, IF ANY; STATE AND ORDINANCES, STATUTES AND REGULATIONS, INCLUDING ZONING ORDINANCES; ANY OUTSTANDING TAXES, WATER AND SEWER WITH INTEREST THROUGH THE DATE OF PAYOFF; 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, INCLUDING ANY COSTS AND EXPENSE, INCLUDING ATTORNEYS' FEES, FOR BIDDING UPON THE PROPERTY, AGAINST THE MORTGAGEE, OR THE MORTGAGEE'S ATTORNEY; THE OUTSTANDING TAXES, LIENS AND/OR ENCUMBRANCES PUBLICATION ARE ACCURATE AS OF THE DATE OF SUBMISSION TO THE SHERIFF ONLY, IT IS THE RESPONSIBILITY OF ANY POTENTIAL BIDDER AT SALE TO DETERMINE THE AMOUNT DUE, WHICH CAN BE OBTAINED FROM THE LOCAL TAXING AUTHORITY. PLAINTIFF HAS NO OBLIGATION TO FURTHER INVESTIGATE, PUBLISH ANNOUNCE QUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES ABSOLUTELY UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME. SUBJECT TO THE CONDITIONS OF SALE AS SET FORTH BY THE SHERIFF WHO RESERVES THE RIGHT TO ADJOURN THE SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.

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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$365,574.50

TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of CHRISTINE INZANA, ET AL., defendant(s), and taken in execution of NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000190 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: STERN & EISENBERG, PC 1120 ROUTE 73, SUITE 400, MOUNT LAUREL, NJ 08054

(\$267.40)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F00906124 at Public Venue on WEDNESDAY the 19TH Day of MARCH, 2025 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF GLOUCESTER, in the County of CAMDEN and State of New Jersey. Commonly known as: 2 SPINNING WHEEL LANE, CLEMEN-TON, NJ 08021; Tax LOT 4, BLOCK 11101 on the official Tax Map of the TOWNSHIP OF GLOUCESTER Dimensions of Lot: 125.26x127.821 R Nearest Cross Street: CONESTOGA ROAD

Subject to any unpaid taxes, municipal liens 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 remains 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. The occupancy status of the property is: Owner Occupied Plaintiff's good faith estimate of its upset price is: \$168,070.91 THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. 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. The judgment sought to be satisfied by the sale is:

"APPROXIMATELY" \$168,964.45 TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of LERMA CLEMENTE, ET AL., defendant(s), and taken in execution of WELLS FARGO BANK, N.A., plaintiff. Charles H. Billingham SHERIFF Sheriff's Number: 25000206 DATED: 2/25, 3/4, 3/11, 3/18/2025 Attorney: BROCK & SCOTT, PLLC 302 FELLOWSHIP ROAD, SUITE 130, MOUNT LAUREL, NJ 08054

(\$169.12)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F02123719 of Public Venue on WEDNESDAY the 6TH Day of NOVEMBER 2024 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR. The property to be sold is located in the TOWNSHIP OF WINSLOW, in the County of CAMDEN and State of New Jersey. Commonly known as: 31 Acorn Court, Township of Winslow, NJ 08081 with a mailing address of 31 Acorn Court, Sicklerville, NJ 08081; Tax Lot No.: 99, Block: 12302 Dimensions of Lot: (Approximately) 55 feet wide by 129 feet long Nearest Cross Street: Leanne Drive The estimated upset amount for the scheduled sheriff sale is currently \$204,196.35. The upset price is not the same as a payoff or judgment redemption amount. This property is occupied by owner.

THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. Surplus Money: If offer 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.

The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$203,936.91

TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of MICHAEL ZACHARY BIANCHI A/K/A MICHAEL Z. BIANCHI, INDIVIDUALLY AND AS THE ADMINISTRATOR OF THE ESTATE OF JEFFREY BIANCHI AKA JEFFERY BIANCHI, ET AL, defendant(s), and taken in execution of NEWREZ LLC FIKA NEW PENN FINANCIAL LLC D/B/A SHELLPOINT MORTGAGE SERVICING, plaintiff. GILBERT L. "Whip" WILSON SHERIFF Sheriff's Number: 24002218 DATED: 10/15, 10/22, 10/29, 11/05/2024 Attorney: KML LAW GROUP, PC MELLON INDEPENDENCE CENTER 701 MARKET STREET, SUITE 5000 PHILADELPHIA, PA 19106

(\$164.80)



SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, Issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01427323 of Public Venue on WEDNESDAY the 6TH Day of NOVEMBER 2024 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the CITY OF VOORHEES, in the County of CAMDEN and State of New Jersey. Commonly known as: 2201 Sandra Road, Voorhees, NJ 08043; Tax Lot 35, Qualifier C2201, Block 150.16 fka 150C.01 Approximate dimensions: Condominium Nearest Cross Street: Bibbs Road UPSET PRICE: \$139,244.74 Occupancy Status: OCCUPIED Subject to: Tax Sale Certificate No. 24-00078 in the amount of \$455.67.

Sewer in the amount of \$104.13, open plus penalty. \*\*THE SHERIFF HEREBY RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION.\*\*

\*\* To the best of this firm's knowledge, the property is not an affordable unit subject to the Fair Housing Act.\*\* 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 4:643 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. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$138,783.48

TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of MARISSA PATTI; MR. MARISSA PATTI, HUSBAND OF MARISSA PATTI AND VICTORIANNA CONDOMINIUM ASSOCIATION, INC., defendant(s), and taken in execution of LAKEVIEW LOAN SERVICING, LLC, plaintiff. GILBERT L. "Whip" WILSON SHERIFF Sheriff's Number: 24002222 DATED: 10/15, 10/22, 10/29, 11/05/2024 Attorney: MCCALLA, RAYMER, LEIBERT, PIERCE, LLC 485 ROUTE 1 SOUTH BUILDING F, SUITE 300 ISELIN, NJ 08830

(\$164.80)

SHERIFF'S SALE

By virtue of a Writ of execution, to me directed, issued out of the SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, CAMDEN COUNTY, DOCKET NO. F01048723 at Public Venue on WEDNESDAY the 6TH Day of NOVEMBER 2024 A.D. at 12 o'clock, LOCAL TIME, noon of said day, at 520 MARKET ST, CAMDEN, NJ 08102 CAMDEN CITY COUNCIL CHAMBERS ON 2ND FLOOR.

The property to be sold is located in the TOWNSHIP OF PENNSAUKEN, in the County of CAMDEN and State of New Jersey. Commonly known as: 3619 Camden Ave, Township of Pennsauken, New Jersey 08110; Tax Lot No.: 5; Block: 4502 Dimensions Approximately: 16X40 UPSET PRICE: Approximately: \$32,584.24 and any additional sums as ordered by the court OCCUPANCY STATUS: Unknown Nearest Cross Street: N 36th Street Beginning in the Northwesterly line of Camden (formerly Merrial) Avenue in the extended middle line of party wall between 36117 and 3619 Camden Avenue 131.28 feet Northeastwardly from the Northerly corner of Camden, Avenue and Thirty Sixth Street; thence (This concise description does not constitute a legal description. A copy of the full legal description can be found of the Office of the Sheriff.) Pursuant to a tax law search of 08/19/2024; 2024 Qrt 3 Due: 08/01/2024 \$637.68 OPEN; SUBJECT TO POSTING; GRACE PERIOD EXTENDED TO: 08/30/2024 2024 Qtr 4 Due: 11/01/2024 \$637.67 OPEN. Sewer Acct: 20334000 0 08/01/2024 - 10/31/2024 \$51.50 OPEN AND DUE 10/01/2024 \$432.40 OPEN PLUS PENALTY; OWED IN ARREARS. CCMUA Acct: 270017247 06/01/2024 - 08/31/2024 \$93.00 OPEN PLUS PENALTY \$438.54 OPEN PLUS PENALTY; OWED IN ARREARS, Water: PRIVATE - NJ American Water Co. P.O. BOX 371331, PITTSBURGH, PA 15250 800-652-6987. Vacant lot charge: Acct: 09/05/2023 - 09/04/2024 \$2,500.00 PAID. Please contact the Abandoned, Vacant, and Foreclosure Properties department of (856) 665-1000 ext. 145 for renewal fees. For sale information, please visit Auction.com or call (800) 280-2832. THE SHERIFF RESERVES THE RIGHT TO ADJOURN THIS SALE WITHOUT FURTHER NOTICE THROUGH PUBLICATION. Surplus Money: If offer 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 offer person conducting the sale will have information regarding the surplus, if any. The judgment sought to be satisfied by the sale is: "APPROXIMATELY" \$32,723.57

TWENTY PERCENT DEPOSIT REQUIRED Seized as the property of DORA SKILTON, HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HISHER, THEIR, OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST; DAVID ROJAS, HIS HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS/HER, THEIR, OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST: CLAUDIA HARE; JAVIER ROJAS; SOMERSET CO BO SOCIAL SERVS, MARICELA GARCIA, PILAR ROJAS; MINERVA HERRERA; AMPARO SALAZAR; YOSELIN R. MOREL, GELSEY L LOPEZ AKA LOPEZ LARA; DELFINA HERRERA; JOSE ARTURO GALLARDO-LOPEZ, JUN- HAIRIS C. CORNIEL STATE OF NEW JERSEY; UNITED STATES OF AMERICA, defendant(s), and taken in execution of NATIONSTAR MORTGAGE, LLC, plaintiff. GILBERT L "Whip" WILSON SHERIFF Sheriff's Number: 24002245 DATED: 10/15, 10/22, 10/29, 11/05/2024 Attorney: FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP 53 GIBSON STREET, BAY SHORE, NY 11706

(\$254.24)

Legal Notice

Take notice that in accordance with N.J.S.A. 39:10-16\*, AP- PPLICATION HAS BEEN MADE TO the Chief Administrator of the Motor Vehicle Commission, Trenton, New Jersey, to receive Title papers authorizing and the issuance of a New Jersey Certificate of Ownership for Make Honda, Year 2016, VIN/Hull identification 5FN9YF5H97GB043893.

Objections, if any, should be made in writing, immediately in writing to the Chief Administrator of the Motor Vehicle Commission, Special Title Unit, P.O. Box 017, Trenton, New Jersey 08666-0017.

Plaintiff, Luis Alberto-Ortega Publication dates: January 14, 21 & 28, 2025

\$35.00

Legal Notice

Take notice that in accordance with N.J.S.A. 39:10-16\*, APPLICATION HAS BEEN MADE TO the Chief Administrator of the Motor Vehicle Commission, Trenton, New Jersey, to receive Title papers authorizing and the issuance of a New Jersey Certificate of Ownership for Make Hyundai Sonata, Year 2018, VIN/Hull identification 5NPE24AF6JH652264.

Objections, if any, should be made in writing, immediately in writing to the Chief Administrator of the Motor Vehicle Commission, Special Title Unit, P.O. Box 017, Trenton, New Jersey 08666-0017.

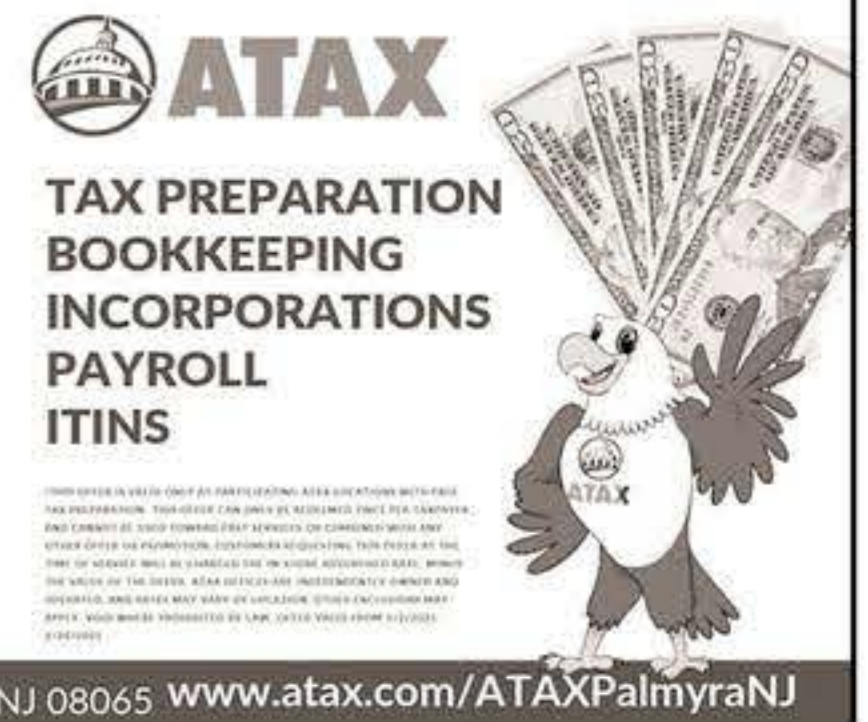
Plaintiff, Ernesto Javier Santiago Cruz Publication dates: January 28, February 4 & 11, 2025

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SCAN for TICKETS

# BLITZ IN AOC

## 2025



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**FEATURING**

**BUSTA RHYMES - LIL KIM - FAT JOE - REMY MA  
NORE - LIL MO - SOUL IV REAL - ENESS**

\* ARTISTS SUBJECT TO CHANGE

**SAT. MAR. 29<sup>TH</sup> // 7PM**

**AT JIM WHELAN BOARDWALK HALL ATLANTIC CITY, NJ**

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# WATER MAIN FLUSHING PLANNED IN CAMDEN

Each year, the City of Camden flushes its water distribution (pipeline) system to help ensure that our customers continue to receive high-quality water service.



## FLUSHING SCHEDULE

American Water, the City's contracted water service provider, will be conducting fire hydrant flushing for approximately 10 weeks beginning the week of September 16, 2024 during the hours of 8 a.m. to 4 p.m.

## WHY WE FLUSH

Flushing helps us to clean out any build up of mineral deposits and sediment inside the pipes. These harmless deposits can occur when water service demands are reduced during the winter months. It also allows us to use the hydrants to make sure they are operational and to check fire flows.

## WHAT TO EXPECT

When crews are in the area, you may experience a drop in water pressure or discolored water. If discolored water occurs, let the **cold water** run until it is clear.

## HOW TO PREPARE

- Draw water for cooking ahead of time.
- Store a large bottle of water in the refrigerator for drinking.
- Check for discolored water before using the washing machine or dishwasher.

## WATER SERVICE IN THE CITY OF CAMDEN



**QUALITY. ONE MORE WAY WE KEEP LIFE FLOWING.**

[amwater.com/camden](http://amwater.com/camden)

