



The Friends of the Franklin Township Library celebrates their 10th anniversary. For a decade, this dedicated group of volunteers has been instrumental in enhancing our library's resources, programs, and community outreach. Since their founding in 2016, the Friends have raised significant funds through book sales and community events, directly supporting vital initiatives such as children's summer programming, museum passes, and the library of things. Their tireless advocacy ensures the library remains a vibrant cornerstone of Franklinville. The community is always welcome to the monthly meetings, held at the Library on the 4th Saturday of the month, at 9:30am

### THREE CHARGED IN VEHICLE BURGLARIES

During the early morning hours of Nov. 11th, 2025, two vehicles were stolen and one vehicle was burglarized in the Grande neighborhood. The vehicles that were stolen were a 2024 Black BMW X3 Wagon and a 2014 Black BMW 428. Both vehicles were recovered in Camden City (11/14/25 and 11/26/25) and returned to their owners.

An investigation was then conducted by the West Deptford Detective Bureau in which two juveniles were developed as primary suspects. On January 13th, 2026, these juveniles were charged with the following offenses. Theft of a motor vehicle; Burglary/Theft to a motor vehicle; Theft of a credit card and Theft of moveable property.

The stolen credit card from this incident was then fraudulently used in Pennsauken, Mt. Ephraim, and Audubon, totaling over \$1,000. Upon further investigation, Jasmine Inge age 33, was positively identified as the suspect and charged with the following offenses out of Camden County jurisdictions: Receiving Stolen Property, Fraudulent Use of a Credit Card and Theft of a Credit Card.

### COMMISSION EVALUATES SEA LEVEL RISE AND SALINITY IN THE DELAWARE RIVER

The Delaware River Basin Commission (DRBC or Commission) has released a new report evaluating how sea level rise will affect the amount of saltwater in the Delaware Bay and portions of the tidally influenced river. The DRBC details how far upstream salt water or salinity could reach under multiple sea level rise scenarios and flow conditions in the Delaware River, the largest undammed river in the eastern United States. Generally, sea level rise is expected to push the salt front - the location where the river is no longer considered fresh water - farther upstream than typically seen today. Key water intakes in the tidal portion of the Delaware River provide drinking water to over 1.3 million people in Philadelphia, Southeastern Pennsylvania and South Jersey, and support economic activity, including manufacturing and power generation.

When sea level rise exceeds half a meter, the DRBC's current management strategies - primarily releases of freshwater from reservoirs in multiple states to dilute the salt water - may no longer be effective. "The Commission must be prepared to consider new approaches to ensure an adequate and equitable supply of suitable quality water for Delaware River Basin water users and the environment," said DRBC Executive Director Kristen Bowman Kavanagh. "This report tells us in the clearest terms additional fresh water supplies may be needed in the future."

Sophisticated computer modeling was used to compare salinity in the river to baseline conditions for five sea level rise scenarios ranging from 0.3 meters to 1.6 meters, under varying drought conditions, and considering other factors, such as river flows and changes to channel depth that may influence the transport of salt water into the tidal portions of the river. Potential policy and management changes are outlined in the report and include releasing large pulses of water to help temporarily push the salt front downstream and adopting a more dynamic approach to water releases from two reservoirs in Pennsylvania.

The DRBC has been evaluating the impacts of climate change and sea level rise to water resources throughout the basin. Recently, the DRBC kicked off its first-ever basinwide Water Resources Resilience Plan. Phase One of the plan, expected to be finalized in 2026, has a goal to ensure the scope of the WRRP considers public and partner concerns about climate change and water resources.

### GUIDANCE POLICIES TO PROHIBIT STUDENT USE OF CELL PHONES IN SCHOOLS

The New Jersey Department of Education (NJDOE) on Friday, Jan. 16th, released updated Guidance for Schools on Student Use of Internet-Enabled Devices to assist local school boards as they adopt policies banning student use of cell phones and other internet-enabled devices during the school day.

Recently signed legislation requires each local board of education to adopt policies prohibiting students' non-academic use of cell phones and personal internet-enabled devices during the school day, with certain exceptions. The local policies are required to be aligned to the NJDOE's guidance.

This guidance provides examples of storage options such as locked pouch systems, school-managed lockers or bins, classroom-based storage, or student-managed storage such as backpacks or lockers. While all boards of education are required to adopt a policy that complies with state law, districts will retain flexibility in determining how their policies will be implemented and will be able to make decisions on device storage, supervision, and enforcement that best fit their local needs. The guidance will outline statutory requirements, policy considerations, and implementation strategies, and it includes developmentally appropriate recommendations across various grade levels.



WINTER WONDER WOODLANDS - The forests surrounding Malaga Lake had a glistening white glow in the morning as about two inches of snow and ice accumulated on trees in the area.

### HUSBAND, WIFE KILLED WHEN VEHICLE CRASHES INTO HOME

Mullica Hill/Harrison Township - On Saturday, January 17th, at around 6:15 PM, the Harrison Township Police Department was dispatched to the block of Banff Drive in reference to a motor vehicle that had crashed into a residence, resulting in both the vehicle and residence being on fire. The initial investigation revealed the following: A 2020 Hyundai Palisade SUV was traveling north on Banff Drive when, for an unknown reason, it quickly accelerated before striking a curb, traveling across two front yards, and crashing into a residence on Banff Drive with enough force to go through the wall and into the residence's living room. As a result, a fire started and quickly engulfed the vehicle and the majority of the residence.

The driver of the Hyundai, 72-year-old Thomas Hengel, and his passenger, 61-year-old Lisa Hengel, both of Mullica Hill, ultimately succumbed to their injuries. The occupants of the residence were evacuated and were unharmed. Harrison Twp Police officers are investigating and are being assisted by the Gloucester County Prosecutor's Office. Several surrounding fire departments and emergency services assisted at the scene from around the county. Thomas Hengel was a High School Track coach at Clearview High School. There were many condolences for the couple that was shared over social media.

### SHOOTING INCIDENT LEAVES ONE WOUNDED

Woodbury - Kasheir T. Hawkins, 19, of Pennsgrove, has been charged with two counts of first-degree attempted murder and two second-degree weapons charges in a shooting incident that left one victim wounded on Wednesday, Gloucester County Prosecutor Andrew B. Johns and Woodbury Police Chief Thomas Ryan jointly announced in a press release on Thursday, January 15th.

According to documents filed in this case: Woodbury police responded to reports of gunfire near N. Evergreen Avenue on Wednesday afternoon, January 14th. Shortly afterwards, an adult male (Victim-1) with a gunshot wound to the neck arrived at a local hospital. A blue Honda sedan that had been struck by gunfire was found still running in front of the hospital, and security footage showed the driver (Victim-2) fleeing on foot.

The gunshot victim reported that earlier in the day Victim-2 had been in a physical altercation with Hawkins at the Woodlake Apartments. He stated that Hawkins ran into a wooded area behind the complex as the two victims drove to Victim-1's residence, with Victim-1 driving and Victim-2 in the passenger seat. Moments after returning home, Victim-1 heard gunshots and was struck in the neck, then ducked into the backseat of the vehicle. Victim-2 moved into the driver's seat and drove the vehicle to the hospital.

A 911 caller reported witnessing the shooting and described the suspect, who was later identified as Hawkins. Hawkins was apprehended in Mount Ephraim and is scheduled to appear in court today.

The maximum term of incarceration is 20 years for each attempted murder charge and 10 years for each of the two weapons charges.

Prosecutor Johns and Chief Ryan credited officers and detectives of the Woodbury Police Department and the Prosecutor's Office Major Crimes Unit with the investigation that led to Hawkins's arrest. Prosecutor Johns and Chief Ryan also thanked the Audubon, Deptford, Mount Ephraim, West Deptford, and Westville Police Departments, as well as the Gloucester County Sheriff's Department and the Prosecutor's Office Crime Scene Unit for their assistance in the investigation.

The investigation remains ongoing. Any witnesses with information are asked to contact Woodbury Police Detective Corrine Byerley at 856-443-3146. The charges contained in the complaint are merely accusations, and the defendant is presumed innocent unless and until proven guilty.

### SHOULD 'TARIFFS' BE APPLIED FOR DATA CENTERS?

Last week, a Senate committee approved legislation that would have the utility companies develop "tariffs" that data centers would pay to compensate for the high costs they impose on other utility customers for their use of electricity.

According to the bill, S-4307/A-5462, the tariff rates would apply to "large-load" energy users of more than 100 megawatts monthly, including data centers.

"Putting a tariff system in place will provide a means to have these large energy users pay their fair share and offset any extra costs that get imposed on residents," said Senator John Burzichelli (D-Gloucester/Salem/Cumberland). "We need to make sure that the expenses of these energy-consuming centers aren't falling on non-data center customers. The tariffs would also provide an incentive for the centers to adopt practices that are less costly and more efficient."

The bill would require each electric public utility to file an application with the Board of Public Utilities (BPU) to establish a tariff for data centers. After one year, the electric utility would apply the tariff developed to each data center. The BPU would have the authority to determine whether a facility qualifies as a data center.

According to a recent study, the PJM regional market that manages energy supplies for New Jersey and other states holds a high concentration of data centers with significant industry growth expected in the coming years. PJM has reported that it expects 32 GW of energy demand growth by 2030, 30 GW of which can be attributed to planned data center development alone. The legislation was approved by the Senate Budget and Appropriations Committee.

## WALLET WATCH

Keeping The Taxpayers Informed Of  
How Their Money Is Spent

WALLET WATCH APPROVED BILL LIST 1/9/26 FRANKLIN TWP COMMITTEE	MONMOUTH TELECOM- configuration/service charge-\$8,690.12
ALLEGRA MARKETING/PRINT/MAIL-folders-\$350.	NATIONAL HWY PRODUCTS- signs-\$61.56
AMAZON CAPITAL SERVICES- materials/supplies \$1,027.52	NJ CONF OF MAYORS- membership dues-\$650.
ASSOCIATED TRUCK PARTS- supplies-\$122.80	NJ LEAGUE MUNICIPALITIES- dues-\$1,377.
ATLANTIC CITY ELECTRIC-\$205.03	OMNI RECYCLING- trash tipping fees Dec-\$18,822.71
AUTO/TRUCK PARTS DEPTFORD- parts-\$1,423.84	PLANET TECH- Microsoft exchange licensing-\$3,434.76
BARBER CONSULTING SERVICES- services/support-\$540.	RIGGINS- diesel/regular fuel-\$18,055.95
BÖRELLI, B MICHAEL- ZB attorney fees-\$1,404.	RUDIG TROPHIES- plaques-\$109.63
CDW GOVT - ticket printer-\$961.51	SCHAEFER NASSAR SCHEIDEGG- zb engineer fees-\$455.
CME ASSOC- engineering fees-\$21,445.	SOUTH JERSEY GAS- natural gas-\$344.42
COMCAST-trainstation phone/internet-\$177.29	SOUTH NJ REGIONAL-Jan. group health benefits-\$229,583.
D&H AUTO SUPPLY-parts-\$132.90	SPARK ELECTRIC SERVICE- new fuel tank dpw-\$210.95
DELVEL CHEM- janitorial supplies-\$54.10	STARR SEPTIC- dec portapot rentals-\$747.
DELL COMPUTER- \$1,442.95	STEVE'S AUTO SUPPLY- parts-\$1,546.27
DESERT SNOW- class/seminar-\$749.	STEWART BUSINESS SYSTEMS- copier contracts-\$223.50
ENCORE FIRE PROTECTION- police door- \$555.	SYSCO PHILA- senior lunch-\$1,321.77
ENTERPRISE FM TRUST- police veh lease Jan-\$9,167.71	THE VIGILANTE LAW FIRM- PB solicitor-\$2,210.
F&W GRAFIX- letter vehicle-\$1,634.	THURSTON, SARA- website posting dec-\$231.98
FEDERAL EXPRESS- state tox lab-\$15.30	TIFCO INDUSTRIES- supplies-\$445.25
GARDEN TRUCK STOP- trashtruck wash-\$151.94	TRANSUNION RISK ALTERNATIVE- transcript fees-\$207.65
GLOU COUNTY IMP AUTHORITY- trash tipping fees-\$9,375.72	TREASURER STATE OF NJ-training fees-\$7,276.
GOODYEAR AUTO SERVICE- tires-\$4,513.15	TWILIGHT CLEANING SERVICE- Jan service-\$1,600.
GREAT AMERICAN FINANCIAL SERVICE- postage meter rental-\$169.	US POSTMASTER- mail calendars-\$3,064.83
HOME DEPOT CREDIT -paint/supplies-\$271.06	VERIZON- phone expenses-\$139.81
HUNTER JERSEY PETERBILT- parts,supplies-\$2,859.	VERIZON WIRELESS- cell phone-\$38.35
JOHNSON & TOWERS- parts/filters/shocks-\$1,133.56	VINELAND ACEHARDWAREEAST-supplies-\$23.38
LAW OFFICE PATRICK MADDEN- conflict solicitor-\$412.50	WCAMPBELL SUPPLY- misc auto parts-\$2,603.37
MARANDINO, JARED-reimbursement fuel-\$546.74	WHEELABRATOR GC - Trashing fees Dec-\$47,610.73
MICROSYSTEMS NJ.COM-emailservice-\$120.	ZANE WESTERN APPAREL-uniforms dpw-\$1,349.33

FROM THE EDITOR'S DESK



By Cindy Merckx

This January hasn't just been cold; it's the kind that seeps through the seams of your coat to remind you to add another layer of warmth. Our thermometers haven't just dipped; they've plunged from a couple of early spring days to turning even a modest snowfall into a crusty, stubborn fixture. In January, we are reminded of two things: the resilience of our community spirit, and the sheer, bracing madness that spirit can sometimes inspire.

Our first debt of gratitude goes to the road crews and public works teams who labored through the biting nights of the past MLK holiday weekend. While we huddled indoors, they were out clearing snow and ice from our roadways, ensuring our streets and walkways remained passable. We appreciate these efforts immensely. Thankfully, the snow wasn't deep, but the bone-chill temperatures are a brutal adversary on their own, making every shovel of snow and every bag of salt a test of endurance. Their work, often unseen in the pre-dawn dark, is what keeps our daily lives from stalling.

This human capacity to not just endure the cold, but to charge into it for a cause, was on spectacular display last weekend. Saturday, January 17th, marked the 20th Anniversary Polar Bear Plunge for Special Olympics New Jersey in Wildwood, where an astonishing 1,001 plungers defied all sense of thermal comfort. For decades, Special Olympics New Jersey has provided year-round sports training, competition, leadership opportunities, and health screenings at no cost to thousands of athletes. Events like this are its lifeblood. A tremendous thanks to the organizers and volunteers who made it possible, raising an incredible \$300,000 this year.

This tradition of the winter plunge is a fascinating slice of human nature. Every year, thousands of people—locally and across the globe—willfully brave the frigid waters of lakes and oceans,

often on New Year's Day. I must confess, I lack that particular brand of bravery as I admire them from the warmth of my living room. It's a powerful, shivering testament to community fundraising. We've even seen this spirit right here at home, as a few years ago a dedicated group took the leap into Franklinville Lake to support our local recreation activities.

All this talk of ice and cold water brings to mind another classic winter pastime, one that involves a bit more patience and a bit less full-body immersion: ice fishing. It reminds me of a story about two old timers Lou and Mel who go ice fishing. Every winter they compete against each other and so they drill their holes in the ice exactly 50ft apart. They set up their chairs, drop their lines in, pour some coffee from their thermoses and wait for a bite. A young man comes along and sets up exactly between the two of them and he pulls in a fish. Well neither of the old timers had a bite yet and they watch the youngster. Soon he pulls in another fish. This continues. Finally Lou gets up and walks over to the youngster and asks how he is catching so many fish. He responds, "mmmm mmmm mmmm mmmm mmmm" Lou shrugs and goes and sits back in his chair. Mel gets up and walks over to his buddy, Lou, and says, "Did he tell you how he is catchin' all those fish?" "Yep, but I couldn't understand a word he said." So Mel walks over to the youngster and asks, "Me and my buddy haven't had a nibble. How are you catchin' all these fish?" The youngster replies, "mmmm mmm" "Eh, What's that? I can't understand a word you're saying. The youngster cups his hands, puts them to his mouth, and spits, and says, "GOTTA KEEP YOUR WORMS WARM!"

So, as this deep freeze of a January continues, let's take a cue from both the work crews and the polar plungers. Let's appreciate the quiet diligence that keeps our community safe and moving, and let's celebrate the spirited, sometimes teeth-chattering enthusiasm that keeps our community connected and charitable. Whether you're shoveling your walk, donating to a cause, or just dreaming of spring from under a blanket, remember—we're all in this cold snap together. And if you happen to go ice fishing, for heaven's sake, keep your worms warm!



Mrs. Brown's third graders at Whitehall Elementary in Monroe Township are learning that math can be delicious! In their classroom, students are exploring perimeter by measuring both regular and irregular shapes, using Cheez-Its as their measuring tools. This hands-on (and tasty!) activity is helping students understand math in a fun and memorable way.

SENTINEL SPORTS  
Norm Merckx, Sports Editor

CLAYTON PUBLIC SCHOOL DISTRICT  
MIKE PLACKO



Coach Mike Placko, who was honored at a recent banquet as the New Jersey State Coach of the Year in Girls Track for the 2024 season. This recognition reflects his exceptional leadership and dedication to student-athletes at Clayton High School. CPSD is proud to celebrate Coach Placko's continued impact on its athletics program and school community.

ANOTHER FREEZE COMING

by Ray Merckx

This winter season, we are looking at another deep freeze with really cold weather in our forecast for at least the next two weeks. Any open waters we had last weekend will refreeze and it will probably stay through the end of the month. Last year during January, we had open waters and were able to fish. Last February we had a month of cold temperatures that lasted into mid-March. Hopefully, with winter temperatures starting in November with the first Freeze, February will give us a day or two of spring temperatures to fish.

This week anglers caught crappie, perch and bluegill. Some anglers reported catching a couple of small bass this week. If we get a solid week of temperatures below freezing, then ice fishing will be possible on some ponds. There are a few anglers in this area who know how to properly ice fish and look forward to the outdoor challenge. Special equipment and measuring the thickness of the ice is the most important thing when it comes to safety.

We got spoiled with those couple of days of warm spring weather. Next week will be our last print edition. However, our South Jersey Fishing Guide will continue each week in digital format with some new features we hope will add to your reading enjoyment. Please be sure to email or call our news office with your email address so you can continue to read the local news each week.

CONGRATULATIONS

Big congratulations to Luke Van Auken, the newest member of the Delsea Regional HS Basketball 1,000 Point Club! Luke hit this incredible milestone during last week's game against Deptford and was honored with his ceremonial ball last week. Luke is now one of only 17 players in Delsea history to reach this mark. If you see him around, be sure to give him a high-five for this historic achievement!

Student Spotlights

MARY F. JANVIER STUDENTS OF THE MONTH



Kindergarten - Keanu Hernandez, Jaxon Carty, Daisy Belh, Cole Osborne, Calvin Keener, Francis Gayeski, Zachary Spinner, Alan Vidinha



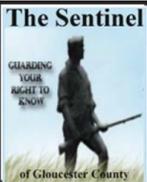
1st Grade - Harper Siderio, Giovanna Santo, Skylar Espitia, Ryleigh Rybynski, Elijah McLeer, Sienna Verratti, Payden Theckston, Carmella Owens, Jameson Ritchie



2nd Grade - Sophia Alles, Logan McDonough, James Piccone, Kylie Brooks, Colt Cline, Blake Messick, Maverick Gallagher, Miko Crossley

PUBLIC MEETINGS

Jan. 22nd- Newfield PB/ZB Reorg-7PM  
Jan.26th-Clayton Plan/Zoning Board Reorg-7PM  
Jan. 27th- Glassboro Council-7PM  
Jan. 28, 2026- Monroe Twp Council-7PM  
Feb. 2nd- Monroe Twp Open Space-7PM  
Feb. 3rd- Franklin Twp Zoning Board-7PM  
Feb. 5th- Glassboro WS-6:30PM  
Feb. 5th- Monroe Twp Seniors Commission-5:15PM



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Legislative News

NOW LAW: MORIARTY, HUTCHISON, AND MILLER BILLS SIGNED INTO LAW TO STRENGTHEN PUBLIC SAFETY

Senator Moriarty, Assemblyman Hutchison, and Assemblyman Miller sponsored legislation addressing public safety and accountability has been signed into law.

S3508/A4651 imposes consequences on parents and legal guardians who show a willful disregard for the supervision and control of minors involved in public brawls or disorderly conduct. The law allows municipal judges to hold parents and guardians accountable when a minor's actions result in property damage or a public disturbance. If found guilty, a parent or legal guardian may face the following penalties:

- a) A fine of up to \$1,000 if the minor's disorderly conduct resulted in property damage;
- b) A conviction for a petty disorderly persons offense if the minor incited a public brawl as a first offense; or
- c) A conviction for a disorderly persons offense if the minor incited a public brawl as a second or subsequent offense.

Also signed into law, S3506/A4653, requires the Attorney General to establish a crowd management training program and provide resources to municipal police departments and forces to better respond to large gatherings and flash mobs. Both bills took effect immediately.



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## New Years Resolutions

- Open investment savings account, maybe an IRA?
- Apply for online banking
- Refinance the house
- Get paperless statements
- Ask about Positive Pay

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**DELSEA PROJECT GRADUATION DESIGNER BAG BINGO**

Date / Time: Saturday, 3/7 at 6pm  
 Location: Delsea High School Cafeteria  
 \$40 cost includes 15 games  
 50/50 & Basket Auction also available!  
 Contact Kim at 856-371-6864 for tickets

**COFFEE MEET-UPS**

We will be meet-up for East Greenwich Senior Citizens at the Death of the Fox, 119 Berkeley Road, Clarksboro on the third Tuesday of every month. Mark your calendars! Come out, bring a friend and visit with members of our senior population at the Death of the Fox Brewing Company from 9:30 am-11am. Drop in for a cup of their wide array of gourmet coffee, espresso, tea, and Italian soda. They also have hot chocolate. This is just a casual get-together to meet old and new friends from our community. Save the dates of January 20, February 17, and March 17th and come out to join us!

**SOUP-ER BOWL & BAKE SALE**

Union/Willow Grove United Women in Faith will host a Soup-Er Bowl and Bake Sale benefiting "Vineland Soup Kitchen" and UMCOR on Saturday, February 7th from 12-2 pm at Willow Grove Fellowship Hall, 1841 Parvin Mill Road, Pittsgrove. Pre-ordered soups—Chicken & Rice, Tortellini & Spinach, Chicken Enchilada, Vegetable Beef, Sausage & Potato, Ham & Bean, Broccoli & Cheese—are \$10 per quart; order by January 31 to guarantee availability. Baked goods like cornbread, cakes, bread, and scones will also be sold. Contact Rosemary to place order at 609-805-6189.

**PUBLIC NOTICE  
 NOTICE OF PUBLIC HEARING  
 New Jersey Turnpike Authority**

Notice of Public Hearing under EO-172 and No Net Loss for Grade Separated U-Turn Program at Milepost 23.0 along the New Jersey Turnpike (Deptford Township, Gloucester County).

**NOTICE IS HEREBY GIVEN** that the New Jersey Turnpike Authority (the "Authority") will hold a Public Hearing in compliance with the New Jersey No Net Loss Reforestation Act (N.J.S.A. 13:1L-14.1 et seq.) and Executive Order No. 172 (Kean 1987) for the purpose of receiving public comment on the proposed project, which includes the construction of a grade-separated U-Turn at Milepost 23.0 along the New Jersey Turnpike (the "Project").

The Authority's Grade Separated U-Turn Program will construct new U-Turns to replace 23 existing cut-throughs in the median barrier on the NJ Turnpike. Grade-separated U-Turns allow authorized vehicles to safely change directions on the NJ Turnpike Mainline between interchanges to facilitate critical maintenance activities and allow for prompt responses to vehicle accidents, fire, and other emergency concerns.

The Project will construct a new U-Turn bridge which is intended to replace the traffic movement previously provided by the median cut-throughs and will only be for official use (e.g., emergency and maintenance vehicles). The Project area at Milepost 23.0 includes 7.4 acres of forested land subject to the No Net Loss Compensatory Reforestation Program. The area of disturbance is no larger than is necessary to construct the Project, as the Authority has taken every effort to reduce the impact to forested areas. Project plans are available for review by the public at <https://www.njta.com/capitalprojects> or at the Authority's Administrative Offices, located at 1 Turnpike Plaza, Woodbridge, NJ 07095

The Public Hearing will be held from 6:00 p.m. to 8:00 p.m. on Tuesday, February 10, 2026 at Deptford Township Municipal Building, 1011 Cooper Street, Deptford Township, NJ, 08096. An open house will be held starting at 6:00 p.m. with a presentation by Authority representatives beginning at 6:30 p.m. The public will be given the opportunity to provide both oral and written comments.

At the Public Hearing, a representative(s) from the Authority will be available to provide project information and answer questions. The public comment period regarding the No Net Loss and EO-172 processes will remain open for sixty (60) days following the Public Hearing and will close on April 11, 2026. Written statements may be submitted either at the Public Hearing, submitted electronically to [Structuresdesign@njta.com](mailto:Structuresdesign@njta.com) or mailed to Oleem O'Garro, 1 Turnpike Plaza, P.O. Box 5042 Woodbridge, NJ 07095.

All comments received at the Public Hearing or submitted prior to the close of the 60-day public comment period will become part of the public record. The Authority will review and consider all comments made and will prepare responses, which will be posted at <https://www.njta.com/capitalprojects> and kept on file at the Authority's Administrative Offices, with copies forwarded to the municipalities and counties in which the Project is located.

James D. Carone, Executive Director  
 The Sentinel of Gloucester County January 22, 2026  
 Printers Fee \$42.60

**CHANGES TO IMPROVE OUTPATIENT HEALTH CARE FACILITIES**

The New Jersey Department of Health (NJDOH) on Jan 17th announced the adoption of rules creating a single, integrated license for outpatient health care facilities. This landmark reform – achieved in conjunction with the New Jersey Department of Human Services (NJ DHS) – cuts historical red tape and enables providers to deliver integrated primary care, mental health, and addiction treatment services. This comprehensive, whole-person approach is proven to deliver improved health outcomes and better patient experiences.

The adopted rules address longstanding obstacles and a complex regulatory regime that have impeded health care providers' ability to offer coordinated physical and behavioral health services. The COVID-19 pandemic demonstrated the interconnectedness of physical and mental health, making this reform particularly urgent.

Under the previous fragmented regulatory system, facilities offering primary care, mental health, and addiction treatment services in a single location were required to secure three separate licenses, each with different regulatory requirements. These rules historically required providers to make patients receiving different categories of care use different entranceways. The old rules also required providers to keep separate medical records when a patient received physical and behavioral health services. The integrated license will benefit several types of outpatient facilities, including Federally Qualified Health Centers (FQHCs), outpatient mental health and substance use disorder providers, and licensed primary care clinics.

Key improvements include: Allowing facilities to maintain unified medical records for patients; Eliminating requirements for separate physical spaces and entrances; Enabling shared treatment spaces and infrastructure; Expanding access to withdrawal management services and medications for addiction treatment like buprenorphine; Enabling qualified physicians to deliver reproductive health services without unnecessary barriers and eliminating the requirement of a staff OB/GYN to provide essential care and allowing integration of counseling and therapy into primary care without full behavioral health licensure. Importantly, the rule also makes permanent a Department of Health waiver that increased the accessibility of Medications for Opioid Use Disorder (MOUD) treatment.

This builds on other State efforts to address the opioid crisis and that have resulted in a reduction in overdose deaths for the first time in a decade, including decriminalizing harm reduction supplies, expanding harm reduction centers, anonymously dispensing naloxone for free at 675 pharmacies statewide, and making New Jersey the first state in the nation to allow paramedics to treat opioid addiction in the field with buprenorphine. The rules will take effect upon publication in the New Jersey Register, which is anticipated in February.



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**OBITUARIES**

**JANICE MARIE DONAHOWER**

Janice Marie (née Grochowski) Donahower, age 74, on January 10, 2026, in Franklinville. Beloved wife of Robert "Rob" Atwood Donahower, with whom she shared 51 years of marriage. Devoted mother to her son, John Donahower. Loving sister of Lorraine (Ted) Kiefer of Franklinville and the late Joseph J. Grochowski, Jr., and the cherished daughter of the late Joseph J. and Lillian L. (née Caccese) Grochowski. Janice is survived by three nephews and several great-nieces, as well as her faithful companion, Sandy, her West Highland Terrier.

A lifelong resident of Franklinville, Janice was deeply rooted in the community she always called home. She was a proud graduate of Delsea Regional High School, Class of 1969. Janice continued her education at Glassboro State College, where she earned a Bachelor of Arts degree in Elementary Education and later a Master of Arts degree in Environmental Sciences, graduating in 1974. In addition to her academic achievements, she also obtained her Real Estate License.

Janice began her professional career as a school teacher during the 1970s, teaching in Millville and Williamstown. From 1981 to 1985, she was the owner and operator of a Hallmark Card Shop, where she combined her creativity with her love of connecting with others. She later devoted herself fully to her family as a homemaker, a role she embraced with pride, dedication, and care.

Janice found great joy in gardening and landscaping, flower arranging, and cooking. She had a deep appreciation for music, especially classical and jazz, and was a lifelong animal lover, particularly devoted to dogs. Over the years, she lovingly cared for numerous West Highland Terriers and Scottish Terriers. Above all, Janice treasured spending time with her family and took great satisfaction in the art of homemaking.

Relatives and friends are invited to her visitation on Thursday, January 22, 2026, from 10:00 AM to 11:00 AM at the Church of the Nativity, 2677 Delsea Drive, Franklinville, NJ 08322. Funeral mass will begin at 11:00 AM. Interment will be private at the convenience of the family.

For those who so desire, contributions may be made in memory of Janice to the John J. Grochowski Memorial Scholarship Fund, Rowan College at Gloucester County, 1400 Tanyard Road, Sewell, NJ 08080, which benefits a Delsea Regional High School student.

**LINDA JEANNE NUSKEY**

Linda Jeanne (Higgins) Nuskey, 71, passed away unexpectedly on January 16, 2026 at her home in Newfield. Linda was born to John Leopold and Jeanne Bernice (Bair) Higgins. She graduated from Vineland Senior High School in 1972. Her journey through life was marked by her love, kindness and generosity which touched the hearts of all who knew her. Linda's dedication was shown through her many roles in life. Linda is survived by her children, Scott A McCluskey (Mindi), Brianna Fisher and Ashlin Loder (Dennis Doyle).

Reunited with her late daughter, Denise Burns; brothers, Gary and Wayne; sisters, Gale and Joyce; half siblings, John (deceased); grandchildren, Tyler, Julia, Peyton, Kehlani, Aria, Ca'Mari and Isabella; nephews and nieces, Shawn, Brenda, Tien (deceased), Michael, Eric, Jennifer, Christopher, Nicole, Little Wayne, fourteen great nieces; nephews and one great-great nephew. A funeral service at 12:30pm on Friday January 23, 2026 at DeMarco – Luisi Funeral Home, Vineland.

**FLORENCE E. PIPPO**

Florence E. Pippo, age 88, of Vineland, formerly Williamstown, NJ, passed away on January 15th, 2026. Florence worked for Monroe Twp. School District for many years before retiring. She was an avid Philadelphia Phillies fan and could always be found with a coffee in hand. Beloved wife of the late Jackmo A. Pippo. Devoted mother Brenda Smith (Steve) and the late Richard Pippo. Loving grandmother of Christine, Tara, and Katie. Dear great grandmother of Alyssa, Brayden and Zachary. Cherished sister of Elaine Matkowsky, Renae Alesczyk and the late Ronald Richartz. A funeral service was held on Wednesday, January 21st at the Farnelli Funeral Home, Williamstown. Burial followed in the Gloucester County Veterans Memorial Cemetery, Williamstown.

**HARRIET T. UNDERWOOD**

Harriet T. Underwood, age 71, of Franklinville, passed away, surrounded by her family, on January 13th, 2026. Harriet worked as a supervisor for the Veterans Memorial home for many years before retiring. She also volunteered her time to the Janvier Ladies Auxiliary. Harriet had a heart of gold and was fun to be around. She was soft spoken with an outgoing personality. In her spare time, she enjoyed watching country line dancing, camping and being with friends and family.

Beloved wife of Michael Underwood. Devoted mother of Beth Thomas (James) and James McCann, Jr. (Betsey). Loving grandmother of Michael, Samantha, Amanda, James, Jr., Denise, Andrew, Chyann and Gabriella. A funeral service was held on Monday, January 19th at the Farnelli Funeral Home, Williamstown. Burial followed in the Gloucester County Veterans Memorial Cemetery, Williamstown.



**FRANKLINVILLE UMC CHURCH**

Franklinville United Methodist Church Service Sunday @ 10:45 am. Our Food Pantry is open first & third Wednesday of Month from 6-7PM.

**SUNDAY SCHOOL/SERVICES**

Franklinville Baptist Church, 1829 Delsea Drive, Franklinville, has several family orientated services with Pastor. Sunday School 9:45 followed by a traditional church service at 11 AM. Wednesday bible study at 7 PM. For more info call 856-694-0670

**THE UNITED METHODIST CHURCH OF MANTUA**

201 Mantua Blvd., Mantua. Our Worship Service is held at 9:30 am. Join us after service for coffee, fellowship & Sunday school.

**PORCHTOWN UMC**

Join us at Porchtown UMC Church 220 Porchtown Rd. Newfield (Franklin Township). All Welcome! Sunday service 10:30am, Bible study, Thursdays 10am. Pastor Hickman (609 576 3429)

**PLAINVILLE UMC CHURCH**

Plainville United Methodist Church, 3242 Main Rd, Franklinville invites you to join them for Sunday services at 9:30 a.m. in person or via zoom.

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**PUBLIC NOTICE**  
**SHERIFF'S SALE**  
**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-005054-25**  
**SHERIFF'S NO. 25001425**

**Plaintiff:**  
**HSBC Bank USA, National Association, As Trustee, In Trust For The Registered Holders Of ACE Securities Corp. Home Equity Loan Trust, Series 2006-NC3, Asset Backed Pass-Through Certificates**

vs.

**Defendant:**  
**ANTHONY BRISCOE A/K/A ANTHONY T. BRISCOE, ET AL.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

BOROUGH OF CLAYTON

COUNTY OF GLOUCESTER

903 LINCOLN DR, CLAYTON, NJ 08312

LOT: 18 BLOCK: 216

APPROXIMATE DIMENSIONS: 120 FEET WIDE BY 110 FEET LONG

NEAREST CROSS STREET: BERNARD STREET

ESTIMATED UPSET BID AMOUNT: \$304,000.00 PLUS ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

OCCUPANCY STATUS: OWNER OCCUPIED

2026 QTR 1 DUE: 02/01/2026 \$1,360.93 OPEN  
2026 QTR 2 DUE: 05/01/2026 \$1,360.93 OPEN

\*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.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$274,250.63

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-000267-24**  
**SHERIFF'S NO. 25001397**

**Plaintiff:**  
**GS MORTGAGE-BACKED SECURITIES TRUST 2021-RPL1**

vs.

**Defendant:**  
**WILLIAM DAUITO AND GINA KATHLEEN DAUITO, HUSBAND AND WIFE**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

1399 CATAWBA AVENUE, TOWNSHIP OF FRANKLIN, NJ 08344 WITH A MAILING ADDRESS OF 1399 CATAWBA AVENUE NEWFIELD, NJ 08344

LOT 27 FKA 8, BLOCK 7102 FKA 468

APPROXIMATE DIMENSIONS: 1247.74 X 699.36 X 907.50 X 608.80 FEET (IRREGULAR) 348.42 X 125.00 FEET

NEAREST CROSS STREET: MAIN ROAD

ESTIMATED UPSET PRICE: \$372,239.99

OCCUPANCY STATUS: OCCUPIED

SUBJECT TO: 2025 4TH QUARTER TAXES IN THHE AMOUNT OF \$2,015.25, OPEN PLUS PENALTY

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$330,198.91

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

114 CARVER DRIVE WENONAH, NJ 08090

LOT: 25 BLOCK: 555

APPROXIMATE DIMENSIONS: 118.00 ft x 160.00 ft x 20.00 ft x 148.29 ft

NUMBER OF FEET TO NEAREST CROSS STREET: APPROXIMATELY 220 FT. FROM HAMMOND AVENUE

ESTIMATED UPSET BID: \$98,122.01

OCCUPANCY STATUS: UNKNOWN

PURSUANT TO N.J.S.A. 2A:50-64, ET. SEQ., PLAINTIFF SETS THE UPSET BID FOR THE FORECLOSED PREMISES AT THE JUDGMENT AMOUNT (\$73,748.50) PLUS ALL POST-JUDGMENT INTEREST AS ACCRUING THROUGH THE DATE OF THE SHERIFF'S SALE AND RESERVES ITS RIGHTS WITH RESPECT TO ANY POST-JUDGMENT MOTION FOR AN ORDER FOR ADDITIONAL SUMS, IF PROCURED FOLLOWING THE DATE OF THE SCHEDULING OF THE SALE

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$73,748.50

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**NEAREST CROSS STREET:**  
**DAVIS AVE**

ESTIMATED UPSET PRICE: \$98,776.00

OCCUPANCY STATUS: OCCUPIED BY UNKNOWN

PURSUANT TO 28 USC 2410(c) THIS SALE IS SUBJECT TO A 1 YEAR RIGHT OF REDEMPTION HELD BY THE UNITED STATES OF AMERICA BY VIRTUE OF ITS LIEN:

SUBORDINATE MORTGAGE: AUDREY G HAMILTON TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, EFFECTIVE 03/24/2017, DATED 04/07/2017 AND RECORDED ON 04/18/2017, IN BOOK MB 15044, PAGE 72, TO SECURE \$40,147.72

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$88,583.00

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/23/2025  
FIRM: BROCK & SCOTT PLLC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$211.20

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-012806-24**  
**SHERIFF'S NO. 25001427**

**Plaintiff:**  
**PHH MORTGAGE CORPORATION**

vs.

**Defendant:**  
**SHAMIKKA MARTY, INDIVIDUALLY AND AS EXECUTRIX OF THE ESTATE OF RUDY R. VAUGHN, ET AL.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 8/13/2025  
FIRM: EISENBERG, GOLD & AGRAWAL, PC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$223.20

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-0042444-25**  
**SHERIFF'S NO. 25001375**

**Plaintiff:**  
**M&T BANK**

vs.

**Defendant:**  
**AUDREY G. HAMILTON**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

430 WHITMAN LANE WILLIAMSTOWN, NJ 08094

LOT: 6 BLOCK: 120.0202

APPROXIMATE DIMENSIONS OF LOT: .012 AC

NEAREST CROSS STREET: THOREAU LANE

ESTIMATED UPSET BID AMOUNT: \$122,000.00 PLUS ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

OCCUPANCY STATUS: UNAVAILABLE

2026 QTR 1 DUE: 02/01/2026 \$1,337.06 OPEN  
2026 QTR 2 DUE: 05/01/2026 \$1,337.06 OPEN

\*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.

VACANT LOT CHARGE: PROPERTY REGISTRATION FEE EXISTS. PLEASE CONTACT HERA PROPERTY REGISTRY 321-234-5303 FOR DETAILS

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$108,185.18

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 1/24/2025  
FIRM: KML Law Group, P.C.  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$205.20

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-004063-25**  
**SHERIFF'S NO. 25001371**

**Plaintiff:**  
**NATIONSTAR MORTGAGE LLC**

vs.

**Defendant:**  
**FRANK G. POOLEY, JR., ET ALS.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

140 PETERSON BOULEVARD WOODBURY (DEPTFORD), NJ 08096

LOT: 24 BLOCK: 459

APPROXIMATE DIMENSIONS: 104.42' x 260.00'

NEAREST CROSS STREET: TROWBRIDGE AVENUE

ESTIMATED UPSET BID AMOUNT AS OF 10/27/2025: \$151,481.19

OCCUPANCY STATUS: UNKNOWN

PRIOR LIENS(S): 2025 4TH QUARTER TAXES OPEN/DUE IN THE APPROX. AMOUNT OF \$1,139.46

\*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.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$138,669.44

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the

The approximate amount of the Judgment sought to be satisfied by said sale is \$32,720.83

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 8/1/2025  
FIRM: STERN LAVINTHAL & FRANKENBERG, LLC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$234.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY**  
**CHANCERY DIVISION,**  
**GLOUCESTER COUNTY**  
**DOCKET #F-007575-23**  
**SHERIFF'S NO. 25000875**

**Plaintiff:**  
**US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST**

vs.

**Defendant:**  
**PAUL C. RICCIO; MRS. PAUL C. RICCIO, HIS WIFE; MIDLAND FUNDING LLC; SYNCHRONY BANK PC RICHARD**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

PROPERTY TO BE SOLD IS LOCATED IN: TOWNSHIP OF MONROE, COUNTY OF GLOUCESTER, IN THE STATE OF NEW JERSEY

PREMISES COMMONLY KNOWN AS: 87 CANDLEWOOD ROAD, MONROE TOWNSHIP, NJ 08094

MAILING ADDRESS: 87 CANDLEWOOD ROAD, WILLIAMSTOWN, NJ 08094

TAX LOT# 18 BLOCK# 13.0201 APPROXIMATE DIMENSIONS: 93 X 160 IRR

NEAREST CROSS STREET: N MAIN STREET

UPSET PRICE: \$523,383.53 (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 (AS AMENDED)).

IT IS NOT DEFINITELY 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 DATE OF PAY OFF.

SUBJECT TO ANY LIEN IN FAVOR OF A CONDOMINIUM ASSOCIATION WHICH IS GRANTED PRIORITY PURSUANT TO N.J.S.A. 46:8B-21(b0(1), IF ANY.

A FULL LEGAL DESCRIPTION OF THE PREMISES CAN BE FOUND IN THE OFFICE OF THE SHERIFF OF GLOUCESTER COUNTY.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$459,873.26

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the

purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/ party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

**WANT ADS DO IT ALL!** BUY • SELL  
RENT • TRADE

**HELP WANTED**

DELI HELP WANTED - MUST apply in person. Walt's Country Store  
Tuckahoe Road Star Cross section Franklin Township.

**SERVICES**

**BOSTWICK INC.**  
Lumber and Hardware  
Elmer and Center Sts.  
Elmer, New Jersey  
Phone: 358-7191

**Asphalt Paving Corporation**  
Road Construction & Paving  
Elmwood Ave., Malaga, N.J.  
Fax (856) 694-0607  
Phone 694-2200

**Fred Harz and Son**  
U.S. Route 40 - Elmer, N.J. 08318 • (856) 358-8128  
We Specialize in Tires From The Smallest  
To The Largest - We Have The Odd Size

**BIBLE WORD SEARCH**  
by Elie's Spiritual Treasures

Psalm 39:11-12a

When you rebuke and discipline anyone for their sin, you consume their wealth like a moth—surely everyone is but a breath. "Hear my prayer, LORD, listen to my cry for help:

NEW INTERNATIONAL VERSION

W E A L T H C R Y D  
X N R L N E H W I M  
D R E H V T H S E H  
R O B B O E C V T P  
O F U M L I E A R L  
L T K P P R E A R I  
S C E L Y R Y A M S  
Y I I O B E E S G T  
G N N M R H U W W E  
E E E M U S N O C N

Find the **bolded/underlined** words in the diagram. They run in all directions — forward, backward, up, down and diagonally.

WWW.SEARCHING-FOR-JESUS.COM

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**MINI SUDOKU**

	6	2	1		
3					
		5	3	4	1
4				6	2
		6			3
	3				2

Place a number in the empty boxes in such a way that each row across, each column down and each small 6-box square contains all of the numbers from one to six.

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**Even Exchange** by Donna Pettman

Each numbered row contains two clues and two 6-letter answers. The two answers differ from each other by only one letter, which has already been inserted. For example, if you exchange the A from MASTER for an I, you get MISTER. Do not change the order of the letters.

- |                       |           |                  |           |
|-----------------------|-----------|------------------|-----------|
| 1. Stand up for       | ___ F ___ | Rely upon        | ___ P ___ |
| 2. Iron or pewter     | ___ T ___ | Olympic award    | ___ D ___ |
| 3. Oak fruit          | ___ C ___ | Decorate         | ___ D ___ |
| 4. Airplane garage    | ___ A ___ | Closet implement | ___ E ___ |
| 5. Burn down          | ___ R ___ | Physical contact | ___ U ___ |
| 6. Weather prediction | ___ R ___ | Spic-and-span    | ___ N ___ |
| 7. Florida citrus     | O ___     | Rural homestead  | G ___     |
| 8. Snap into          | ___ R ___ | Dismal           | ___ L ___ |
| 9. Barrister          | L ___     | Finn's buddy     | S ___     |
| 10. Remove whiskers   | ___ H ___ | Sophisticated    | ___ U ___ |

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"Well, it's that time again to regret you didn't marry a \_\_\_\_\_ woman!"

**SCRAMBLERS**  
Unscramble the letters within each rectangle to form four ordinary words. Then rearrange the boxed letters to form the mystery word, which will complete the gag!

Mean **LIMPY** \_\_\_\_\_

Hue **DEASH** \_\_\_\_\_

Bask **LOWLAW** \_\_\_\_\_

Garb **TRAITE** \_\_\_\_\_

**TODAY'S WORD**  
\_\_\_\_\_

**Weekly SUDOKU**

5				8	7	1	4	
	3	8		2	4		5	6
4	7		6			8		
						6		
	1			6			8	3
		2	5	3				4
4			3		2	9	1	
5	1			6	3	7		
8	3			2	4			

Place a number in the empty boxes in such a way that each row across, each column down and each small 9-box square contains all of the numbers from one to nine.

**DIFFICULTY THIS WEEK:** ◆

◆ Moderate ◆◆ Challenging  
◆◆◆ HOO BOY!

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**FEAR KNOT**  
By: rj JOHNSON  
DOUBT? ...OR DARE!

ERD  
EIDREV  
♥TERHA  
♥ERHA  
NCRTHE  
ZAD  
CEHT  
HITLE  
♥OTD  
TREZHO  
♥AKDER  
♥AHEL

Unscramble these twelve letter strings to form each into an ordinary word (ex. HAGNEC becomes CHANGE). Prepare to use only ONE word from any marked (♥) letter string as each unscrambles into more than one word (ex. ♥RATHE becomes HATER or EARTH or HEART). Fit each string's word either across or down to knot all twelve strings together.

**GO FIGURE!**

The idea of Go Figure is to arrive at the figures given at the bottom and right-hand columns of the diagram by following the arithmetic signs in the order they are given (that is, from left to right and top to bottom). Use only the numbers below the diagram to complete its blank squares and use each of the nine numbers only once.

	+	-	=	15
+	+	+		
+	x			39
÷	x	÷		
+	÷	=		1
15	60	1		

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**Puzzles4Kids** by Helene Hovanec

**RIDDLE SEARCH - EXPRESS YOURSELF**  
Look up, down, and diagonally, both forward and backward to find every word on the list. Circle each one as you find it. When all the words are circled, take the UNUSED letters and write them on the blanks below. Go from left to right and top to bottom to find the answer to this riddle: **How should you speak to a giant?**

ANNOUNCE  
ANSWER  
ARGUE  
ASK  
CHAT  
DISCUSS  
EXPLAIN  
GAB  
GOSSIP  
MENTION  
MUMBLE  
RANT  
RAVE  
REMARK  
RESPOND  
SAY  
SPEAK  
STATE  
SUGGEST  
TELL  
YELL

A	N	S	W	E	R	L	L	E	Y
N	R	U	L	L	E	T	S	S	A
N	E	G	D	I	S	C	U	S	S
O	M	T	U	E	P	H	G	P	B
U	A	N	I	E	O	A	G	E	E
N	R	A	V	E	N	T	E	A	L
C	K	R	G	T	D	W	S	K	B
E	X	P	L	A	I	N	T	S	M
O	N	O	I	T	N	E	M	A	U
R	G	O	S	S	I	P	D	S	M

Riddle answer: \_\_\_\_\_

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**King Crossword**

- ACROSS**
- 1 Melville cap-tain
  - 5 Bottle part
  - 9 Schlep
  - 12 Petty of "Tank Girl"
  - 13 Jai —
  - 14 Navarro on "The View"
  - 15 Tangy fruit pie
  - 17 White wine cocktail
  - 18 Night light?
  - 19 Comic Chase
  - 21 Prove untrue
  - 24 Converse
  - 25 With (Fr.)
  - 26 Woo with a tune
  - 30 Rule, for short
  - 31 Ohio's "Rubber Capital"
  - 32 Crone
  - 33 Genius
  - 35 Speck
  - 36 Fireplace fuel
  - 37 Golf great Sam
- DOWN**
- 1 The whole enchilada
  - 2 Weed whacker
  - 3 Branch
  - 4 Having superhuman strength, say
  - 5 Post-WWII alliance
  - 6 Flair
  - 7 Lot vehicle
  - 8 Chef's work-place
  - 9 Sierra Nevada resort
  - 10 Prof's employer
  - 11 Actor Sinise
  - 16 Born abroad?
  - 20 Solo of "Star Wars"
  - 21 Biting remark
  - 22 Always
  - 23 Defendant's defenders
  - 24 Gator's kin
  - 26 Takes to the slopes
  - 27 Epoch
  - 28 Facts and figures
  - 29 "Zounds!"
  - 31 Luanda resi-dent
  - 34 Cyclades isle
  - 35 Truly
  - 37 Part of RSVP
  - 38 Tide type
  - 39 Job-safety org.
  - 40 Male deer
  - 41 \$ dispensers
  - 44 Journalist
  - 45 Pair
  - 46 Feedbag bit
  - 47 USN rank

1	2	3	4	5	6	7	8	9	10	11
12										
15										
21	22	23								
25										
30										
33										
38	39									
42										
48										
51										

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**CryptoQuote**

**AXYDLBAAXR** is **LONGFELLOW**  
One letter stands for another. In this sample, A is used for the three L's, X for the two O's, etc. Single letters, apostrophes, the length and formation of the words are all hints. Each week the code letters are different.

KCKTN TKMVKT FMWOL OZK  
LMIK OZUWR: OG GAKW OZK  
YGCKT GX M PGGB MWV  
FMOYZ OZK FGTVL KJAEQVK  
EUBK XUTKFGTBL GXX OZK  
AMRK. — BUI EKZIMW

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**CryptoQuip**

This is a simple substitution cipher in which each letter used stands for another. If you think that X equals O, it will equal O throughout the puzzle. Solution is accomplished by trial and error.

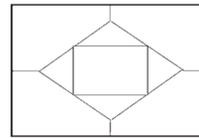
Clue: L equals U

HTBI RUL GBXMLDCB ADIR  
GBUGQB WU AUOB WU  
LVXDEIB'M JDGEWDQ, HTDW  
CU RUL CU? WTEJVBI VEBO.

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**STICKELLERS** by Terry Stickells

Below is a figure built by using different-sized square sheets of paper. What is the minimum number of these square sheets needed to construct this figure?



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**MAGIC MAZE** ● **OLD SAILING TERMS STILL USED TODAY**

T S T Q O H T R E B E D I W L  
K J O H D R A O B N O E C S A  
E X E V T R K P N L J H F H D  
E B T T U B E L T T U C S I T  
L Y H X V M N W O D E P I P O  
O V E R B O A R D T R P O S H  
V M L K I G B T E S D N A H S  
E D I S E V A W E K A M B A G  
R Z N O N A C E S O O L H P N  
X W E U T R K Q O N L O J E O  
I G F D C A Y X W V Y E M I L

Find the listed words in the diagram. They run in all directions forward, backward, up, down and diagonally. Unlisted clue hint: ALL — ON DECK

- |           |             |             |              |
|-----------|-------------|-------------|--------------|
| Ahoy      | Loose canon | Overboard   | Taken aback  |
| Keel over | Mike waves  | Pipe down   | Toe the line |
| Limey     | Mate        | Scuttlebutt | Wide berth   |
| Long shot | Onboard     | Shipsshape  |              |

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**HOCUS-FOCUS** BY HENRY BOLTINOFF



Find at least six differences in details between panels.



Differences: 1. Man is looking the other way. 2. Mouth is open. 3. Necktie is missing. 4. Tie is different. 5. Nose is smaller. 6. Armrest is different.

**Salome's Stars**

**ARIES** (March 21 to April 19) Although you're getting kudos and other positive reactions to your suggestions, don't let the cheers drown out some valid criticisms. It's better to deal with them now rather than later.

**TAURUS** (April 20 to May 20) Following your keen Bovine intuition pays off as you not only reassess the suggestions that some people are putting in front of you but also their agendas for doing so.

**GEMINI** (May 21 to June 20) You continue on a high-enthusiasm cycle as a new project that you've assumed takes shape. You're also buoyed by the anticipation of receiving some good news about a personal matter.

**CANCER** (June 21 to July 22) Your eagerness to immerse yourself in your new assignment is understandable. But be careful that you don't forget to take care of a pressing personal situation as well.

**LEO** (July 23 to August 22) This is a good time to learn a new skill that could give the clever Cat an edge in an upcoming competition for workplace opportunities. On another note, enjoy the arts this weekend with someone special.

**VIRGO** (August 23 to September 22) You could risk creating an impasse if you insist on expecting more from others than they're prepared to give. Showing flexibility in what you'll accept could prevent a stalemate.

**LIBRA** (September 23 to October 22) Although you can weigh all the

factors of a dispute to find an agreeable solution for others, you might need the skilled input of someone you trust to help you deal with an ongoing situation.

**SCORPIO** (October 23 to November 21) The good news is that your brief period of self-doubt turns into a positive "I can do anything" attitude by midweek. The better news is that you'll soon be able to prove it.

**SAGITTARIUS** (November 22 to December 21) This is a good time for Sagittarians to start making travel plans while you can still select from a wide menu of choices and deals -- and not be forced to settle for leftovers.

**CAPRICORN** (December 22 to January 19) Like your zodiac sign, the sure-footed Goat, you won't allow obstacles in your path to keep you from reaching your goal. Don't be surprised by who asks to tag along with you.

**AQUARIUS** (January 20 to February 18) Let your head dominate over your heart as you consider the risks that might be involved in agreeing to be a friend's co-signer or otherwise acting as their backup in a financial matter.

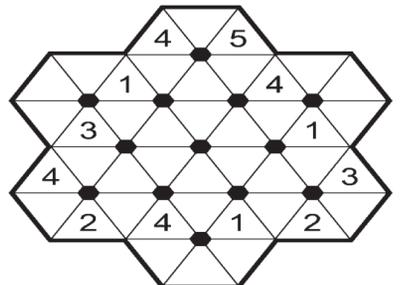
**PISCES** (February 19 to March 20) Resolve to close the door and let your voicemail take your phone calls while you finish up a task before the end-of-week deadline. Then go out and enjoy a fun-filled weekend!

**BORN THIS WEEK:** Your capacity for care and compassion helps bring comfort to others. You could serve as a reliable foundation to many.

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**SNOWFLAKES** by Japheth Light

There are 13 black hexagons in the puzzle. Place the numbers 1 - 6 around each of them. No number can be repeated in any partial hexagon shape along the border of the puzzle.



**DIFFICULTY THIS WEEK:** ◆◆◆◆◆  
◆ Easy ◆◆ Medium ◆◆◆◆ Difficult

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**FULL COLOR DIGITAL EDITION \$30.00/YEAR**

By taking out a digital subscription, you will be supporting local journalism. We provide well-researched, local news and features with unlimited access to our website for public notices with an ad-lite version for a smoother reader experience. E-mailed to you every Thursday in full color for \$30 per year.

Due to legislators voting to remove legal ads from Newspapers as well as reduced ad revenue from struggling local businesses, an increase in printing costs due to tariffs, the decision was made to end our print edition of the Sentinel of Gloucester County February 1st of 2026.

Sign Up Today 856-694-1600  
fssentinel@comcast.net

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION,  
GLOUCESTER COUNTY  
DOCKET #F-013323-22  
SHERIFF'S NO. 25001294**

**Plaintiff:  
TRUMAN 2021 SC9 TITLE TRUST**

vs.

**Defendant:  
SHAWN MILLIGAN, ET AL**

By Virtue of the above stated ALIAS WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF MANTUA

COUNTY OF GLOUCESTER

501 DEVONSHIRE DRIVE SEWELL, NJ 08080

LOT: 8 BLOCK: 232

APPROXIMATE DIMENSIONS: 83.00 X 108.00 X 103.00 X 88.00 X 31.42

NEAREST CROSS STREET: KINGSLEY ROAD

ESTIMATED UPSET PRICE: \$260,964.19

OCCUPANCY STATUS: OWNER OCCUPIED

TAX CERTIFICATE RECORDED: JULY 07, 1992  
HOLDER: CORNERSTONE GROUP INC.  
AMOUNT: \$305.95  
BOOK: 2128 PAGE: 231 CERT. NO: 1678

TAX CERTIFICATE RECORDED: FEBRUARY 07, 2025  
HOLDER: PRO CAP 8 FBO FIRSTTRUST BANK  
AMOUNT: \$845.10  
BOOK: 18666 PAGE: 106 CERT. NO: 23-00029

JUDGMENT DATE ENTERED: FEBRUARY 22, 2013  
COUNTY: SALEM  
JUDGMENT NUMBER: J-037326-2013  
JUDGMENT HOLDER: MEMORIAL HOSPITAL OF SALEM COUNTY  
AMOUNT: \$21,937.00

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$210,315.97

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

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Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 11/27/2023  
FIRM: FRIEDMAN VARTOLO LLP  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$232.80

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION,  
GLOUCESTER COUNTY  
DOCKET #F-003893-25  
SHERIFF'S NO. 25001255**

**Plaintiff:  
TRUMAN 2021 SC9 TITLE TRUST**

vs.

**Defendant:  
SHAWN MILLIGAN, ET AL**

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JUDGMENT HOLDER: MEMORIAL HOSPITAL OF SALEM COUNTY  
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Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 11/27/2023  
FIRM: FRIEDMAN VARTOLO LLP  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$232.80

**Plaintiff:  
WELLS FARGO BANK, NA**

vs.

**Defendant:  
JULIO L. MORALES, JR.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

PROPERTY TO BE SOLD IS LOCATED IN THE CITY OF WOODBURY, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY.

PREMISES COMMONLY KNOWN AS: 119 PENN STREET, WOODBURY, NJ 08096

BEING KNOWN AS: LOT 2, BLOCK 57 ON THE OFFICIAL TAX MAP OF THE CITY OF WOODBURY.

DIMENSIONS: 51 FT x 115 FT

NEAREST CROSS STREET: MORRIS STREET

PLAINTIFF'S GOOD FAITH ESTIMATE OF ITS UPSET PRICE IS \$122,641.95

THE OCCUPANCY STATUS OF THE PROPERTY IS: OCCUPIED BY UNKNOWN

\*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 TOT HIS SALE. ALL INTERESTED PARTIES ARE TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER OR NOT ANY OUTSTANDING INTERESTS REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO, THE CURRENT AMOUNT DUE THEREON.

IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY TO A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, THE MORTGAGEE OR THE MORTGAGEE'S ATTORNEY.

PURSUANT TO 28 USC 2410(c) THIS SALE IS SUBJECT TO A 1 YEAR RIGHT OF REDEMPTION HELD BY THE UNITED STATES OF AMERICA BY VIRTUE OF ITS LIEN:

MORTGAGE: JULIO L. MORALES, JR TO SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DATED 05/16/2018 AND RECORDED ON 06/05/2018, IN BOOK MB 15458, PAGE 106 AS DOCKET NUMBER 20164, TO SECURE \$24,770.48.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$110,450.49

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

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Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 9/29/2025  
FIRM: BROCK & SCOTT PLLC  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$274.80

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION,  
GLOUCESTER COUNTY  
DOCKET #F-006881-25  
SHERIFF'S NO. 25001304**

**Plaintiff:  
LAKEVIEW LOAN SERVICING, LLC**

vs.

**Defendant:  
LUIS PAULINO-LIZ**

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TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

413 OAK AVENUE DEPTFORD, NJ 08096

LOT: 14 BLOCK: 313

APPROXIMATE DIMENSIONS: 120 FT. X 100 FT.

NEAREST CROSS STREET: ANN AVE

ESTIMATED UPSET PRICE: \$155,013.25

OCCUPANCY STATUS: OCCUPIED BY OWNER

\*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.

\*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE'S ATTORNEY.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$376,593.94

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/22/2025  
FIRM: MCCALLA RAYMER LEIBERT PIERCE, LLC  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$201.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION,  
GLOUCESTER COUNTY  
DOCKET #F-005208-25  
SHERIFF'S NO. 25001321**

**Plaintiff:  
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

413 OAK AVENUE DEPTFORD, NJ 08096

LOT: 14 BLOCK: 313

APPROXIMATE DIMENSIONS: 120 FT. X 100 FT.

NEAREST CROSS STREET: ANN AVE

ESTIMATED UPSET PRICE: \$155,013.25

OCCUPANCY STATUS: OCCUPIED BY OWNER

\*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.

\*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE'S ATTORNEY.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$376,593.94

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

**LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR THE C-BASS MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-CB5**

vs.

**Defendant:  
WILLIAM PHILLIPS, JR., ET AL**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

413 OAK AVENUE DEPTFORD, NJ 08096

LOT: 14 BLOCK: 313

APPROXIMATE DIMENSIONS: 120 FT. X 100 FT.

NEAREST CROSS STREET: ANN AVE

ESTIMATED UPSET PRICE: \$155,013.25

OCCUPANCY STATUS: OCCUPIED BY OWNER

\*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.

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The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$376,593.94

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/24/2025  
FIRM: BROCK & SCOTT PLLC  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$225.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION,  
GLOUCESTER COUNTY  
DOCKET #F-008490-24  
SHERIFF'S NO. 25001263**

**Plaintiff:  
NEW REZ LLC d/b/a SHELLPOINT MORTGAGE SERVICING**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

413 OAK AVENUE DEPTFORD, NJ 08096

LOT: 14 BLOCK: 313

APPROXIMATE DIMENSIONS: 120

# POLICE ACTIVITY LOG

## PANCAKES WITH A COP

Westville residents are invited to join Westville Police officers on Saturday, February 7th from 8am-11am at 1035 Broadway, for Pancakes with a Cop! Yes, that's right breakfast on us! Please feel free to stop by and chat with our officers while enjoying a nice breakfast! All ages are welcome and we hope to see you there!

## K-9'S RECEIVE DONATION OF BODY ARMOR

Franklin Township Police Departments K9s Sader and Zeus will receive bullet and stab protective vests thanks to a charitable donation from non-profit organization Vested Interest in K9s, Inc. K9 Sader's vest was sponsored by David Fisher of Matthews, NC and will be embroidered with 'Born to Love-Trained to Serve-Loyal Always.' K9 Zeus's vest was sponsored by David Mellon of Troy, Virginia and will be embroidered with the sentiment "Honoring those who served and sacrificed." This potentially lifesaving body armor for four-legged K-9 officers is made in the U.S. and custom-fitted.

## PROJECT SAVE

The Project SAVE Advocate serves as a resource for the Gloucester Township Police Department providing information and treatment programs to individuals who need assistance regarding substance abuse for themselves, and friend, or a loved one. GTPD Offers a SAVE Advocate for those afflicted with a substance use disorder. For more information and help related to addiction, please contact our SAVE advocates at 856-302-7051. The SAVE Support Group is an opportunity for adults to meet, who now struggle with family members or friends that are affected by a substance use disorder, and give a voice to those affected by this problem. Participants will explore ways of handling common problems and make changes in their own attitude and behavior toward the family member or loved one with a substance use disorder. The SAVE Support Group meets at the Gloucester Township PD Family Resource Center, 1324 Little Gloucester Road, Blackwood, NJ 08012 every Wednesday night from 6 PM to 7:30 PM. For more information please contact our Gloucester Township licensed social worker at 856-842-5553.

### PUBLIC NOTICE

### SHERIFF'S SALE

SUPERIOR COURT OF  
NEW JERSEY  
CHANCERY DIVISION, GLOUCESTER COUNTY  
DOCKET #F-008225-24  
SHERIFF'S NO. 25000828

### PUBLIC NOTICE

### SHERIFF'S SALE

SUPERIOR COURT OF  
NEW JERSEY  
CHANCERY DIVISION, GLOUCESTER COUNTY  
DOCKET #F-004234-25  
SHERIFF'S NO. 25001365

**Plaintiff:**  
FREEDOM MORTGAGE CORPORATION

vs.

**Defendant:**  
PAUL R. LEINBACH, JR. AS EXECUTOR AND SPECIFIC DEVISEE OF THE ESTATE OF JANE E. BLACK; STATE OF NEW JERSEY; UNITED STATES OF AMERICA

**Plaintiff:**  
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE FOR VELOCITY COMMERCIAL CAPITAL LOAN TRUST 2024-6

vs.

**Defendant:**  
MICHAEL DIODATO, JR., ET AL

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 4, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

BOROUGH OF PAULSBORO

COUNTY OF GLOUCESTER

1236 HEDDON AVENUE PAULSBORO, NJ 08066

LOT: 20 BLOCK: 119

APPROXIMATE DIMENSIONS: 50 X 135 FEET

NUMBER OF FEET TO NEAREST CROSS STREET: AT A POINT IN THE SOUTHWESTERLY LINE OF HEDDEN AVENUE (AS WIDENED TO 45 FEET) AT THE DISTANCE OF 102.53 FEET, NORTH 59 DEGREES 20 MINUTES WEST FROM THE INTERSECTION OF SAID SOUTHWESTERLY LINE OF HEDDEN AVENUE (45 FEET WIDE) WITH THE NORTHWESTERLY LINE OF DAYTON AVENUE (AS WIDENED TO 45 FEET)

ESTIMATED UPSET AMOUNT: \$228,111.15

OCCUPANCY STATUS: OWNER OCCUPIED

AMOUNT DUE FOR TAXES: TAXES PAID IN FULL AS OF 10/28/2025  
SALE MAY BE SUBJECT TO SUBSEQUENT TAXES, LIENS, UTILITIES AND INTEREST SINCE 10/28/2025  
WATER AND SEWER DUE AND OWING IN APPROXIMATE AMOUNT OF \$1,306.00 AS OF 10/28/2025

\*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. \*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE OR MORTGAGEE'S ATTORNEY.

AS THE ABOVE DESCRIPTION DOES NOT CONSTITUTE A FULL LEGAL DESCRIPTION, SAID FULL LEGAL DESCRIPTION IS ANNEXED TO THAT CERTAIN MORTGAGE RECORDED IN THE GLOUCESTER COUNTY CLERK'S OFFICE IN BOOK 16546 AT PAGE 68, ET SEQ., NEW JERSEY, AND THE WRIT OF EXECUTION ON FILE WITH THE SHERIFF OF GLOUCESTER COUNTY.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$157,767.05

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 4/24/2025  
FIRM: GROSS POLOWY LLC  
The Sentinel 1/8, 15, 22, 29/2026 - 4t  
Printers Fee \$372.00



By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF MONROE

COUNTY OF GLOUCESTER

367 BROADLANE ROAD MONROE, NJ 08343

LOT: 14 BLOCK: 5302

APPROXIMATE DIMENSIONS: .85AC

NEAREST CROSS STREET: WINSLOW ROAD  
THIS PROPERTY IS SECURED BY A COMMERCIAL MORTGAGE AND THE COMMUNITY WEALTH PRESERVATION PROGRAM IS THEREFORE NOT APPLICABLE.

OCCUPANCY STATUS: UNKNOWN

TAXES CURRENT THROUGH 3RD QUARTER OF 2025 WATER/SEWER - PLAINTIFF IS UNABLE TO CONFIRM THESE AMOUNTS. PROSPECTIVE PURCHASERS MUST CONDUCT THEIR OWN INVESTIGATION TO DETERMINE THE SAME.  
\*PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY AND ALL SUBSEQUENT TAXES, WATER AND SEWER AMOUNTS.

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 COSTS AND EXPENSES, 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 ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$208,964.40

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/23/2025  
FIRM: Stern & Eisenberg, PC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$396.00

## WASHINGTON TWP WEEKEND 1/17-18 REPORT

Officers responded to 315 CAD calls for service, including 18 MV crash investigations due to icy roadway conditions. Officers conducted 52 motor vehicle stops, completed 9 vacation house checks, investigated 5 missing person reports, 3 assault investigations, a disturbance at PetSmart, 5 hazardous / icy roadway condition calls, and 4 calls for service at Jefferson Hospital.

Domestic Assault Arrest at Golden Luck Motel following a dispute over food, an 18-year-old male from Camden punched his girlfriend in the face, threw her food on the ground, and pushed her out of their motel room into the parking lot. A motel employee witnessed the incident and contacted police. Processed and turned over to Salem County Jail. DWI Arrest on Egg Harbor Road when a 51-year-old male from Williamstown was stopped for a MV violation and subsequently arrested for DWI. Breath samples resulted in a .124 BAC. Drug Arrest at Wawa on Route 42. A 36-year-old female from Glassboro was located in a suspicious vehicle and found in possession of Suboxone, Xanax, and drug paraphernalia. Warrant Arrest at Grenloch Lake Park while police were investigating a suspicious vehicle, a female from Blackwood was arrested on active warrants out of North Wildwood. NCIC Gun Warrant Arrest on State Highway 47 (Delsea Drive) during a MV stop, a 21-year-old male from Camden was identified as a NCIC wanted person for unlawful possession of a firearm out of the Camden County Prosecutor's Office and was turned over to Camden County Jail. Meth / Paraphernalia Arrest (K-9 Assisted) in the rear of Lowe's following a MV stop, K-9 Rogue conducted an exterior sniff of the vehicle with a positive indication. A search revealed methamphetamine, cocaine, crack pipes, and assorted paraphernalia on a 46-year-old female from Erial who was processed and turned over to Salem County Jail. NCIC Wanted Person Arrest at Egg Harbor Road on MV Stop when a 40-year-old male from Pittsgrove, was stopped and found to have multiple active warrants, including an NCIC wanted person warrant out of the Salem County Prosecutor's Office. He was processed and taken to County Jail. Disorderly Conduct / Resisting / Obstruction Arrest Egg Harbor Road (related incident)

While officers attempted to provide transportation to an intoxicated female passenger, age 39 from Turnersville, she attempted to throw alcohol on officers and resisted arrest. She was transported to Jefferson Hospital and released on summons. Theft Investigation at LA (Esporta) Fitness when Multiple unsecured lockers were entered and cash was stolen. Investigation ongoing. Hit-and-Run Motor Vehicle Crash on Whitman Drive. A vehicle struck a fire hydrant and the operator fled on foot. A K-9 track was attempted with negative results. The vehicle was not stolen and was registered to a Berlin resident. Berlin Police responded to the registered address. Shoplifting at Verchio's Produce. A female stole approximately \$30.00 in food items. Employees stopped the subject prior to police arrival. A report was taken. The subject was trespassed from the property and left without further incident. Charges pending. (Habitual shoplifter)

## AG & NJDEP FILE SUIT AGAINST MAJOR SCRAP METAL RECYCLER FOR HAZARDOUS FIRES AT ITS FACILITIES

New Jersey Attorney General Matthew J. Platkin and Department of Environmental Protection (DEP) Commissioner Shawn M. LaTourette announced today that they have filed a public-nuisance lawsuit against a major scrap metal recycler that seeks to put an end to the hazardous conditions that have led to numerous fires at their facilities since 2020.

The complaint, filed today in Superior Court, alleges that there have been at least 12 hazardous fires in the last five years at facilities in Camden that are owned and operated by defendants EMR Advanced Recycling, LLC, EMR USA Holdings, Inc., EMR Eastern, and Camden Iron & Metal (collectively known as EMR). The fires have filled nearby streets with smoke and air pollution, creating an ongoing public nuisance that has severely harmed the health and well-being of Camden's residents.

"It is outrageous that EMR has failed to correct the dangerous conditions at its facilities in Camden—conditions that have resulted in over a dozen hazardous fires in recent years that threaten the lives and health of Camden residents. We're taking action today to hold EMR accountable for its reprehensible conduct and to protect Camden residents," said Attorney General Platkin. "Companies should never be allowed to turn a quick buck at the expense of their communities—but that's exactly what EMR has been doing for years in Camden. It's time to put an end to this unacceptable conduct."

"Neighbors of EMR should not have to live in fear of the industrial business next door to them, wondering whether the air is safe to breathe and the company values its role in the community as much as its profits," said Commissioner LaTourette. "The DEP is grateful to Attorney General Platkin and his team for pursuing justice on behalf of the residents of Camden."

EMR owns and operates metal recycling facilities that collect, process, and recycle scrap metal. It has facilities in the Camden Waterfront South neighborhood, which is an area characterized as an environmentally overburdened community under New Jersey's Environmental Justice Law. These communities have significant low-income, minority, and/or limited English proficiency populations.

One of the most extensive fires at an EMR facility happened in February 2025, when a four-alarm fire started at EMR's facility located at 1400 South Front Street in Camden. The fire originated from a two-story tall pile of scrap metal material that was waiting to be torn apart into smaller pieces. The fire burned for approximately eight hours before Camden firefighters brought it under control, and it took 12 hours to fully extinguish it.

Altogether, firefighters were on the scene for about 19 hours. Approximately one hundred residents evacuated, and people living nearby reported illnesses and acute symptoms from smoke inhalation, including nausea, headaches, difficulty breathing, burning eyes, and throat irritation.

Another significant fire occurred in the early morning of January 29, 2021. Residents evacuated and a school temporarily closed due to smoke and metallic odors. Five firefighters needed treatment for smoke inhalation, and one firefighter and two residents were hospitalized. Residents complained of odors and smoke in their homes, and they heard explosions coming from the facility.

As the complaint alleges, these fires are the direct result of EMR's conduct. EMR has maintained hazardous conditions at its facilities, including by maintaining stories-high piles of plastic, glass, dirt, and other discarded material that create a high risk of fires. Even though EMR has known about the risks stemming from its practices, it has failed to take appropriate corrective action—and as a result, there continue to be regular fires at EMR's facilities, including several fires in recent months.

The complaint explains that EMR has a long history of fires at its facilities across the state. There were at least three fires at another EMR facility previously located in Newark, and at least two fires in scrap metal piles at an EMR Bayonne facility. Similarly, a fire occurred on May 23, 2022, on a barge in the Delaware Bay carrying scrap metal between Defendants' then facility in Newark and their facility in Camden.

Today's public nuisance complaint asks the court to order EMR to immediately take action to end the conditions that have led to these fires and that continue to persist, creating chaos and severe health hazards for nearby Camden residents. The complaint asks the court to require EMR to immediately take effective measures to control the risk of fire at its Camden facilities—measures EMR has failed to take.

## REMOVE VEHICLES FROM ROADWAY WHEN SNOW ACCUMULATES

Clayton Police Department is reminding Clayton residents to please remove all vehicles from the roadway when snow is predicted. The Clayton Public Works Department is actively treating and clearing roadways, and parked vehicles significantly hinder their operations. Please be reminded of the following local ordinances:

- Local Ordinance 89-19.20 – No parking on roadways while snow has accumulated.
- Local Ordinance 82-1 – Property owners are required to shovel sidewalks and remove ice once snow accumulation has ceased.

Vehicles left on the roadway in violation of these ordinances may be issued parking summonses.

These ordinances are in place to help Public Works effectively plow and clear roadways and to ensure safe and timely access for emergency responders. Thank you for your cooperation in keeping our community safe.

## LEGAL NOTICES

### PUBLIC MEETING NOTICE

Notice is hereby given to the residents of the Township of Franklin that the Township of Franklin Board of Education, at its Reorganization Meeting of January 5, 2026, established the dates of Committee-as-a-Whole Work Sessions and Regular Board Meetings as indicated below. The meetings will be held at the Mary F. Janvier School All-purpose Room, 1532 Pennsylvania Avenue, Franklinville, New Jersey or the Administration Office Building Conference Room, 3228 Coles Mill Road, Franklinville, New Jersey. Action will occur at these meetings.

DATE	TIME	LOCATION
Tuesday, January 20, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, February 18, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, March 11, 2026 BOE Work Session/Budget Review Meeting	6:00 p.m.	Administration Office Building/Conference Room
Monday, March 16, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, April 22, 2026 BOE Work Session/Budget/Staffing Meeting	6:00 p.m.	Administration Office Building/Conference Room
Monday, April 27, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
BOE Public Budget Hearing	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Monday, May 18, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, June 17, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
BOE Work Session Meeting	6:00 p.m.	Administration Office Building/Conference Room
Monday, June 22, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Monday, July 20, 2026	6:00 p.m.	Administration Office Building/Conference Room
Monday, August 24, 2026	6:00 p.m.	Administration Office Building/Conference Room
Wednesday, September 16, 2026	6:00 p.m.	Administration Office Building/Conference Room
BOE Work Session Meeting	6:00 p.m.	Administration Office Building/Conference Room
Monday, September 21, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, October 14, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Wednesday, November 11, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
BOE Work Session Meeting	6:00 p.m.	Administration Office Building/Conference Room
Monday, November 16, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Monday, December 14, 2026	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Monday, January 4, 2027	6:00 p.m.	Mary F. Janvier School/All Purpose Room
Reorganization Meeting	6:00 p.m.	Administration Office Building/Conference Room

Note: Except as otherwise provided by law, regulations of the State Department of Education, or by this Board of Education, meetings of the Township of Franklin Board of Education will be conducted in accordance with Robert's Rules of Order, Revised. Legal Reference N.J.S.A. 18A:11-1 General Mandatory Powers and Duties. The Sentinel of Gloucester County January 22, 2026 Printers Fee \$60.00



HoffmanDiMuzio.com 856-637-3000

PUBLIC NOTICE

SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-000268-25 SHERIFF'S NO. 25001299

PUBLIC NOTICE

SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-003605-25 SHERIFF'S NO. 25001314

Plaintiff: U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE ON BEHALF OF AND WITH RESPECT TO AJAX MORTGAGE LOAN TRUST 2020-B, MORTGAGE-BACKED SECURITIES, SERIES 2020-B

Plaintiff: THE BANK OF NEW YORK MELLON TRUST COMPANY

Defendant: CHRISTINE ALLEN, ET AL

Defendant: JOSEPH W. BIRNEY

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD COUNTY OF GLOUCESTER 1309 CLEARBROOK AVENUE WESTVILLE, NJ 08093

TOWNSHIP OF WASHINGTON COUNTY OF GLOUCESTER 50 PLUMSTEAD ROAD SEWELL, NJ 08080

LOT: 12 BLOCK: 55 APPROXIMATE DIMENSION: 60.0 FT X 105.0 FT X 82.0 FT X 107.78 FT

NEAREST CROSS STREET: MANCHESTER RD. ESTIMATED UPSET PRICE: \$383,726.88

NEAREST CROSS STREET: CEDARBROOK AVENUE

OCCUPANCY STATUS: OCCUPIED BY OWNER

GOOD FAITH ESTIMATED UPSET: \$123,068.46

\*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.

OCCUPANCY STATUS: UNKNOWN

OCCUPANCY STATUS: UNKNOWN

\*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.

\*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.

\*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE OR MORTGAGEE'S ATTORNEY.

\*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE OR MORTGAGEE'S ATTORNEY.

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$109,646.12

The approximate amount of the Judgment sought to be satisfied by said sale is \$351,637.75

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at https://www.gloucestercountynj.gov/564/Foreclosure-Procedures.

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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.

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

DATED: 10/21/2025 FIRM: BROCK & SCOTT PLLC The Sentinel 1/8, 15, 22, 29/2026 -4t Printers Fee \$238.80

DATED: 10/15/2025 FIRM: PINCUS LAW GROUP, PLLC The Sentinel 1/8, 15, 22, 29/2026

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF

NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-021746-18 SHERIFF'S NO. 25001301

BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION EBO TRUST

Plaintiff: MORTGAGE ASSETS MANAGEMENT, LLC

Defendant: DIANA DANIELS-BROOKS, ET AL

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

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CITY OF WOODBURY COUNTY OF GLOUCESTER 1029 TATUM STREET WOODBURY, NJ 08096

NEAREST CROSS STREET: BARNSBORO-RICHWOOD ROAD

LOT: 15 BLOCK: 177 APPROXIMATE DIMENSIONS: 80 X 85

NEAREST CROSS STREET: PROGRESS AVENUE

ESTIMATED UPSET PRICE: \$186,193.07

ESTIMATED UPSET PRICE: \$186,193.07

OCCUPANCY STATUS: OWNER OCCUPIED

OCCUPANCY STATUS: OWNER OCCUPIED

AFFORDABLE HOUSING RESTRICTION RECORDED: NOVEMBER 05, 2007

AFFORDABLE HOUSING RESTRICTION RECORDED: NOVEMBER 05, 2007

HOLDER: HOUSING AUTHORITY OF GLOUCESTER COUNTY (HAGC) AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM BOOK: 4461 PAGE: 258

HOLDER: HOUSING AUTHORITY OF GLOUCESTER COUNTY (HAGC) AMERICAN DREAM DOWNPAYMENT INITIATIVE PROGRAM BOOK: 4461 PAGE: 258

TAX CERTIFICATE RECORDED: JULY 02, 2024

TAX CERTIFICATE RECORDED: JULY 02, 2024

HOLDER: CHANGSHENG LU AMOUNT: \$3,427.40

HOLDER: CHANGSHENG LU AMOUNT: \$3,427.40

BOOK: 18409 PAGE: 53

BOOK: 18409 PAGE: 53

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$167,326.42

The approximate amount of the Judgment sought to be satisfied by said sale is \$167,326.42

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

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A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

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SURPLUS MONEY: If after the sale and satisfaction of the mortgage debt, including costs and expenses, there remains any surplus money, the money will be deposited into the Superior Court Trust Fund and any person claiming the surplus, or any part thereof, may file a motion pursuant to Court Rules 4:64-3 and 4:57-2 stating the nature and extent of that person's claim and asking for an order directing payment of the surplus money. The Sheriff or other person conducting the sale will have information regarding the surplus, if any.

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Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina, Gloucester County Sheriff

Carmel M. Morina, Gloucester County Sheriff

DATED: 10/15/2025 FIRM: FRIEDMAN VARTOLO LLP The Sentinel 1/8, 15, 22, 29/2026 -4t Printers Fee \$225.00

DATED: 10/22/2025 FIRM: MCCALLA RAYMER LEIBERT PIERCE, LLC The Sentinel 1/8, 15, 22, 29/2026 -4t Printers Fee \$202.80

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-005564-22 SHERIFF'S NO. 25001310

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-005603-25 SHERIFF'S NO. 25001311

Plaintiff: PENNYMAC SERVICES, LLC

Plaintiff: BELTWAY CAPITAL, LLC

vs.

vs.

Defendant: FELICIA ESTRADA, ET AL

Defendant: DOLORES GOHANNA, deceased, et., ET ALS

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom

Plaintiff: CARRINGTON MORTGAGE SERVICES LLC

Plaintiff: TONI FREEMAN, ET AL

vs.

vs.

Defendant: TONI FREEMAN, ET AL

Defendant: TONI FREEMAN, ET AL

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# 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

exposed for sale at Public Venue, Wednesday, FEBRUARY 4, 2026, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF MANTUA

TOWNSHIP OF MANTUA

COUNTY OF GLOUCESTER

COUNTY OF GLOUCESTER

718 MAIN STREET MANTUA, NJ 08051

718 MAIN STREET MANTUA, NJ 08051

BLOCK: 157 LOT: 7

BLOCK: 157 LOT: 7

APPROXIMATE DIMENSIONS OF LOT: 323.7' x 160.01'

APPROXIMATE DIMENSIONS OF LOT: 323.7' x 160.01'

NEAREST CROSS STREET: BARNSBORO-RICHWOOD ROAD

NEAREST CROSS STREET: BARNSBORO-RICHWOOD ROAD

PLAINTIFF'S ESTIMATED UPSET BID: \$214,662.75

PLAINTIFF'S ESTIMATED UPSET BID: \$214,662.75

THE PROPERTY IS REPORTED TO BE OWNER OCCUPIED.

THE PROPERTY IS REPORTED TO BE OWNER OCCUPIED.

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.

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.

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The Sheriff reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$173,036.66

The approximate amount of the Judgment sought to be satisfied by said sale is \$173,036.66

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

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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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina, Gloucester County Sheriff

Carmel M. Morina, Gloucester County Sheriff

DATED: 9/15/2025 FIRM: Dembo, Brown & Burns, LLP The Sentinel 1/8, 15, 22, 29/2026 -4t Printers Fee \$220.80

DATED: 9/15/2025 FIRM: Dembo, Brown & Burns, LLP The Sentinel 1/8, 15, 22, 29/2026 -4t Printers Fee \$220.80

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-001398-25 SHERIFF'S NO. 25001300

PUBLIC NOTICE SHERIFF'S SALE SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-001398-25 SHERIFF'S NO. 25001300

Plaintiff: BELTWAY CAPITAL, LLC

Plaintiff: BELTWAY CAPITAL, LLC

vs.

vs.

Defendant: DOLORES GOHANNA, deceased, et., ET ALS

Defendant: DOLORES GOHANNA, deceased, et., ET ALS

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TOWNSHIP OF MONROE COUNTY OF GLOUCESTER 446 CORKERY LANE MONROE TOWNSHIP, NJ 08094

TOWNSHIP OF MONROE COUNTY OF GLOUCESTER 446 CORKERY LANE MONROE TOWNSHIP, NJ 08094

LOT: 45 F/K/A 26 BLOCK: 12104 F/K/A 12101

LOT: 45 F/K/A 26 BLOCK: 12104 F/K/A 12101

APPROXIMATE DIMENSIONS: 0.93 AC

APPROXIMATE DIMENSIONS: 0.93 AC

NEAREST CROSS STREET: SYKESVILLE ROAD

NEAREST CROSS STREET: SYKESVILLE ROAD

ESTIMATED UPSET BID AMOUNT: \$49,000.00 PLUS ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

ESTIMATED UPSET BID AMOUNT: \$49,000.00 PLUS ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

OCCUPANCY STATUS: OWNER OCCUPIED

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

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INTEREST REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO, THE CURRENT AMOUNT DUE THEREON.

INTEREST REMAIN OF RECORD AND/OR HAVE PRIORITY OVER THE LIEN BEING FORECLOSED AND, IF SO, THE CURRENT AMOUNT DUE THEREON.

2025 QTR 4 DUE: 11/01/2025 \$1,621.13 OPEN

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**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-003065-23 SHERIFF'S NO. 25001449**

**Plaintiff:**  
U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE HOLDERS OF THE CIM TRUST 2020-R6, M O R T G A G E - B A C K E D NOTES SERIES 2020-R6

vs.

**Defendant:**  
**HEATHER ROBINSON, ET AL.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF DEPTFORD

COUNTY OF GLOUCESTER

121 IVY LANE MANTUA, NJ 08051

LOT: 6 BLOCK: 431

APPROXIMATE DIMENSIONS: 75 x 75

NEAREST CROSS STREET: GLENSIDE DRIVE

ESTIMATED UPSET PRICE: \$260,084.56

OCCUPANCY STATUS: OWNER OCCUPIED

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$234,467.95

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 11/13/2025  
FIRM: FRIEDMAN VARTOLO LLP  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$204.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-001023-25 SHERIFF'S NO. 25001389**

**Plaintiff:**  
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING

vs.

**Defendant:**  
**RAYMOND CHRISTOPHER TINES, ET AL.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at 2 o'clock in the

afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF WASHINGTON

COUNTY OF GLOUCESTER

1028 NOBLE PLACE SEWELL, NJ 08080

LOT: 44 BLOCK: 51.09

APPROXIMATE DIMENSIONS: 25 FEET WIDE BY 90 FEET LONG

NEAREST CROSS STREET: PRIME PLACE

ESTIMATED UPSET PRICE: \$349,916.01

THE UPSET PRICE IS NOT THE SAME AS A PAYOFF OF JUDGMENT REDEMPTION AMOUNT.

OCCUPANCY STATUS: VACANT

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$312,914.51

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 7/15/2025  
FIRM: KML Law Group, P.C.  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$198.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-005766-25 SHERIFF'S NO. 25001372**

**Plaintiff:**  
FREEDOM MORTGAGE CORPORATION

vs.

**Defendant:**  
**ERIC WHALEY, ET AL.**

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF WASHINGTON

COUNTY OF GLOUCESTER

919 GREENVILLE DRIVE TURNERSVILLE, NJ 08012

LOT: 15 BLOCK: 110.02

APPROXIMATE DIMENSIONS: 75 FT. X 127 FT.

NEAREST CROSS STREET: NIAGARA TERRACE

PLAINTIFF'S GOOD FAITH ESTIMATE OF ITS UPSET PRICE: \$218,206.47

OCCUPANCY STATUS: OCCUPIED BY UNKNOWN

\*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.

**\*\*IF THE SALE IS SET ASIDE FOR ANY REASON, THE PURCHASER AT THE SALE SHALL BE ENTITLED ONLY A RETURN OF THE DEPOSIT PAID. THE PURCHASER SHALL HAVE NO FURTHER RECOURSE AGAINST THE MORTGAGOR, MORTGAGEE OR MORTGAGEE'S ATTORNEY.**

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$199,836.13

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/24/2025  
FIRM: BROCK & SCOTT PLLC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$240.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-005766-25 SHERIFF'S NO. 25001372**

**Plaintiff:**  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCAF ACQUISITION TRUST

vs.

**Defendant:**  
MILDRED ZERNONE, HER HEIRS, DEVISEES AND PERSONAL REPRESENTATIVES, AND HIS, HER, THEIR OR ANY OF THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST, ET AL.

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

BOROUGH OF CLAYTON

COUNTY OF GLOUCESTER

224 EAST CLINTON STREET CLAYTON, NJ 08312

LOT: 3 BLOCK: 1501

APPROXIMATE DIMENSIONS: 63' x 131.45'

NEAREST CROSS STREET: NORTH NEW STREET

ESTIMATED UPSET BID: \$309,000.00

OCCUPANCY STATUS: UNKNOWN

PRIORITY TAX LIEN

HOLDER: FIG 20, LLC FBO SEC PTY HOLDS TAX SALE CERTIFICATE NO.25-00012 IN THE AMOUNT OF \$287.14 AS OF 09/30/2025

**\*\*LIEN AMOUNT IS SUBJECT TO SUBSEQUENT TAXES + INTEREST. MUST CALL THE LOCAL TAX COLLECTOR FOR THE AMOUNT (THE "REDEMPTION SUM") NECESSARY TO REDEEM.\*\***

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$276,965.89

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/8/2025  
FIRM: PLUESE, BECKER, SALTZMAN & THOMAS, LLC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$228.00

**PUBLIC NOTICE**

**SHERIFF'S SALE**

**SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION, GLOUCESTER COUNTY DOCKET #F-000131-25 SHERIFF'S NO. 25001238**

**Plaintiff:**  
BRAVO RESIDENTIAL FUNDING TRUST 2020-RPL 1

vs.

**Defendant:**  
DIANE PRESS-WRIGHT, HEIR AND EXECUTRIX OF THE ESTATE OF ALICE D. PRESS; SPOUSE OF DIANE PRESS-WRIGHT; HENRY W. PRESS, HEIR; FULTON BANK, NATIONAL ASSOCIATION; KELLY, KELLY AND MAROTTA, LLC; NEW CENTURY FINANCIAL SERVICES, INC.; PALISADES COLLECTIONS LLC; NATIONAL LOAN RECOVERIES LLC; MIDLAND FUNDING LLC; STATE OF NEW JERSEY, UNITED STATES OF AMERICA

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, JANUARY 21, 2026**, to-wit, at 2 o'clock in the afternoon prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

COUNTY: GLOUCESTER

MUNICIPALITY: TOWNSHIP OF WEST DEPTFORD

STREET ADDRESS: 1672 MILLER AVENUE WEST DEPTFORD, NJ 08086

TAX LOT: 23, 24 & 25; TAX BLOCK: 122

APPROXIMATE DIMENSIONS: .459 AC

NEAREST CROSS STREET: RED BANK AVE

THE PLAINTIFF'S UPSET BID PRESENTLY APPROXIMATES \$152,000.00

OCCUPANCY STATUS: UNKNOWN

\*\*\*Subject to a Mortgage dated 12/18/1995 Recorded on 01/23/1996 in book 3044 at page 59 in the face amount of \$58,700.00.\*\*\*

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$133,970.10

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercountynj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

**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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/7/2025  
FIRM: PLUESE, BECKER, SALTZMAN & THOMAS, LLC  
The Sentinel 12/25/2025, 1/1, 8, 15, 22/2026 - 5t  
Printers Fee \$284.00

**PUBLIC NOTICE**

Notice is hereby given that bid proposals will be received from Bidders classified under N.J.S.A. 27:7-35.2 via the Internet until 10:00:59 A.M. on 2/05/2026 at which time the bid proposals submitted will be downloaded, and publicly opened and read, in the CONFERENCE ROOM-A, 1st Floor F & A Building, New Jersey Department of Transportation, 1035 Parkway Avenue, Trenton, NJ 08625; for:

Horizontal Curve Safety Sign Program, South Region, Contract No. SWI-231300, Various Municipalities, Counties: Atlantic, Burlington, Camden, Cape May, Cumberland, Gloucester, and Salem

Federal Project No: F00S(100) UPC No: 233100 DP No: 25140

Bidders are required to comply with the requirements of Title VI of the Civil Rights Act of 1964. Specifically, the contractor, sub recipient or subcontractor shall not discriminate on the basis of race, color, national origin, or sex in the performance of this contract. The contractor shall carry out applicable requirements of 49 C.F.R. Part 26 in the award and administration of DOT-assisted contracts. Failure by the contractor to carry out these requirements is a material breach of this contract, which may result in the termination of this contract or such other remedy as the recipient deems appropriate.

Pursuant to N.J.S.A. 52:32-44, contractor must submit the Department of Treasury, Division of Revenue Business Registration of the contractor and any named subcontractors prior to contract award or authorization. Pursuant to N.J.S.A. 34:11-56.51, contractors must be registered with the New Jersey Department of Labor and Workforce Development, Division of Wage and Hour Compliance at the time of bid.

The Department, in accordance with Title VI Civil Rights Act of 1964, 78 Stat. 252 U.S.C., 49 C.F.R., Parts 21 and 23 issued pursuant to such Act, and Section 504 of the Rehabilitation Act of 1973 will afford minority business enterprises full opportunity to submit bids in response to this invitation and will not discriminate against any bidder on the grounds of race, color, sex, national origin, or handicap in the project award.

Plans, specifications, any addenda to the specifications, and bidding information for the proposed work are available at Bid Express website [www.bidx.com](http://www.bidx.com). You must subscribe to use this service. To subscribe, follow the instructions on the web site. Fees apply to downloading documents and plans and bidding access. The fee schedule is available on the web site. All fees are directly payable to Bid Express.

Plans, specifications, and bidding information may be inspected (BUT NOT OBTAINED) by contracting organizations at our various Design Field Offices at the following locations:

200 Stierli Court  
Mt. Arlington, NJ 07856  
Phone: 973-601-6690

One Executive Campus Rt. 70 West  
Cherry Hill, NJ 08002  
Phone: 856-486-6623

New Jersey Department of Transportation  
Division of Procurement  
Bureau of Construction Services  
1035 Parkway Avenue  
PO Box 600  
Trenton, NJ 08625

The Sentinel of Gloucester County 1/22, 29/2026  
Printers Fee: \$96.00

**PUBLIC NOTICE**

**2026 MEETING DATES FOR TOWNSHIP OF FRANKLIN ZONING BOARD OF ADJUSTMENT**

**\*\*1st Tuesday of each month unless noted**  
**\*\*January 6th, 2026 (REORGANIZATION)**  
February 3rd, 2026  
March 3rd, 2026  
April 7th, 2026  
May 5th, 2026  
**\*\*WEDNESDAY June 3rd, 2026**  
**\*\*NO MEETING in July, 2026**  
August 4th, 2026  
September 1st, 2026  
October 6th, 2026  
**\*\* WEDNESDAY November 4th, 2026**  
December 1st, 2026  
January 5th, 2027 (REORGANIZATION).  
Meetings begin at 7:00 P.M. and are held in the Township of Franklin Court Room at 1571 Delsea Drive Franklinville, New Jersey 08322. The Sentinel of Gloucester County January 22, 2026  
Printers Fee \$16.50

**Even Exchange**

Donna M. Pettman  
1. Defend, Depend  
2. Metal, Medal  
3. Acom, Adom  
4. Hangar, Hanger  
5. Torch, Touch  
6. Clear, Clean  
7. Orange, Orange  
8. Break, Bleak  
9. Lawyer, Sawyer  
10. Shave, Suave

**SCRAMBLERS**

*solution*  
1. Imply; 2. Shade;  
3. Wallow; 4. Attire  
**Today's Word**  
**WEALTHY**

**PUBLIC NOTICE**  
**2026 FIRE DISTRICT BUDGET**  
**Township of Franklin Fire District No. 3**

The legal voters of Fire District No. 3 in the Township of Franklin, County of Gloucester, State of New Jersey will be asked to approve the adopted 2026 budget as well as elect by ballot one (1) Commissioner for a period of three (3) years and one (1) Commissioner for a period of one (1) year. The election will be held on Saturday February 21, 2026 between the hours of 2:00 PM and 9:00 PM at the Janvier Fire Station at 3438 Coles Mill Road in Franklinville, NJ. Copies of this proposed budget may be obtained at [www.bofcdistrict3.com](http://www.bofcdistrict3.com) or by written request to: [BOFCDistrict3@gmail.com](mailto:BOFCDistrict3@gmail.com)

**ANTICIPATED REVENUES**

REVENUES AND FUND BALANCE UTILIZED	\$ 110,000
MISCELLANEOUS REVENUES OFFSET WITH APPROPRIATIONS:	
SUPPLEMENTAL FIRE SERVICE ACT (P.L. 1985, c.295)	774
AMOUNT TO BE RAISED BY TAXATION	316,603
TOTAL ANTICIPATED REVENUES	\$ 427,377

**ANTICIPATED APPROPRIATIONS**

OPERATING APPROPRIATIONS:	
TOTAL ADMINISTRATION	\$ 75,975
TOTAL COST OF OPERATIONS & MAINTENANCE	109,006
LENGTH OF SERVICE AWARD PROGRAM (LOSAP) CONTRIBUTION	35,500

**CAPITAL APPROPRIATIONS:**

PUBLIC NOTICE  
2026 County of Gloucester, Township of Franklin  
FIRE DISTRICT NO. 1 BUDGET  
FISCAL YEAR: From January 1, 2026 to December 31, 2026

PREPARER'S CERTIFICATION

It is hereby certified that the Fire District Budget, including the Annual Budget and all schedules attached thereto, represents the Board of Commissioners' resolve with respect to statute in that; all estimates of revenues, including the amount to be raised by taxation to support the district budget, are reasonable, accurate and correctly stated, all items of appropriation are properly set forth and in itemization, form and content, the budget will permit the exercise of the comptroller function within Fire District.

It is further certified that all proposed budgeted amounts and totals are correct. Also I, hereby, provide reasonable assurance that all assertions contained herein are accurate and all required schedules are completed and attached.

Nightlinger, Colavita, & Volpa, P.A.  
991 S. Black Horse Pike, Williamstown, New Jersey 08094  
(856) 629-3111 (fax) (856) 728-2245

PREPARER'S CERTIFICATION-OTHER ASSETS

It is hereby certified that operating appropriations, as reported in this annual budget on Page F-3, for the acquisition of Other Assets not included as Capital Outlays are Non-Bondable Assets. The Board of Commissioners has determined that the aforementioned Other Asset appropriation(s) do not meet the criteria for bonding pursuant to the Local Bond Law (N.J.S.A 40A: 2-1 et. seq.) and more specifically, as it pertains to the expected useful life of the asset, pursuant to N.J.S.A 40A:2-21.

It is further certified that the Other Asset appropriation(s) as reported herein have been determined not to be Capital Assets pursuant to N.J.S.A 40A:14-84 and 40A:14-85. Therefore the election has been made to treat such Other Assets as Operating Appropriations: Current Operating Expenses, pursuant to N.J.S.A 40A:14-78.6.

Nightlinger, Colavita, & Volpa, P.A.  
991 S. Black Horse Pike, Williamstown, New Jersey 08094  
(856) 629-3111 (fax) (856) 728-2245

APPROVAL CERTIFICATION

It is hereby certified that the Fire District Budget, including all schedules appended hereto, are a true copy of the Annual Budget approved by resolution by the Board of Commissioners of the Fire District, at an open public meeting, held pursuant to N.J.A.C. 5:31-2.4, on November 17, 2025.

It is further certified that the recorded vote appearing in the resolution represents not less than a majority of the full membership of the Board of Commissioners thereof.

Thomas Coulbourn, Jr., Secretary  
P.O. Box 423 Franklinville, N.J. 08322  
(856) 694-0826 (fax) (856) 728-2245

2026 BUDGET RESOLUTION

WHEREAS, the Annual Budget for the Franklin Township District No. 1 for the fiscal year beginning January 1, 2026 and ending December 31, 2026 has been presented before the Board of Commissioners of the Fire District at its open public meeting of November 17, 2025; and WHEREAS, the budget as introduced is in compliance with the Property Tax Levy Cap Law (N.J.S.A. 40A:4-45.44 et seq)

WHEREAS, the Annual Budget as introduced reflects Total Revenues of \$1,408,081 which includes amount to be raised by taxation of \$604,797 and Total Appropriations of \$1,408,081; and

WHEREAS, the amount to be raised by taxation to support the district budget shall be the amount to be certified to the assessor of the municipality to be assessed against the taxable property in the district, pursuant to N.J.S.A. 40A:14-79. Such amount shall be equal to the amount of the total appropriations set forth in the budget minus the total amount surplus and miscellaneous revenues set forth in the budget; and

WHEREAS, in calculating the amount to be raised by taxation, the Fire District No. 1 has taken into account the assessed valuation of taxable property in the Fire District No. 1.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of the Fire District, at an open public meeting held on November 17, 2025 that the Annual Budget, including all related schedules, of the Fire District for the fiscal year beginning January 1, 2026 and ending December 31, 2026 is hereby approved; and

BE IT FURTHER RESOLVED, that the anticipated revenues as reflected in the Annual Budget are of sufficient amount to meet all proposed expenditures/expenses and all covenants, terms and provisions as stipulated in the said Fire District's outstanding debt obligations, capital lease arrangements, service contracts, and other pledged agreements; and

BE IT FURTHER RESOLVED, that the Board of Commissioners of the Fire District will consider the Annual Budget for adoption on December 15, 2025.

Thomas Coulbourn, Jr., Dated 11/18/2025  
Governing Body Recorded Vote  
Aye: Coulbourn Jr., Szwed, Schofield, Weidner, Granato

2026 BUDGET MESSAGE

1. When is the Fire District's annual election? (February and/or November) If November, was the resolution submitted to the Division? February 2026

2. Complete a brief statement on the 2026 proposed Annual Budget and make comparison to the 2025 adopted budget. The tax levy presented in this budget is \$604,797, which is \$32,900 over the prior year. In addition, the 2026 tax rate will be 20.1 cents, which represents a one cent change from last year.

3. Explain any variances over +/- 10% for each line item. Attach in FAST any supporting documentation that will help to explain the reason for the increase/decrease in the budgeted line item. Fund Balance increases 100% or \$800,000 due to the purchase of a new fire truck. Professional Service increased by \$10,000 for professional debt issuance costs associated with the purchase of the new fire truck.

4. Complete a brief statement on the impact the proposed Annual Budget will have on the Amount to be Raised by Taxation the use of the Restricted and Unrestricted Fund Balance(s) and how they are complying with the Property Tax Levy Cap. If Unrestricted Fund Balance is reduced by more than 10%, explain the projected impact on the following year's budget. The Unrestricted and Restricted Fund Balance is projected to decrease by more than 10% in 2026 due to the purchase of a new fire truck.

5. Does the Fire District plan on exceeding the Levy Cap? If so, please provide a statement with the reasons for exceeding the Levy Cap and identify the appropriations that caused the Fire District to exceed the Levy Cap, and how they are being addressed by a referendum. The District is Levy Cap Compliant

6. If the District plans to pass a Resolution for the Release of Restricted Fund Balance to be used in the 2026 proposed operating budget, explain the reason and purposes of the appropriation. The District passed a Resolution to use Restricted Fund Balance for the purchase of a new fire truck.

7. Complete a brief statement on the Annual Budget's proposed capital appropriations including debt service for the proposed budget year and for future years. The District appropriated \$43,400 for the Reserve of Future Capital Outlay to help build back Restricted Fund Balance after using the majority of theirs for the new fire truck purchase.

8. If the proposed Annual Budget contains an amount for a Cash Deficit of the Preceding Year, pursuant to N.J.S.A. 40A:14-78.6, then explain the reasons for the occurrence of the deficit. N/A

9. Does the Annual Budget appropriate such sums as it may deem necessary for the purchase of first aid, ambulance, rescue, or other emergency vehicles, equipment, supplies and materials for use by a duly incorporated association, pursuant to N.J.S.A 40A:14-85.1? If so, provide the organization's incorporated name and amounts. NO

10. Complete the following based on the municipal assessor's latest information, pursuant to N.J.S. 54-4:35:

8a. Total Assessed Valuation of District \$ 301,220,000

8b. Proposed Tax Rate per \$100 of Assessed Valuation \$ .2010

11. Is the fire district providing for a first year funding appropriation to establish a length of service award program (LOSAP) in this year's budget, subject to public referendum thereof? NO

a. If the public question is defeated, is the Board of Commissioners aware that the budget must be amended to delete the LOSAP appropriation amount and that the Amount to be Raised by Taxation to Support the Budget must be reduced by a like amount? NO

2026 FIRE DISTRICT BUDGET  
COUNTY OF GLOUCESTER, TOWNSHIP OF FRANKLIN, FIRE DISTRICT NO. 1  
ANTICIPATED REVENUES

	2026 Proposed Budget	2025 Adopted Budget
<b>Fund Balance Utilized</b>		
Unrestricted Fund Balance	\$ 314,540	\$
Restricted Fund Balance	485,460	
Total Fund Balance Utilized	800,000	-
<b>Interest on Investments &amp; Deposits</b>		
Interest on Investments	1,000	1,000
Total Interest on Investments & Deposits	1,000	1,000
Operating Grant Revenue		
Supplemental Fire Serv. Act (PL 1985, c.295)	2,284	2,284
Other Grants & Entitlements		
Total Operating Grant Revenue	2,284	2,284
<b>Other Revenues Offset with Appropriations (List)</b>		
FEMA Grant		
Total Revenues and Fund Balance Utilized	803,284	3,284
Amount to be Raised by Taxation to Support District Budget	571,897	571,897
Total Anticipated Revenues	1,375,181	575,181

BUDGETED APPROPRIATIONS

	2026 Proposed Budget	2025 Adopted Budget
<b>Operating Appropriations</b>		
<b>Administration</b>		
Other Expenses	25,925	15,925
Total Administration	25,925	15,925
<b>Cost of Operations &amp; Maintenance</b>		
Other Expenses	376,256	379,006
<b>Total Cost of Operations &amp; Maintenance</b>	376,256	379,006
<b>Emergency Appropriations &amp; Deferred Charges (List)</b>		
FEMA Grant		
FEMA Grant Matching Share		
Total Deferred Charges	-	-
Length of Service Award Program (LOSAP) Contributions (N.J.S.A. 40A:4-45.45 10b)	25,000	50,000
<b>Total Capital Appropriations</b>	843,400	130,250
<b>Total Principal Payments</b>	50,000	
<b>Total Interest Payments</b>	87,500	
Total Appropriations	\$1,408,081	\$ 575,181

2026 ADOPTION CERTIFICATION

It is hereby certified that the Fire District No. 1 Budget annexed hereto is a true copy of the Budget adopted by the Board of Commissioners of the Fire District, pursuant to N.J.A.C. 5:31-2.4, on the 15th day of December 2025.

Thomas Coulbourn, Jr., Secretary  
P.O. Box 423 Franklinville, N.J. 08322

2026 ADOPTED BUDGET RESOLUTION

WHEREAS, the Annual Budget for the Franklin Township Fire District No. 1 for the fiscal year beginning January 1, 2026 and ending December 31, 2026 has been presented for adoption before the Board of Commissioners of the Fire District at its open public meeting of December 15, 2025; and

WHEREAS, the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services; and

WHEREAS, the adopted budget is in compliance with the Property Tax Levy Cap Law (N.J.S.A. 40A:4-45 et. seq.); and

WHEREAS, the Annual Budget as presented for adoption reflects Total Revenues of \$1,408,081, which includes amount to be raised by taxation of \$604,797 and Total Appropriations \$1,408,081; and

WHEREAS, an election shall be held annually on the third Saturday of February in each established fire district to determine the amount of money to be raised by taxation for the ensuing year.

NOW, THEREFORE BE IT RESOLVED, by the Board of Commissioners of Fire District, at an open public meeting held on December 15, 2025 that the Annual Budget of the Fire District for the fiscal year beginning January 1, 2026 and ending December 31, 2026 is hereby adopted and shall constitute appropriations for the purposes stated and authorization of Total Revenues of \$1,408,081, which includes amount to be raised by taxation of \$604,797 and Total Appropriations \$1,408,081; and

BE IT FURTHER RESOLVED, that the Annual Budget as presented for adoption reflects each item of revenue and appropriation in the same amount and title as set forth in the introduced and approved budget, including all amendments thereto, if any, which have been approved by the Director of the Division of Local Government Services.

BE IT FURTHER RESOLVED, that an annual election shall be held on the third Saturday of February to determine the amount of money to be raised by taxation for the ensuing year. The results of which shall be subsequently certified to the Division and the Municipal Assessor.

Thomas Coulbourn, Jr., Secretary  
Governing Body Recorded Vote  
Aye: Coulbourn Jr., Granato, Szwed, Schofield, Weidner

The Sentinel of Gloucester County January 22, 2026  
Printers Fee \$249.00

PUBLIC NOTICE  
BOROUGH OF CLAYTON  
PUBLIC NOTICE ACCESS TO  
LEGAL NOTICES

NOTICE is hereby given that pursuant to P.L. 2025, c. 72, the Borough of Clayton will publish all legal notices, ordinances and resolutions on its official website as follows:

- View full Notices here: <https://www.claytonnj.com/borough-clerk-registrar/pages/bids-notices-1>
- Statewide portal: <https://nj.gov/state/statewide-legal-notices-list.shtml>
- Legal Notices Portal Under Construction pursuant to P.L. 2025 c. 72)

Christine Newcomb, Borough Clerk  
Borough of Clayton  
The Sentinel of Gloucester County January 22, 2026  
Printers Fee \$13.50

PUBLIC NOTICE

SHERIFF'S SALE

SUPERIOR COURT OF  
NEW JERSEY  
CHANCERY DIVISION, GLOUCESTER COUNTY  
DOCKET #F-002936-25  
SHERIFF'S NO. 25001450

**Plaintiff:**  
MANUFACTURERS AND TRADERS TRUST COMPANY ALSO  
KNOWN AS M&T BANK SUCCESSOR BY MERGER TO  
HUDSON CITY SAVINGS BANK

vs.

**Defendant:**  
PATRICIA BALLOU, HER HEIRS, DEVISEES AND PERSONAL  
REPRESENTATIVES, AND HIS/HER, THEIR, OR ANY OF  
THEIR SUCCESSORS IN RIGHT, TITLE, AND INTEREST, ET  
ALS.

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

TOWNSHIP OF FRANKLIN

COUNTY OF GLOUCESTER

1684 MONROEVILLE ROAD FRANKLIN, NJ 08343

LOT: 3 BLOCK: 2801

APPROXIMATE DIMENSIONS: 1.24 AC

NEAREST CROSS STREET: WILLOW GROVE ROAD  
BEGINNING IN THE MIDDLE OF THE PUBLIC ROAD LEADING FROM FRANKLINVILLE TO WHIG LANE AT A POINT EASTERLY 90 FEET FROM THE CORNER OF ONE HUBBARDS LANE; THENCE (THIS CONCISE DESCRIPTION DOES NOT CONSTITUTE A LEGAL DESCRIPTION. A COPY OF THE FULL LEGAL DESCRIPTION CAN BE FOUND AT THE OFFICE OF THE SHERIFF.)

ESTIMATED UPSET PRICE: \$101,956.90 AND ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

OCCUPANCY STATUS: UNKNOWN

PURSUANT TO A TAX SEARCH OF 11/18/2025; 2026 QTR 1 DUE: 02/01/2026 \$655.09 OPEN.

WATER: PRIVATE - WELL. IF MUNICIPAL SERVICE IS AVAILABLE, REPAIR PERMITS FOR PRIVATE WELLS WILL BE DENIED AND CONNECTION TO MUNICIPAL SYSTEM WILL BE MANDATORY AND CONNECTION FEES WILL BE APPLICABLE AT THAT TIME.

SEWER - PRIVATE - SEPTIC. STEWART TITLE GUARANTY COMPANY AGREES TO INDEMNIFY PRIOR MORTGAGE TO BENEFICIAL NEW JERSEY INC. D/B/A BENEFICIAL MORTGAGE CO. IN THE ORIGINAL AMOUNT OF \$32,075.91, DATED JUNE 13, 1995 AND RECORDED IN BOOK 2907 AND PAGE 94.

DEPONENT DOES NOT WARRANT THE ACCURACY OF THE REPRESENTATION AND HEREIN MAKES NO REPRESENTATION REGARDING THE STATUS OF TITLE. INTERESTED PARTIES ARE ADVISED TO CONDUCT AND RELY UPON THEIR OWN INDEPENDENT INVESTIGATION TO ASCERTAIN WHETHER THERE EXISTS ANY OUTSTANDING INTEREST OR AMOUNTS DUE.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$91,704.98

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercounty.nj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 11/10/2025

FIRM: FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP  
The Sentinel 1/22, 29, 2/5, 12/2026 -4t  
Printers Fee \$366.00

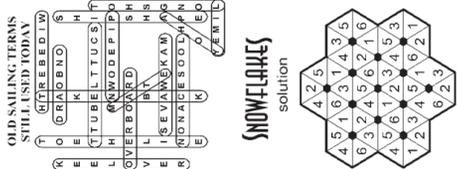
PUBLIC NOTICE

Annual Fire District Election/Budget

Franklin Township Board of Fire Commissioners, Fire District #2 will hold its annual election on Saturday February 21, 2026 from 2:00 P.M. until 9:00 P.M. at the Malaga Fire Administration building located at 601 W. Main Street Malaga NJ 08328. There will be nomination for 2 commissioners for (1) 3 year term.

Also, there will be a public question: Should the fire district taxes for Franklin Township, Fire District #2 serving voting districts #3, #8 and #11 (partial), in the amount of \$545,034.69 be approved for 2026. Petitions may be picked up at the Malaga Fire house any Monday night after 7:00 P.M. until January 22, 2026.

The Sentinel of Gloucester County January 22, 2026  
Printers Fee \$12.00



PUBLIC NOTICE  
TOWNSHIP OF FRANKLIN  
COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY

PLEASE TAKE NOTICE that on the 3rd day of February 2026, at 7:00 PM, a public hearing will be held before the Township of Franklin, County of Gloucester, State of New Jersey Zoning Board of Adjustment at the Township of Franklin Municipal Court Room 1571 Delsea Drive Franklinville, NJ 08322 on the application of the undersigned for a variance or other relief so as to permit an additional bedroom, bathroom and closet on the premises located at 3200 Euclid Street and designated as Block 5077 Lot(s) 5 on the Township of Franklin Tax Map. All maps and papers are on file in the office of the Municipal Clerk and are available for inspection during regular business hours. Any interested party may appear at said hearing and participate therein in accordance with the rules of the Planning Board or Zoning Board of Adjustment.  
Doreen P Sundelin, Applicant

Published in The Sentinel of Gloucester County 1/22/2026  
Printers Fee: \$15.60

PUBLIC NOTICE

SHERIFF'S SALE

SUPERIOR COURT OF  
NEW JERSEY  
CHANCERY DIVISION, GLOUCESTER COUNTY  
DOCKET #F-004305-25  
SHERIFF'S NO. 25001402

**Plaintiff:**  
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS  
TRUSTEE FOR AMERIQUEST MORTGAGE SECURITIES  
INC., ASSET-BACKED PASS-THROUGH CERTIFICATES,  
SERIES 2004-R9

vs.

**Defendant:**  
MARCELLUS CORRY, SR. A/K/A MARK CORRY A/K/A MARC  
CORRY, ET AL

By Virtue of the above stated WRIT OF EXECUTION to me directed and delivered, issued out of the above stated Court, will be exposed for sale at Public Venue, **Wednesday, FEBRUARY 18, 2026**, to-wit, at **2 o'clock in the afternoon** prevailing time, at 1 N. Broad Street, Ceremonial Courtroom # 201, in the City of Woodbury, County of Gloucester and State of New Jersey, all the following described real estate, that is to say:

BOROUGH OF CLAYTON

COUNTY OF GLOUCESTER

3 ALEXANDER PLACE CLAYTON, NJ 08312

LOT: 12 BLOCK: 1506

APPROXIMATE DIMENSIONS: 100' x 140' 45' x 125'

NEAREST CROSS STREET: BROWN LANE

ESTIMATED UPSET PRICE: \$155,331.63 GOOD THROUGH APRIL 10, 2026 AND ANY ADDITIONAL SUMS AS ORDERED BY THE COURT

OCCUPANCY STATUS: UNKNOWN

TAXES CURRENT THROUGH 4TH QUARTER OF 2025

WATER/SEWER - PLAINTIFF IS UNABLE TO CONFIRM THESE AMOUNTS. PROSPECTIVE PURCHASERS MUST CONDUCT THEIR OWN INVESTIGATION TO DETERMINE THE SAME.

\*PLUS INTEREST ON THESE FIGURES THROUGH DATE OF PAYOFF AND ANY AND ALL SUBSEQUENT TAXES, WATER AND SEWER AMOUNTS.

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 COSTS AND EXPENSES, 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 ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES. THIRD PARTY BIDDERS EXPRESSLY AGREE AND RECOGNIZE THAT THEY WILL TAKE TITLE SUBJECT TO THE EXISTENCE OF ANY SUBSEQUENTLY ACCRUING TAXES, LIENS AND/OR ENCUMBRANCES AND ABSOLUTELY AND UNEQUIVOCALLY RELEASE ANY RIGHT TO CHALLENGE THE VALIDITY OF THE SALE BASED ON THE EXISTENCE OF SAME.

The Sheriff hereby reserves the right to adjourn the sale without further notice through publication.

The approximate amount of the Judgment sought to be satisfied by said sale is \$137,839.91

The purchaser must pay 20% of the purchase price in cash, certified check, cashier's check, or treasurer's check, balance to be paid within 30 days.

A deed to be delivered to the purchaser within 30 days from the date of sale, with lawful interest on the balance due, from the 11th day after sale, until the balance is paid.

Any eligible defendant/party interested in purchasing this property through the NJ Community Wealth Preservation Program set forth in NJ A5664 can find more information on our website at <https://www.gloucestercounty.nj.gov/564/Foreclosure-Procedures>.

**Sales will begin promptly at 2:00 pm. Please arrive shortly before this time to check in if you plan on bidding.**

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.

Seized as the property of the Defendant, and taken in execution at the suit of the Plaintiff, and to be sold by

Carmel M. Morina,  
Gloucester County Sheriff

DATED: 10/21/2025  
FIRM: Stern & Eisenberg, PC  
The Sentinel 1/22, 29, 2/5, 12/2026 - 4t  
Printers Fee \$408.00

