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 Attorney for Plaintiff

POPPY HOLDINGS, LLC	:	SUPERIOR COURT OF NEW JERSEY
	:	OCEAN COUNTY
Plaintiff	:	CHANCERY DIVISION
	:	
v.	:	Docket No.: F-004129-21
	:	
THERESA MARRO; CARMEN	:	CIVIL ACTION
MARRO, his heirs, devisees and personal	:	
representatives or any of their successors	:	FINAL JUDGMENT
in right, title and interest, 1-10; MTAG AS	:	
CUSTODIAN FOR ALTERNA	:	
FUNDING II, LLC; OFFICE OF THE	:	
PUBLIC DEFENDER; THE STATE OF	:	
NEW JERSEY,	:	
	:	
Defendant(s)	:	
	:	

THIS MATTER being opened to the Court by Anthony L. Velasquez, Esq., attorney for Plaintiff, and it appearing to the Court that the Complaint filed herein was filed to foreclose the right of redemption of the Defendants and to confirm in the Plaintiff the fee simple title in and to the premises described in the Complaint and hereinafter described, and it appearing that the Defendants in this action have received notice of the Order setting the amount, time and place fixed for redemption of the Property from tax sale as set forth in the Certification of Counsel, all as provided by Order of this Court;

And it appearing that the Plaintiff is the holder of Tax Sale Certificate Number 18-00159, recorded in the Ocean County Clerk's Office on April 9, 2019 in Book 17434, Page 600. On November 15, 2021, said Tax Sale Certificate was assigned to Poppy Holdings, LLC, which Assignment was recorded in the Ocean County Clerk's Office on November 22, 2021 in Book

18787, Page 1740.

And it further appearing from the Affidavit of Dayna Wilson, Tax Collector of the Township of Little Egg Harbor, that he/she attended his/ her office at 665 Radio Road, Little Egg Harbor, New Jersey 08087 on the 14th day of December 2021, during normal business hours; that neither the Defendants, nor any person or persons acting on their behalf paid or offered to pay the Plaintiff the amount set forth in the Order referenced above to be due to the Plaintiff at the time and place aforesaid; and that the said sum and said costs still remain due and owing to Plaintiff.

IT IS therefore on this January 31, 2022 ORDERED AND ADJUDGED that the Defendants, THERESA MARRO; CARMEN MARRO, his heirs, devisees and personal representatives or any of their successors in right, title and interest, 1-10; MTAG AS CUSTODIAN FOR ALTERNA FUNDING II, LLC; OFFICE OF THE PUBLIC DEFENDER and THE STATE OF NEW JERSEY; and all persons claiming by, from or under them, stand absolutely debarred and foreclosed of any and all right, and equity of redemption, in and to the lands and every part thereof, which lands and premises are more particularly described as follows:

ALL THAT CERTAIN tract and parcel of land and premises situate in the Township of Little Egg Harbor, in the County of Ocean and the State of New Jersey as follows:

BEING Block 311, Lot 35 as shown on the Tax Map of the Township of Little Egg Harbor, New Jersey,

COMMONLY known as 59 West Anchor Drive, Little Egg Harbor, New Jersey 08087; and it further,

ORDERED AND ADJUDGED that the Plaintiff, POPPY HOLDINGS, LLC whose address is P.O. Box 1030, Brick, NJ 08723, is vested with an absolute and indefeasible estate of

inheritance in fee simple to the premises above described; and it is further,

ORDERED AND ADJUDGED that the Plaintiff, POPPY HOLDINGS, LLC, duly recover against the aforesaid Defendants and all persons claiming by, through or under them, the possession of the said lands and premises described and mentioned in the Complaint and in this judgment. EXCEPT, HOWEVER, NO POSSESSION IS HEREBY AWARDED AGAINST ANY TENANT PROTECTED BY THE PROVISIONS OF THE NEW JERSEY TENANT ANTI EVICTION STATUTE (N.J.S.A 2A: 18-61.1 et seq.) AND NO WRIT OF POSSESSION SHALL ISSUE AGAINST SAID TENANTS.

/s/ Francis Hodgson
FRANCIS HODGSON, P. J. Ch

Respectfully Recommended
R. 1:34-6 Office of Foreclosure

I, Michelle M. Smith, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the FINAL JUDGMENT now on file in my office. IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Trenton, this January 31, 2022.

/s/ Michelle M. Smith, Esq.
MICHELLE M. SMITH, ESQ.
CLERK OF THE SUPERIOR COURT

SIGNED AND SEALED IN THE SUPERIOR COURT OF NEW JERSEY