

DAVID A. CAPOZZI, ESQ. (Atty. I.D. No. 027161994)
LAW OFFICES OF DAVID A. CAPOZZI, PC
601A White Horse Pike
Haddon Heights, New Jersey 08035
(856) 547-7373; FAX (856) 547-7773
David@DACLAW.NET
Attorney for Plaintiff

BOROUGH OF LINDENWOLD, a Municipal Corporation in the County of Camden and State of New Jersey, Plaintiff, vs. BLOCK 94, LOT 13, ASSESSED TO MARY J. BRATCHER; 418 Linden Ave. E Tax Foreclosure List Schedule # 27	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION CAMDEN COUNTY DOCKET NO. F-010226-22 Civil Action FINAL JUDGMENT
BLOCK 103, LOT 14, ASSESSED TO DARLENE SUPNICK; Highland Ave. Tax Foreclosure List Schedule # 28	
BLOCK 109, LOT 2.02, ASSESSED TO JIAN TENG LIN; 3 Fairmount Ave. Tax Foreclosure List Schedule # 32	
BLOCK 134, LOT 23, 25, & 26, ASSESSED TO LORI KERR; 211 Cypress Ave. Tax Foreclosure List Schedule # 39	
BLOCK 186, LOT 9, ASSESSED TO GREGORY J. DEMKIN; 612 Scott Ave. Tax Foreclosure List Schedule # 46 Defendants.	

THIS matter being opened to the Court by David A. Capozzi, Esquire, of the Law Offices of David A. Capozzi, P.C., Attorneys for Plaintiff Borough of Lindenwold, and it appearing that Plaintiff has filed its Complaint pursuant to provisions of N.J.S.A. 54:5-104.29 et seq., as amended and the Rules of this Court governing such practice and procedure to Foreclose In-Rem, certain tax sale certificates mentioned and described as follows:

Schedule Number	Recorded in Register of Camden County; Book & Page	Tax Sale Cert. # & Date Recorded	Owner on Last Tax Duplicate	Description on Tax Duplicate and Tax Sale Certificate
27	Book 11078 Page 66	18-00091 2/25/19	Mary J. Bratcher	Block 94, Lot 13 418 Linden Ave. E
28	Book 09021 Page 303	09-00052 5/5/09	Darlene Supnick	Block 103, Lot 14 Highland Ave.
32	Book 10682 Page 367	17-00005 8/9/17	Jian Teng Lin	Block 109, Lot 2.02 3 Fairmount Ave.
39	Book 09644 Page 514	12-00089 8/17/12	Lori Kerr	Block 134, Lots 23, 25 & 26 211 Cypress Ave.
46	Book 10178 Page 1107	14-00099 4/8/15	Gregory J. Demkin	Block 186, Lot 9 612 Scott Ave.

And it is further appearing to the Court that notice of the foreclosure suit in the form prescribed by said Statute and the Rules of this Court was published once in the Courier Post, a newspaper circulating in the Borough of Lindenwold, County of Camden on October 10, 2022, the municipality wherein the lands to be affected are located; and

It further appearing that no answer has been filed in this cause by any person having or claiming to have a right, title or interest in or to, or lien upon any parcel of the lands described in the Complaint filed herein within the time fixed by said Statute and said Rules of Court; and

It further appearing that the Plaintiff has filed a copy of the Complaint in the Office of the Tax Collector of the Borough of Lindenwold, and in the Office of the Clerk/Register of the County of Camden, and in the Office of the Attorney General of the State of New Jersey; and

The Court having read and considered the Verified Complaint filed herein, together with the proof of publication, and certification of mailing and posting of the Notice of Foreclosure of Tax Lien Titles, and the Certification showing that there has been no redemption of the tax sale certificates listed herein; and that the Court being satisfied and having determined that there has been compliance with said Statute;

IT IS on this March 7, 2023, **ORDERED AND ADJUDGED** that all persons having a vested or contingent title or interest in or lien or claim upon or against the lands hereinabove described, including the State of New Jersey, except as otherwise provided herein, and any agency and political subdivision thereof, and any Condominium Association to which said lands may be subject, and their heirs, devisees and personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title or interest, notwithstanding any infancy or incompetency of such person or persons, and all other persons, their heirs, devisees, and personal representatives, and their or any of their heirs, or any of their devisees, executors, administrators, grantees, assigns or successors in right, title or interest, be barred of the right of redemption and be foreclosed of all prior or subsequent alienations and descents of the lands hereinabove described and encumbrances thereon, and that an absolute and indefeasible estate of inheritance in fee simple in said lands and premises be vested in Plaintiff, the Borough of Lindenwold, a Municipal Corporation of the State of New Jersey, in the following properties set forth in the transferee list attached hereto as follows:

BOROUGH OF LINDENWOLD TRANSFEE LIST

Schedule No.	Transferee or Purchaser of Title	Deed Date	Date Deed Recorded	Book and Page Reference
27	Mary J. Bratcher	10/20/2012	11/8/2012	Book 9693 Page 1500
28	Darlene Supnick	7/12/2011	10/24/2011	Book 9485 Page 912
32	Jian Teng Lin	2/26/2015	3/12/2015	Book 10165 Page 1268
39	Lori Kerr	6/17/1988	6/29/1988	Book 4302 Page 899
46	Gregory J. Demkin	1/26/2006	2/8/2006	Book 8111 Page 440

IT IS FURTHER ORDERED that the Plaintiff duly recover against the 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.

IT IS FURTHER ORDERED that this Judgment shall not be binding on the State of New Jersey with regard to its tidelands, and does not extinguish the State's paramount title to any tidelands, or any of the properties listed herein, which may be claimed by the State of New Jersey, as lands now or formerly flowed by the mean high tide.

/s/ Sherri L. Schweitzer
SHERRI L. SCHWEITZER, 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 March 7, 2023

/s/ Michelle M. Smith, Esq.

MICHELLE M. SMITH, ESQ.

CLERK OF THE SUPERIOR COURT

SIGNED AND SEALED IN THE SUPERIOR COURT OF NEW JERSEY

Garden State Legal Services Corp.
Certificate of Regularity

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
CAMDEN COUNTY
DOCKET NO. F-10226-22

BOROUGH OF LINDENWOLD, A MUNICIPAL CORPORATION
IN THE COUNTY OF CAMDEN AND STATE OF NEW JERSEY
Plaintiff

vs

BLOCK 94 LOT 13
Defendant

The undersigned company has examined the above referenced foreclosure action as it appears in the court's file in the Superior Court Clerk's Office in Trenton and certifies that as to the parties named therein the action appears regular in form through entry of judgment.

Note: for information: The Sufficiency of mailing of the in rem notices herein, to the persons and addresses set forth, is not included in this certificate.

Note: Note: Certificate covers Schedules 27, 28, 32, 39, and 46

Garden State Legal Services Corp.

By Brian Kerins

Brian F. Kerins
Authorized Officer



Date March 12, 2023

Certified to: Law Office of David A. Capozzi

Quality and Excellence at Affordable Prices

168 Franklin Corner Road, Bldg. 1 Suite 210, West Trenton, NJ 08648
Telephone No. (609) 530-4333 Fax No. (609) 530-4335