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LAW OFFICES

HONIG & GREENBERG, L.L.C.

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Attorneys for Plaintiff

FILED
SUPERIOR COURT OF NJ
JUN 23 2005
DFP

Plaintiff,
JASON CAMPBELL and MAUREEN
CAMPBELL, his wife,

vs.

Defendants,
WILLIAM MATTHES, his heirs,
devisees and personal
representatives, and his, their or
any of their Successors in right,
title and interest; MRS. WILLIAM
MATTHES, her heirs, devisees and
personal representatives, and her,
their or any of their Successors
in right, title and interest;
LYDIA GEIBEL, her heirs, devisees
and personal representatives, and
her, their or any of their
Successors in right, title and
interest; MR. LYDIA GEIBEL, his
heirs, devisees and personal
representatives, and his, their or
any of their Successors in right,
title and interest; UNKNOWN OWNERS
and UNKNOWN CLAIMANTS and any of
his, their or any of their
Successors in right, title and
interest; STATE OF NEW JERSEY;

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION
GLOUCESTER COUNTY

DOCKET NO. F-11113-04

CIVIL ACTION

FINAL JUDGMENT OF TAX SALE
CERTIFICATE FORECLOSURE

THIS CAUSE being opened to the Court by Adam D. Greenberg, Esquire, a member of the firm of Honig & Greenberg, L.L.C., attorneys for the 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 hereafter;

And it appearing that certain lands and premises described in the complaint were sold in fee simple in accordance with the New Jersey Tax Sale Law, N.J.S. 54:5-1 et. seq., and that tax sale certificates were thereafter issued in accordance with law, and that this action was thereafter commenced and prosecuted in accordance with the laws of the State of New Jersey and the Rules Governing the Courts of New Jersey, and it further appearing that Plaintiffs are the holder of the said tax sale certificates, more fully described as follows:

Tax Sale Certificate #97-0075 affecting the premises described in the complaint as Block 338 Lot 2 (Fourth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 27, 1997 and was recorded in the Office of the Clerk/Register of Gloucester County in Book 3663 of Mortgages at Page 336&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

Tax Sale Certificate #97-0076 affecting the premises described in the complaint as Block 338 Lot 3 (Fourth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 27, 1997 and was recorded in the Office of the Clerk/Register of Gloucester County in Book 3663 of Mortgages at Page 334&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

Tax Sale Certificate #01-0048 affecting the premises described in the complaint as Block 338 Lot 4 (438 Fourth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 29, 2001 and was recorded in the Office of the Clerk/Register of Gloucester County in Book 6885 of Mortgages at Page 226&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

Tax Sale Certificate #97-0078 affecting the premises described in the complaint as Block 338 Lot 7 (Schaeffer Avenue f/k/a Fifth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 27, 1997 and was recorded in the Office of the Clerk/Register of Gloucester County in Book 3663 of Mortgages at Page 332&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

Tax Sale Certificate #97-0079 affecting the premises described in the complaint as Block 338 Lot 11 (Fourth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 27, 1997 and was recorded in the Office of the Clerk/Register

of Gloucester County in Book 3663 of Mortgages at Page 330&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

Tax Sale Certificate #97-0080 affecting the premises described in the complaint as Block 338 Lot 13 (Fourth Avenue) and that this tax sale certificate was made by the Tax Collector of the Township of Deptford, to the Township of Deptford, which certificate is dated May 27, 1997 and was recorded in the Office of the Clerk/Register of Gloucester County in Book 3663 of Mortgages at Page 328&c, which certificate was assigned to Plaintiffs as appears in Assignment Book 66 Page 329 (Docket 36321);

And it further appearing that Plaintiff's counsel has duly, diligently and extensively inquired for the defendants set forth herein in the manner required by the Rules Governing the Courts of the State of New Jersey, and that service of process of the summons, complaint, and any amendments thereto, has been properly made upon each such defendant in the manner contemplated by the Rules Governing the Courts of the State of New Jersey, that default has been entered by the Clerk of the Court against the defendants who have failed to answer the complaint: WILLIAM MATTHES, his heirs, devisees and personal representatives, and his, their or any of their Successors in right, title and interest; MRS. WILLIAM MATTHES, her heirs, devisees and personal representatives, and her, their or any of their Successors in right, title and interest; LYDIA GEIBEL, her heirs, devisees and personal representatives, and her, their or any of their Successors in right, title and interest;

MR. LYDIA GEIBEL, his heirs, devisees and personal representatives, and his, their or any of their Successors in right, title and interest UNKNOWN OWNERS and UNKNOWN CLAIMANTS and any of his, their or any of their Successors in right, title and interest; STATE OF NEW JERSEY, and that notice of the application for final judgment has been provided to any defendants who have answered or appeared herein, if any;

And it further appearing that this Court, after review of the proofs submitted and the marking of said tax sale certificates into evidence, by its Order made on April 18, 2005, fixed the amounts required for redemption, and fixed June 2, 2005, between the hours of nine o'clock in the forenoon and four o'clock in the afternoon, at the office of the Tax Collector of the Township of Deptford, as the time and place for redemption of the premises from tax sale, upon payment thereof;

And it further appearing that by Proof of Mailing duly filed herein that a copy of the Order Fixing Amount, Time and Place for Redemption was duly mailed in accordance with the terms of the order of the court concerning the defendants whose addresses are known;

And it further appearing from the Affidavit of Publication that the notice of the Order Fixing Amount, Time and Place for Redemption was advertised on April 29, 2005 in the Gloucester County Times, a newspaper printed, published, and distributed in

the county of venue in accordance with the Rules Governing the Courts of the State of New Jersey and the terms of said Order;

And it further appearing from the Certifications of Posting that the notice of the Order Fixing Amount, Time and Place for Redemption was posted upon each of the premises described herein in accordance with the Rules Governing the Courts of the State of New Jersey and the terms of said Order;

And it further appearing from the Certifications of Non-Redemption executed by Joyce E. Michaels, C.T.C., Tax Collector of the Township of Deptford, that she was present in her office on June 2, 2005, between the hours of nine o'clock in the forenoon and four o'clock in the afternoon, and that neither the defendants, nor any person or persons acting on their behalf, appeared before her at the time and place aforesaid; that neither the defendants, nor any person or persons acting on their behalf paid or offered to pay to the plaintiff the said sum of money mentioned above found 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 the plaintiff;

It is thereupon, on this 23rd day of June, 2005, on motion of Adam D. Greenberg, Esquire, of the Law Offices of Honig & Greenberg, L.L.C., attorneys for the plaintiff, Ordered and Adjudged as follows:

1. That the defendants, WILLIAM MATTHES, his heirs, devisees and personal representatives, and his, their or any of their Successors in right, title and interest; MRS. WILLIAM MATTHES, her heirs, devisees and personal representatives, and her, their or any of their Successors in right, title and interest; LYDIA GEIBEL, her heirs, devisees and personal representatives, and her, their or any of their Successors in right, title and interest; MR. LYDIA GEIBEL, his heirs, devisees and personal representatives, and his, their or any of their Successors in right, title and interest UNKNOWN OWNERS and UNKNOWN CLAIMANTS and any of his, their or any of their Successors in right, title and interest; STATE OF NEW JERSEY, and each of them and any and all persons claiming by, from or under them or any of them, stand absolutely debarred and foreclosed of and from all right and equity of redemption of, in and to the said lands and premises and every part thereof in the aforesaid municipality and county, which lands and premises are more particularly described as follows:

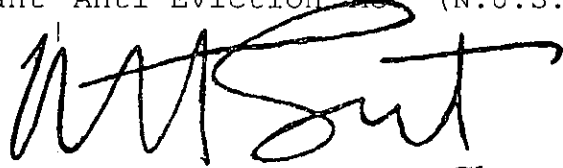
Block 338 Lot 2 (Fourth Avenue)
Block 338 Lot 3 (Fourth Avenue)
Block 338 Lot 4 (438 Fourth Avenue)
Block 338 Lot 7 (Schaeffer Avenue f/k/a Fifth Avenue)
Block 338 Lot 11 (Fourth Avenue)
Block 338 Lot 13 (Fourth Avenue)

2. That an absolute and indefeasible estate of inheritance in fee simple to the premises above described is hereby vested in

JASON CAMPBELL and MAUREEN CAMPBELL, located at 439 Schaeffer Avenue, Deptford, New Jersey 08096, and that all further tax bills and notices may be sent to such address.

3. That the said defendants and each of them deliver up possession of the premises mentioned and described in the said Complaint with the appurtenances and that an execution issued therefor.

4. This judgment shall not affect the rights of any person protected by the New Jersey Tenant Anti-Eviction Act (N.J.S.A. 2A:18-61.1 et. seq.).



Neil H. Shuster, P.J. Ch.

Respectfully recommended:

R. 2:34-6 OFFICE OF FORECLOSURE

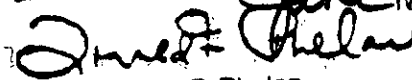
Hon. Neil H. Shuster, P.J.Ch.

PLEASE AFFIX
COURT SEAL



I, Donald F. Phelan, 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 23 day of June Two Thousand 05



Donald F. Phelan
Clerk of Superior Court