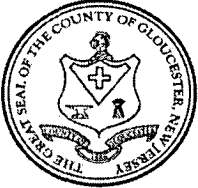


16

Gloucester County Recording Data Page Honorable James N. Hogan Gloucester County Clerk 	Official Use Only – Barcode *60 2022 00022612*  Docket: 00022612 Type:XD Pages:16 James N. Hogan, Gloucester County Clerk Receipt#:1046444 12:38:29P May 23,2022 Recording Fee: .00 DB 6683 221
Official Use Only – Record & Return	Official Use Only – Realty Transfer Fee
Date of Document: 05/19/2022	Type of Document: Final Judgment
First Party Name: Hodlofski, Carl, et al.	Second Party Name: Township of Franklin
Additional Parties:	

THE FOLLOWING SECTION IS REQUIRED FOR DEEDS ONLY	
Block:	Lot:
Municipality:	
Consideration:	
Mailing Address of Grantee:	

THE FOLLOWING SECTION IS FOR ORIGINAL MORTGAGE BOOKING & PAGING INFORMATION FOR ASSIGNMENTS, RELEASES, SATISFACTIONS, DISCHARGES & OTHER ORIGINAL MORTGAGE AGREEMENTS ONLY	
Original Book: 14940	Original Page: 267

GLOUCESTER COUNTY RECORDING DATA PAGE Please do not detach this page from the original document as it contains important recording information and is part of the permanent record.

DB 6683 222
DOCKET# 00022612

KEITH A. BONCHI, ESQUIRE - KAB032321983
 GOLDENBERG, MACKLER, SAYEGH, MINTZ,
 PFEFFER, BONCHI & GILL
 A Professional Corporation
 660 New Road, First Floor
 Northfield, NJ 08225
 (609) 646-0222

Attorneys for Plaintiff	SUPERIOR	COURT OF NEW JERSEY
TOWNSHIP OF FRANKLIN, A Municipal	)	GLOUCESTER COUNTY
Corporation of New Jersey	)	CHANCERY DIVISION
	)	
Plaintiff(s)	)	Docket No. F-000429-22
vs.	)	
	)	CIVIL ACTION
Block: 401 Lot: 21 [1]	)	
ASSESSED TO: HODLOFSKI, Carl	)	FINAL JUDGMENT
2223 Stanton Avenue	)	
-----	)	
REMOVED [2]	)	
-----	)	
Block: 702 Lot: 62 [3]	)	
ASSESSED TO: MADEN, Frederick C. [deceased]	)	
2780 E. Grant Avenue	)	
-----	)	
REDEEMED [4]	)	
-----	)	
Block: 1001 Lot: 99 [5]	)	
ASSESSED TO: KING, Timothy R. Jr.	)	
1481 Marshall Mill Road	)	
-----	)	

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Block: 1401 Lot: 10 [6])
 ASSESSED TO: DUTCH MILL, LLC c/o Evan)
 Feldman, Esq. [per TSC]; DUTCH MILL, LLC)
 [per Deed])
 Coles Mill Road)
 -----)
 Block: 1802 Lot: 16 [7])
 ASSESSED TO: OSWALD, Sallie H. c/o Anthony)
 Oswald [per TSC]; OSWALD, Sallie H. [per)
 Deed]; a/k/a OSWALD, Marietta S.)
 [deceased]; EMENECKER, Warren, CROMER,)
 Lauren and EMENECKER, Mark [intestate)
 heirs])
 Grant Avenue)
 -----)
 Block: 1802 Lot: 17 [8])
 ASSESSED TO: OSWALD, Sallie H. c/o Anthony)
 Oswald [per TSC]; OSWALD, Richard J. &)
 Mary L. [per Deed][both deceased];)
 OSWALD, Richard & Francis [intestate)
 heirs])
 Grant Avenue)
 -----)
 REDEEMED [9])
 -----)

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Block: 3502	Lot: 21	[10]	)
ASSESSED TO: VOGT, Mary B. [deceased]			)
1255 Porchtown Road			)
-----			)
Block: 3601	Lot: 1	[11]	)
ASSESSED TO: ENGLAND, William			)
95 MacArthur Avenue			)
-----			)
Block: 3602	Lot: 10	[12]	)
ASSESSED TO: ENGLAND, Nicholas			)
80 MacArthur Avenue			)
-----			)
REMOVED		[13]	)
-----			)
Block: 6802	Lot: 31	[14]	)
ASSESSED TO: ZIYADEH, Naser			)
Main Road			)
-----			)
Defendant(s)			)

THIS CAUSE being opened to the Court by Keith A. Bonchi, Esquire, of Goldenberg, Mackler, Sayegh, Mintz, Pfeffer, Bonchi & Gill, A Professional Corporation, filed its complaint pursuant to provisions of N.J.S.A. 54:5-104.29 et seq. as amended in the Rules of this Court governing such practice and procedure to Foreclose In-Rem, certain tax sale certificates as follows:

DE 6683 225
DOCKET# 00022612

SCHEDULE NUMBER	TAX SALE CERTIFICATE NUMBER and RECORDED BOOK AND PAGE	OWNER ON LAST TAX DUPLICATE	DESCRIPTION ON TAX DUPLICATE AND IN TAX SALE CERT
1	16-00012 14940 / 267	✓ Carl Hodlofski	Block 401 / Lot 21 2223 Stanton Avenue
2	REMOVED		
3	17-00017 15376 / 98	✓ Frederick C. Maden Shirley Lyday Maden, h/w To: Frederick C. Maden	Block 702 / Lot 62 2780 E. Grant Avenue

Frederick C. Maden, born 4/1933, died 10/26/2019, a resident of Gloucester County. There is no estate on file for him in that County.

According to public record, he was divorced at the time of his death. His obituary lists 6 children: Frederick, Gregory, Sherry, Cindy, Tammy and Tracy.

Son, Frederick Maden, predeceased his father, having died 4/14/2017. He had 3 children: Matthew Maden, Daniel Maden and Naomi Maden.

Son, Gregory Maden, predeceased his father, having died 5/27/2014. It is unknown at this time if he had any children.

DE 6683 226
DOCKET# 00022612

SCHEDULE NUMBER	TAX SALE CERTIFICATE NUMBER and RECORDED BOOK AND PAGE	OWNER ON LAST TAX DUPLICATE	DESCRIPTION ON TAX DUPLICATE AND IN TAX SALE CERT
	Daughters, Sherry Williams, Cindy Bowers, Tammy Skipper and Tracy Pridgeon, are all living.		
4	REDEEMED		
5	19-00021 ✓ 16252 / 217	Timothy R. King Jr.	Block 1001 / Lot 99 1481 Marshall Mill Road ✓
6	13-00055 ✓ 13918 / 246	Dutch Mill, LLC	Block 1401 / Lot 10 Coles Mill Road ✓
7	16-00064 ✓ 14940 / 194	Sallie H. Oswald	Block 1802 / Lot 16 Grant Avenue ✓

Sallie H. Oswald was also known as Marietta S. Oswald. She died 7/7/2018, a resident of Camden County. There is no estate on file for her in that county. According to her obituary, she was a widow at the time of her death, and she was survived by her children, Warren Emenecker, Lauren Cromer and Mark Emenecker, as her sole heirs-at-law and next-of-kin.

DE 6683 227
DOCKET# 00022612

SCHEDULE NUMBER	TAX SALE CERTIFICATE NUMBER and RECORDED BOOK AND PAGE	OWNER ON LAST TAX DUPLICATE	DESCRIPTION ON TAX DUPLICATE AND IN TAX SALE CERT
8	16-00065 14940 / 197	Richard J. Oswald & Mary L. Oswald h/w	Block 1802 / Lot 17 Grant Avenue

Richard J. Oswald died 2/24/2011, survived by his wife, Mary L. Oswald, upon whom title vested as the surviving tenant by the entirety.

Mary L. Oswald died 2/17/2021, a resident of Atlantic County. There is no estate on file for her in that county. No obituary has been located either.

Richard J. Oswald's obituary showed they had 2 children, Richard and Francis Oswald, both of whom are living.

9

REDEEMED

DB 6683 228
DOCKET# 00022612

SCHEDULE NUMBER	TAX SALE CERTIFICATE NUMBER and RECORDED BOOK AND PAGE	OWNER ON LAST TAX DUPLICATE	DESCRIPTION ON TAX DUPLICATE AND IN TAX SALE CERT
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10	15-00095 14541 / 287 ✓	James A. Vogt & Mary B. Vogt, h/w To: Mary B. Vogt	Block 3502 / Lot 21 1255 Porchtown Road ✓
----	---------------------------	---	--

Mary B. Vogt, born 4/1927, died 1/8/2018, a resident of Gloucester County. There is no estate on file for her in the Gloucester County Surrogate's Office. No obituary has been located either.

Her husband/ex-husband, James A. Vogt, born 8/1932, is also deceased.

Heirs, if any, remain unknown at this time.

11	15-00100 14541 / 299 ✓	William England	Block 3601 / Lot 1 95 MacArthur Avenue ✓
12	15-00102 14541 / 302 ✓	Nicholas England	Block 3602 / Lot 10 80 MacArthur Avenue ✓

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SCHEDULE NUMBER	TAX SALE CERTIFICATE NUMBER and RECORDED BOOK AND PAGE	OWNER ON LAST TAX DUPLICATE	DESCRIPTION ON TAX DUPLICATE AND IN TAX SALE CERT
13	REMOVED		
14	15-00192 14541 / 329 ✓	Fadi Ziyadeh To: Naser Ziyadeh To: Fadi Ziyadeh To: Naser Ziyadeh	Block 6802 / Lot 31 Main Road ✓

And it further appearing to the Court that notice of foreclosure suit in the form prescribed by said statute and the Rules of this Court was published once in the South Jersey Times, a newspaper circulating in the Township of Franklin, County of Gloucester, on March 4, 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 right, title or interest in or to, or lien upon any parcel of the land described in the Complaint filed herein within the time fixed by said statute;

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And it further appearing that the plaintiff has filed a copy of the Complaint in the Office of the Tax Collector of the Township of Franklin and in the Office of the Clerk/Register of the County of Gloucester, 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 and the Certification showing that there has been no redemption of any of the tax sale certificates listed herein; and that the Court being satisfied and having determined that there has been a compliance with said statute;

IT IS on this 19th day of May, 2022
ORDERED AND ADJUDGED that all persons having a vested or contingent title or interest in or lien or claim upon or against said lands, including the State of New Jersey, except as otherwise provided herein, and any agency and political subdivision thereof, and their heirs, devisees and personal representatives, and their or any of their heirs, devisees, executors, administrators, grantees, assigns or successors in right, title and 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 and interest, be barred of the right of redemption and be foreclosed of all prior or subsequent alienation and descents of said lands and encumbrances thereon, and that an absolute and indefeasible estate of inheritance in fee simple in said lands be vested in Plaintiff, the TOWNSHIP OF FRANKLIN. See Transferee List attached hereto as Exhibit "A", and Tax Sale Certificate recording information attached hereto as Exhibit "B".

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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.

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.

NOTWITHSTANDING anything herein to the contrary, 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.

/s/ Robert P. Becker, Jr., P.J.Ch.

HON. ROBERT P. BECKER, JR., 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 19th day of May, Two Thousand and Twenty-Two.

/s/ Michelle M. Smith, Esquire

MICHELLE M. SMITH, ESQUIRE
CLERK OF THE SUPERIOR COURT

SIGNED AND SEALED IN THE SUPERIOR COURT OF NEW JERSEY

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SCHEDULE 'A'

<u>SCHEDULE NUMBER</u>	<u>TRANSFeree OR PURCHASER OF TITLE</u>	<u>DEED DATE</u>	<u>DATE RECORDED</u>	<u>BOOK AND PAGE REFERENCE</u>
1	Carl Hodlofski	11/09/2007	11/14/2007	4465 / 239
2	RMoved			
3	Frederick C. Maden & Shirley Lyday Maden, h/w To Frederick C. Maden	11/12/1965 10/26/1981	11/22/1965 03/19/1982	1108 / 769 1445 / 884

Frederick C. Maden, born 4/1933, died 10/26/2019, a resident of Gloucester County. There is no estate on file for him in that County.

According to public record, he was divorced at the time of his death. His obituary lists 6 children: Frederick, Gregory, Sherry, Cindy, Tammy and Tracy.

Son, Frederick Maden, predeceased his father, having died 4/14/2017. He had 3 children: Matthew Maden, Daniel Maden and Naomi Maden.

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<u>SCHEDULE NUMBER</u>	<u>TRANSFEREE OR PURCHASER OF TITLE</u>	<u>DEED DATE</u>	<u>DATE RECORDED</u>	<u>BOOK AND PAGE REFERENCE</u>
	Son, Gregory Maden, predeceased his father, having died 5/27/2014. It is unknown at this time if he had any children.			
	Daughters, Sherry Williams, Cindy Bowers, Tammy Skipper and Tracy Pridgeon, are all living.			
4	REDEEMED			
5	Timothy R. King Jr.	02/10/2019	02/12/2019	6033 / 109
6	Dutch Mill, LLC	03/19/2010	04/01/2010	4754 / 227
7	Sallie H. Oswald	09/14/1976	09/21/1976	1312 / 115
	Sallie H. Oswald was also known as Marietta S. Oswald. She died 7/7/2018, a resident of Camden County. There is no estate on file for her in that county. According to her obituary, she was a widow at the time of her death, and she was survived by her children, Warren Emenecker, Lauren Cromer and Mark Emenecker, as her sole heirs-at-law and next-of-kin.			
8	Richard J. Oswald & Mary L. Oswald h/w	05/18/1968	08/31/1972	1227 / 762

DB 6683 234
DOCKET# 00022612

<u>SCHEDULE NUMBER</u>	<u>TRANSFeree OR PURCHASER OF TITLE</u>	<u>DEED DATE</u>	<u>DATE RECORDED</u>	<u>BOOK AND PAGE REFERENCE</u>
	Richard J. Oswald died 2/24/2011, survived by his wife, Mary L. Oswald, upon whom title vested as the surviving tenant by the entirety.			
	Mary L. Oswald died 2/17/2021, a resident of Atlantic County. There is no estate on file for her in that county. No obituary has been located either.			
	Richard J. Oswald's obituary showed they had 2 children, Richard and Francis Oswald, both of whom are living.			
9	REDEEMED			
10	James A. Vogt & Mary B. Vogt, h/w To: Mary B. Vogt	05/28/1969 04/25/1978	06/18/1969 05/15/1978	1166 / 920 1352 / 928
	Mary B. Vogt, born 4/1927, died 1/8/2018, a resident of Gloucester County. There is no estate on file for her in the Gloucester County Surrogate's Office. No obituary has been located either.			

DE 6683 235
DOCKET# 00022612

<u>SCHEDULE NUMBER</u>	<u>TRANSFeree OR PURCHASER OF TITLE</u>	<u>DEED DATE</u>	<u>DATE RECORDED</u>	<u>BOOK AND PAGE REFERENCE</u>
	Her husband/ex-husband, James A. Vogt, born 8/1932, is also deceased.			
	Heirs, if any, remain unknown at this time.			
11	William England	03/05/2015	04/24/2015	5310 / 280
12	Nicholas England	03/05/2015	04/24/2015	5310 / 285
13	REMOVED			
14	Fadi Ziyadeh	03/15/2007	03/19/2007	4359 / 139
	To:			
	Naser Ziyadeh	07/09/2009	09/15/2009	4692 / 63
	To:			
	Fadi Ziyadeh	03/23/2011	04/05/2011	4858 / 317
	To:			
	Naser Ziyadeh	05/22/2013	05/23/2013	5075 / 214

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SCHEDULE 'B'

<u>SCHEDULE NUMBER</u>	<u>TAX SALE CERTIFICATE NUMBER</u>	<u>DATE RECORDED</u>	<u>BOOK AND INSTRUMENT REFERENCE #</u>
1	16-00012	01/03/2017	14940 / 267
2	REMOVED		
3	17-00017	03/06/2018	15376 / 98
4	REDEEMED		
5	19-00021	06/02/2020	16252 / 217
6	13-00055	03/20/2014	13918 / 246
7	16-00064	01/03/2017	14940 / 194
8	16-00065	01/03/2017	14940 / 197
9	REDEEMED		
10	15-00095	01/05/2016	14541 / 287
11	15-00100	01/05/2016	14541 / 299
12	15-00102	01/05/2016	14541 / 302
13	REMOVED		
14	15-00192	01/05/2016	14541 / 329