

LN 2019 0011

SUPERIOR COURT OF NEW JERSEY  
CHANCERY DIVISION  
ATLANTIC COUNTY  
DOCKET NO. SWC-F-018208-18  
CIVIL ACTION

RECEIVED  
ATLANTIC COUNTY  
2019 JAN 16 P 4: 01

*[Signature]*  
COUNTY CLERK

**NOTICE OF IN REM TAX FORECLOSURE OF TAX LIEN TITLES**

BY: BUENA VISTA TOWNSHIP, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY

**TAKE NOTICE** that an action, IN REM, has been commenced in the Superior Court of New Jersey by the filing of a Complaint in Rem on September 4, 2018, to foreclose and forever bar any and all rights of redemption of the parcels of land described in the tax foreclosure list below, from the Plaintiff's tax lien titles.

This action is brought against the land only and no personal judgment may be entered therein.

Any person desiring to protect a right, title or interest in the described land and/or any parcel thereof, may do so by paying the amount required to redeem as set forth below, plus interest to the date of redemption, and such costs as the Court may allow, prior to the entry of judgment therein, or by filing and serving an Answer to the Complaint contesting the right to foreclose and setting forth Defendant's defense within forty-five (45) days after the publication of this Notice.

In the event of failure to redeem or file an Answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his right, title and interest and equity of redemption in and to the parcels of land described in the following tax foreclosure list.

The following is a copy of the tax foreclosure list against which this action is sought:

**TAX FORECLOSURE LIST**

Schedule	Description of Land as Appears on Tax Duplicate & Certificate	Certificate Number	Date of Tax Sale	Amount of Sale	Amount of Tax Liens Accruing Subsequent to Tax Sale, Interests & Costs	Amount Required to Redeem as of July 23, 2018	Name of Owner as it appears on Last Tax Duplicate & Address
1	734 JACKSON ROAD BLOCK 1905, LOT 3	14-00070	12/15/14	5/26/2016 Inst 2016032438	\$1,326.66	\$13,315.12	JOYCE KATZ 734 JACKSON ROAD MAYS LANDING NJ 08330

I, Kathleen Merlino, Tax Collector of the Township of Buena Vista, New Jersey, hereby certify that the foregoing schedule(s) of Tax Sale Certificate(s) are eligible for foreclosure.

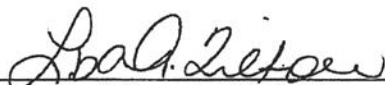
Attorney:  
Dominic P. DiYanni, Esq.  
Attorney for Plaintiff, Borough of Roselle  
ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.  
34 Mountain Boulevard, Building A  
P.O. Box 4922  
Warren, New Jersey 07059

PUBLICATION DATE:

**Certification-Proof of Publication**

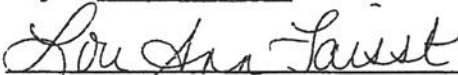
Lisa A. Tilton acting in her capacity as Buena Vista Township Clerk does hereby certify that the notice accompanying this Certification was published in the Press of AC on January 4, 2019

All interested parties may rely upon the representations contained herein limited solely to the authenticity of the Notice accompanying this Certification to be an accurate reproduction of the same and the date upon which it was published.  
 Dated January 4, 2019

  
 Lisa A. Tilton, RMC/CMR  
 Buena Vista Township Clerk

Subscribed and sworn to before me this 4th day of January, 2019.

LORI ANN FAISST  
 NOTARY PUBLIC OF NEW JERSEY  
 My Commission Expires 5/22/2021

  
 Notary Public

**SUPERIOR COURT OF NEW JERSEY  
 CHANCERY DIVISION  
 ATLANTIC COUNTY  
 DOCKET NO. SWC-F-018208-18  
 CIVIL ACTION**

**NOTICE OF IN REM TAX FORECLOSURE OF TAX LIEN TITLES**

BY: BUENA VISTA TOWNSHIP, A MUNICIPAL CORPORATION OF THE STATE OF NEW JERSEY  
 TAKE NOTICE that an action, IN REM, has been commenced in the Superior Court of New Jersey by the filing of a Complaint in Rem on September 4, 2018, to foreclose and forever bar any and all rights of redemption of the parcels of land described in the tax foreclosure list below, from the Plaintiff's tax lien titles.  
 This action is brought against the land only and no personal judgment may be entered therein.  
 Any person desiring to protect a right, title or interest in the described land and/or any parcel thereof, may do so by paying the amount required to redeem as set forth below, plus interest to the date of redemption, and such costs, as the Court may allow, prior to the entry of judgment therein, or by filing and serving an Answer to the Complaint contesting the right to foreclose and setting forth Defendant's defense within forty-five (45) days after the publication of this Notice.  
 In the event of failure to redeem or file an Answer by any person having the right to redeem or answer, such person shall be forever barred and foreclosed of all his right, title and interest and equity of redemption in and to the parcels of land described in the following tax foreclosure list.  
 The following is a copy of the tax foreclosure list against which this action is sought:

Schedule	Description of Land as Appears on Tax Duplicate & Certificate	Certificate Number	Date of Tax Sale	Amount of Sale	Amount of Tax Liens Accruing Subsequent to Tax Sale, Interests & Costs	Amount Required to Redeem as of July 23, 2018	Name of Owner as it appears on Last Tax Duplicate & Address
1	734 Jackson Road Block 1905, Lot 3	14-00070	12/15/14	5/26/2016 Inst 2016032438	\$1,326.66	\$13,315.12	Joyce Katz 734 Jackson Road Mays Landing NJ08330

I, Kathleen Merlino, Tax Collector of the Township of Buena Vista, New Jersey, hereby certify that the foregoing schedule(s) of Tax Sale Certificate(s) are eligible for foreclosure.

Attorney:  
 Dominic P. DiYanni, Esq.  
 Attorney for Plaintiff, Borough of Roselle  
 ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.  
 34 Mountain Boulevard, Building A  
 P.O. Box 4922  
 Warren, New Jersey 07059

PUBLICATION DATE: January 4, 2019  
 Printers Fee: \$ 65.52  
 Pub. Date: January 4, 2019

Order No. 0000102919-01



ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

34 MOUNTAIN BLVD., BUILDING A  
P.O. BOX 4922  
WARREN, NEW JERSEY 07059

A T T O R N E Y S   A T   L A W

(732) 805-3360  
FACSIMILE (732) 805-3346  
www.embalaw.com

January 7, 2019

**VIA FEDERAL EXPRESS**

Edward P. McGettigan, County Clerk  
County of Atlantic  
5901 Main Street  
Mays Landing, New Jersey 08330

**RE: Township of Buena Vista- In Rem Tax Foreclosures  
CERTIFICATION OF POSTING  
Docket No. SWC-F-018208-18  
Our File No. 3125-1024**

Dear Mr. McGettigan:

This office represents the Township of Buena Vista with respect to the above-referenced In Rem Tax Foreclosure matter. Please find enclosed a copy of the Notice of In Rem Tax Foreclosure of Tax Lien Titles which must be posted in the Atlantic County Clerk's Office. Also, please find enclosed a Certification of Posting. Please post the Notice, execute the Certification and return to us in the self-addressed, stamped envelope provided for your convenience. If you have any questions or concerns, please do not hesitate to contact me at the office.

Thank you for your attention and cooperation in this matter.

Very truly yours,  
ERIC M. BERNSTEIN & ASSOCIATES, L.L.C.

By: 

Dominic P. DiYanni, Esq.

DPD/ml  
Encl.