

LN 20200012

NOTICE

CITY OF PLEASANTVILLE

NOTICE OF IN REM FORECLOSURE OF TAX LIEN TITLES

CITY OF PLEASANTVILLE

v.

BLOCK 93, LOT 5, 914 DOUGHTY ROAD, ET AL.

TAKE NOTICE that proceedings In Rem have commenced by the City of Pleasantville in the Superior Court of New Jersey, Chancery Division Atlantic County, Docket No. SWC-F-021041-19 by the filing of a Verified Complaint on December 24, 2019 to foreclose and forever bar any and all rights of redemption of the parcel of lands described in said Complaint from Plaintiff's tax lien title.

The proceedings are brought against the lands only, and no personal judgment or decree may be entered therein. Any person desiring to protect a right, title or interest in the described lands or any parcel thereof, must do so by paying the amount required to redeem, plus interest to the date of redemption, and such costs as the court may allow, prior to the entry of judgment herein, or by filing an Answer to the Complaint, setting forth his defense in duplicate within forty-five (45) days after the date of publication of this Notice. The Answer should be filed with the Clerk of the Superior Court of New Jersey, Office of Foreclosure, CN-971, Trenton, New Jersey 08625, and mailed the attorneys for the City of Pleasantville in accordance with the Rules of Civil Practice and Procedure.

In the event of failure to redeem or answer by any person having the right to redeem or answer, including but not limited to the persons or entities identified below, such person shall be forever barred and foreclosed of all his right, title and interest and equity of redemption in and to the parcel of lands described in the following foreclosure list:

RECEIVED
ATLANTIC COUNTY
2020 JAN 28 P 2:50
David P. [Signature]
COUNTY CLERK

The following is a copy of the tax foreclosure list, showing the land against which these proceedings are brought.

Schedule Number	Block/Lot	Cert. No.	Tax Sale Date	Recording Book/Page	Amount of Sale	Subsequent to the Tax Sale	Amount to Redeem as of 12/23/19	Name of Owner of Record as it Appears on the Last Tax Duplicate	Property Location/Property Class
1	81/4	11-00265	12/27/11	Inst# 2012004157 13382/21	\$1,011.87	52029.46	53041.33	Gregory Stefan, 8501 N. Lansdowne Ave., Upper Darby, PA 19082	809 West Washington Ave
2	81/18	11-00266	12/27/11	Inst# 2012004158 13382/23	\$2,521.43	23271.80	25793.23	Gregory Stefan, 8501 N. Lansdowne Ave., Upper Darby, PA 19082	821-23 Washington Ave.
3	95/20	11-00286	12/27/11	Inst# 2012004159 13382/25	\$719.60	14449.06	15168.66	Ruth Dawkins (EST) c/o Bob Dawkins, 11731 Provincetown Dr, Charlotte, NC 28277	11 Clinton Ave.
4	93/5	14-00254	12/19/14	Inst# 2015005847 13856/1079	\$705.97	85772.06	9278.03	Willie C. Peterson, 916 Dougherty Rd., Pleasantville, NJ 08232	914 Dougherty Rd.
5	93/15	14-00258	12/19/14	Inst# 2015005871 13856/1127	\$2,986.45	35760.24	38746.69	Bergen Sq. Community Dev. Coalition, PO Box 445, Camden, NJ 08101	16 Cambria Ave.
6	93/40	14-00259	12/19/14	Inst# 2015005848 13856/1081	\$1,297.57	12406.25	13708.82	Barnard, LLC, 8 Spruce Hill Ct., Pleasantville, NY 10570	39 Somerset Ave.
7	93/45	14-00261	12/19/14	Inst# 2015005849 13856/1083	\$345.00	2157.41	2502.41	JP Morgan Chase Bank, N.A. 270 Park Ave., 8th Fl, NYC, NY 10017	46 Cambria Ave.
8	135/8	12-00379	12/18/12	Inst# 2013039108 13614/1215	\$34,099.42	514919.59	549019.01	Aguirre LLC, c/o Jose Aguirre, 108 Chase Rd, Egg Harbor Township, NJ 08234	172-186 N. Main St.
9	290/29	10-00808	12/17/10	Inst# 10-2011006495 13253/1106	\$5,495.80	185026.56	190522.36	B&E Management Group LLC, 513 Williamstown Rd., Sicklerville, NJ 08081	145 E. Delilah Rd.
10	17/32	11-00025	12/27/11	Inst# 2012004148 13382/3	\$1,271.61	141517.31	142788.92	Church of God of Pleasantville, PO Box 353, Pleasantville, NJ 08232	1301 Jefferson Ave.

Persons or entities who may have an interest in the affected lands as shown in the tax records, deed and mortgage records and Superior Court judgment records are as follows:

Name1	Name2	Address1	Address2	City	State	Zip
Tenant		914 Doughty Road		Pleasantville	NJ	08232
Estate of	Willie C. Peterson	914 Doughty Road		Pleasantville	NJ	08232
Walter L. Miller, Sr.	Executor	914 Doughty Road		Pleasantville	NJ	08232
Charlene Peterson-Abdullah		4920 Denbigh Court		Mays Landing	NJ	08330
Sharon Murray-Bryant		6 Woodland Avenue		Pleasantville	NJ	08232
Dwayne K. Murray, Sr.		115 Woodland Avenue		Pleasantville	NJ	08232
Tenant		16 Cambria Avenue		Pleasantville	NJ	08232
Bergen Sq. Dev. Coalition, Inc.		622 Cooper Street		Canden	NJ	08102
CCTS Tax Liens 1, LLC		1000 Haddonfield Berlin Road	Suite 203	Voorhees	NJ	08043
Karin Sarder		810 Marcy Avenue		Brooklyn	NY	11216-1513
Karin Sarder		16 Cambria Avenue		Pleasantville	NJ	08232
FGC Commercial Finance	DBA Fremont Mortgage	P.O. Box 340078		Fullerton	CA	92834-34078
FGC Commercial Finance	DBA Fremont Mortgage	2727 East Imperial Highway		Brea	CA	92821
GRP Loan, LLC		445 Hamilton Avenue		White Plains	NY	10601
DLJ Mortgage Capital, Inc.	c/o Home Servicing	8641 United Plaza Blvd,	Suite 302	Baton Rouge	LA	70819
Commonwealth Cooperative Bank		1172 River Street		Hyde Park	MA	02136
Commodore ACA, LLC	an Idaho Limited Co.	3969 East Overland Road		Meridian	Idaho	83642
3 Star Properties, LLC		800 East Fairview Road,	Suite 129	Ashville	NC	28803
Imperial Valley Properties, LLC		P.O. Box 860		El Centro	CA	92244
CCTS Tax Liens 1, LLC		141 Shreve Avenue		Barrington	NJ	08007
USBANKCUST	c/o Pro Capital 1, LLC	50 South 16th Street, Suite 1950		Philadelphia	PA	19102
Honig & Greenberg, LLC		1949 Berlin Road, Suite 200		Cherry Hill	NJ	08003
All Jersey Title Company		155 Willowbrook Blvd.		Wayne	NJ	07470

Frankel, Lambert, Weiss, Weisman & Gordon, LLP	80 Main Street, Suite 560		West Orange	NJ	07052
Barbara Licon	P.O. Box 34078		Fullerton	CA	92834-34078
DOCSOLUTION	2316 Sothmore Avenue		Pasadena	TX	77502
DOCSOLUTION, Inc.	10529A Fuqua, Suite 426		Houston	TX	77089
Tenant	46 Cambria Avenue		Pleasantville	NJ	08232
JP Morgan Chase Bank, NA	270 Park Avenue, 8th Floor		New York	NY	10172
Federal National Mortgage Associates	14221 Dallas Parkway, Suite 1000		Dallas	TX	75254
Major R. Lassiter	3 W. Mulberry Avenue		Pleasantville	NJ	08232
Atlantic Coast Mortgage Services, Inc.	4097 Monument Corner Dr., 6th Floor		Fairfax	VA	22030
TTAA Bank	501 Riverside Avenue		Jacksonville	FL	32202
TRUMPS CASTLE ASSOCIATES	1000 Boardwalk and Virginia		Atlantic City	NJ	08401
Slater & Tenaglia & Hunt	301 Third Street		Ocean City	NJ	08226
Leila Hansen, Esquire	9041 South Pecos Rd., Suite 3900		Reno	NV	03900
First American Mortgage Services	1100 Superior Ave, Suite 200	Attn: Recording Coordinator	Cleveland	OH	44114
Dan Outland	3 First American		Santa Ana	CA	92707
Tenant	809 Washington Avenue		Pleasantville	NJ	08232
Gregory Stefan	809 Washington Avenue		Pleasantville	NJ	08232
John Myers	809 Washington Avenue		Pleasantville	NJ	08232
Jean Myers	809 Washington Avenue		Pleasantville	NJ	08232
US BANK-CUST/SASS MUNI VI dtr	2 Liberty Place, 50 S. 16th St	Suite 1950	Philadelphia	PA	19102
Colleen R. Angeloni Simkin	204 Dover Avenue		Egg Harbor Twp.	NJ	08234
Colleen R. Angeloni Simkin	6 Marshall Drive		Egg Harbor Twp.	NJ	08234

Snellings Law		2001 US 46, Suite 206		Parsippany-Troy Hills	NJ	07054
Gregory Stefan		801 N. Lansdale Avenue		Upper Darby	PA	19082
Gregory Stefan		8501 N. Lansdale Avenue		Upper Darby	PA	19082
Jersey Shore Memorials		809 W. Washington Avenue		Pleasantville	NJ	08232
Tenant		11 Clinton Avenue		Pleasantville	NJ	08232
Est of Della R. Dawkins	c/o Bob Dawkins	11 Clinton Avenue		Pleasantville	NJ	08232
Est of Della R. Dawkins	c/o Floyd Dawkins	11 Clinton Avenue		Pleasantville	NJ	08232
Floyd Dawkins		11 Clinton Avenue		Pleasantville	NJ	08232
Floyd Dawkins		100 Henry Drive		Greenville	SC	29605
Ruth Dawkins		11 Clinton Avenue		Pleasantville	NJ	08232
Gro-Mart		P.O. Box 872		Cologne	NJ	08213
Bob Dawkins		11 Clinton Avenue		Pleasantville	NJ	08232
Ralph Dawkins		170 Moore Street		Enoree	SC	29335
Willie Perry Dawkins		37 Breckenridge Terrace	Apt. 2	Irvington	NJ	07111
Willy R. Dawkins, Jr.		37 Breckenridge Terrace		Irvington	NJ	07111
William F. Henning		76 South Orange Avenue		South Orange	NJ	07079
Stacy L. Meisel		50 Walnut Street	3rd Floor	Newark	NJ	07102
Anna L. Thomas		35 Van Rensselaer Street		Belleville	NJ	07109
Anna L. Thomas		2 Anchorage Court		Atlantic City	NJ	08401
Annie Thomas		80 Telford Street		Newark	NJ	07106
Lee Thomas		80 Telford Street		Newark	NJ	07106
Corsa Management Sunrise Villa		3408 River Avenue #1		Camden	NJ	08105
Hirsch & Master		1280 Route 46		Parsippany	NJ	07054
Ancora Psychiatric Hospital		301 Spring Garden Road		Hammononton	NJ	08037
Anne Thomas		3001 Route 130 South	Apt. 71D	Delran	NJ	08075-2657
Catrina Foster		17 Cobb Place		Morristown	NJ	07960

Anna Thomas		3001 Route 130 South	Apt. 71D	Delran	NJ	08075-2657
Lee Thomas		3001 Route 130 South	Apt. 71D	Delran	NJ	08075-2657
Burlington County Board of Social Services		795 Woodlane Road		Mount Holly	NJ	08060
Richard C. Strobel		795 Woodlane Road		Mount Holly	NJ	08060
Katrina Foster		28 Church Street		Sayreville	NJ	08872
AGL Marketing Inc. d/b/a Exquisite Home Products		622 Bloomfield Avenue		Bloomfield	NJ	07003
Jack E. Shames		10 Drs. James Parker Blvd.	#107	Red Bank	NJ	07701
Financial Recoveries		200 E. Park Drive		Mount Laurel	NJ	08054
Thomas & Cook		57 Cooper Street	#2	Woodbury	NJ	08096
Zora Thomas		116 Roosevelt Avenue		Mount Ephraim	NJ	08059
Anna Thomas		749 N. Evergreen Avenue		Woodbury	NJ	08097
Regional Orthopedic Professional Sports Medicine		PO Box 8850		Turnersville	NJ	08012
Marcus Broder Ahart & Gee		121 Johnson Road		Turnersville	NJ	08012
Anna M. Thomas		916 Bobwood Avenue		Gloucester City	NJ	08030
AMCC Inc.		33 Riverside Drive		Pembroke	MA	02359
Anna Thomas		40 Pine Grove Terrace		Newark	NJ	07106
RAB Performance Recoveries		10 Forest Avenue	PO Box 914	Paramus	NJ	07653
Annie Thomas		150 E. Passaic Street	Apt. 304	Maywood	NJ	07653-1350
North Jersey Surgical Specialist		50 Passaic Street		Hackensack	NJ	07601
Donnelly, Warner, & Breur		1615 Hamburg Turnpike		Wayne	NJ	07470
Annie F. Thomas		16 Barnet Place	#2	Paterson	NJ	07470
Division of Taxation		50 Barrack Street		Trenton	NJ	08608
Anna L. Thomas		1000 Central Avenue		Plainfield	NJ	07060-2802
New Century Financial Services		110 S. Jefferson Road		Whippany	NJ	07981
Pressler & Pressler		7 Entin Road		Parsippany	NJ	07054
Annamarie Thomas		146 La Cascata		Clementon	NJ	08021
Motor Vehicle Commission		1 Executive	#110	Cherry Hill	NJ	08002

Anna M. Thomas		Campus					
Division of Revenue and Enterprise Services		459 N. 5th Street 33 West State Street	#5th	Newark Trenton	NJ NJ	07107-2329 08608	
Firstline Financial Inc.		5635 N Scottsdale Road	#170	Scottsdale	AZ	85250	
Anna M. Thomas		249 Reynolds Terrace		Orange	NJ	07050-3357	
Discover Bank		c/o Discover Products Inc.	6500 New Albany Road	Albany	OH	43054	
Anne L. Murphy		29 Virginia Road		Atco	NJ	08004	
Anamariae Thomas		540 Collings Avenue	Apt. A915	Collingswood	NJ	08107-1651	
Office of the Public Defender		25 Market Street		Trenton	NJ	08625	
Annie Thomas		553 Crooks Avenue	Apt. 2	Clifton	NJ	07011	
Zora E. Thomas, Jr.		749 N. Evergreen Avenue		Woodbury	NJ	08096	
Anna Marie Thomas		749 N. Evergreen Avenue		Woodbury	NJ	08096	
Isabel Balboa		535 NJ-38		Cherry Hill	NJ	08002	
Harold E. Thomas		308 Hoboken Road	2nd Floor	East Rutherford	NJ	07073	
Anna Marie Thomas		308 Hoboken Road	2nd Floor	East Rutherford	NJ	07073	
Timothy M. Thomas		291 North Virginia Avenue		Penns Grove	NJ	08069	
Hoffman Law Office		713 Landis Avenue	PO Box 1106	Vineland	NJ	08362	
David Krell		19 Newton Avenue		Woodbury	NJ	08096	
Anna Thomas		55 Melody Avenue		Brick	NJ	08724	
Steven Abelson, Esquire		63 West Main Street	PO Box 7005	Freehold	NJ	07728	
Albert Russo		1 AAA Drive	Suite 101	Robbinsville	NJ	08691	
Jacob Thomas	Annie Thomas	257 Birchwood Road		New Milford	NJ	07646	
Robert A. Drexel, Esquire		39 Hudson Street	4th Floor	Hackensack	NJ	07601	
Marie-Ann Greenberg		302 Bridge Road	#330	Fairfield	NJ	07004	
Anna Marie Thomas		1095 Buckingham Drive		Thorofare	NJ	08086	
Joel R. Spivack, Esquire		Law office of Joel R.	1820 Chapel Avenue West	Cherry Hill	NJ	08002	

Grady M. Thomas	Anna Marie Thomas	10 Arthur TE		Hackensack	NJ	07840
Joan S. Lavery, Esquire	Lavery & Sirkis	699 Washington Street	Suite 102	Hackensack	NJ	07840
Thomas Orr		321 High Street		Burlington	NJ	08016
Anna Marie Thomas		145 Corte DiCantania		Clementon	NJ	08021
Crystal Cavaness Perry		428 Scotland Road		Orange	NJ	07050
Nona Ostrove, Esquire		1020 Laurel Oak Road	Suite 100	Voorhees	NJ	08043
Joseph Marchand		117 W. Broad Street	#119	Bridgeton	NJ	08302
Annie Murl Thomas		39 JFK Boulevard	Apt. D	Somerset	NJ	08873
Law Office of Robert D. Spengler		59 West Union Avenue	PO Box 309	Bound Brook	NJ	08805
Robert D. Springler, Esquire		59 West Union Avenue	PO Box 309	Bound Brook	NJ	08805
Barry R. Sharer		1103 Laurel Oak Road		Voorhees	NJ	08043
Annie M. Thomas		379 Ralph Street		Somerset	NJ	08873
Capital One Bank USA NA		4851 Cox Road		Glen Allen	VA	23060
Pressler & Pressler		7 Entin Road		Parsippany	NJ	07054
Gail Lawrence		105 Valley View TE		Newton	NJ	07860
Samuel E. Lawrence III	Gail J. Lawrence	31 Lake Street		Jamesburg	NJ	08831
Otto J. Kosbar, Esquire		5 Stockton Avenue		Jamesburg	NJ	08831
Karen E. Bezner		567 Park Avenue	#103	Scotch Plains	NJ	07076
Gail S. Lawrence	a/k/a Gail Marie Lawrence	105 Valley Viewq TE		Newton	NJ	07860
Keith A. Hyche, Esquire		61 High Street		Newton	NJ	07860
Robert Wasserman		110 Allen Road	Suite 304	Basking Ridge	NJ	07920
County of Atlantic		1333 Atlantic Avenue		Atlantic City	NJ	08401
Adrian Briggs		191 Westampton Street	Apt F	Pemberton	NJ	08068
Classic Edge Operations Inc.		London Court	Suite 3	Egg Harbor	NJ	08234
Rickey Dawkins		407 Glen Park Apts.		Bridgeton	NJ	08302
Cumberland County CWA		2 East Broad Street		Millville	NJ	08332
Ricky Dawkins		198 South Avenue		Bridgeton	NJ	08302
Ricky Dawkins		403 Colfax Street		Bridgeton	NJ	08302

Robert Dawkins		300 Avenue	Atlantic	Apt. 1611	Atlantic City	NJ	08401
Robert Dawkins		84 Fayette Street			Bridgeton	NJ	08302
Tenant		1301 Jefferson Avenue			Pleasantville	NJ	08232
Church of God Pleasantville		1301 Jefferson Avenue			Pleasantville	NJ	08232
Tenant		172-186 Main Street	North		Pleasantville	NJ	08232
Aguirre's L.L.C.		172-186 Main Street	North		Pleasantville	NJ	08232
Robert P. Dawkins		1113 Cedar Street			Boonton	NJ	07005
Main Street Development Associates LP	a/k/a M.S.D.A., LP	14 West Mulberry Avenue			Pleasantville	NJ	08232
Goldenberg Mackler Sayegh et al.		Pennsylvania Avenue			Atlantic City	NJ	08401
Jose Rivera Sinclair, Julio Aguirre, Robert Dawkins	Carlos Aguirre, Aguirres LLC	3 Stockton Lane			Egg Harbor Twp.	NJ	08234
South Jersey Energy Service Plus LLC420 North 2nd Road		84 Fayette Street		Unit 1	Bridgeton	NJ	08302
Robert Dawkins		84 Fayette Street			Hammonton	NJ	08037
Reynolds & Drake PC		29 North Shore Road			Bridgeton	NJ	08302
Robert Dawkins		84 Fayette Street			Absecon	NJ	08201
County of Atlantic	State of New Jersey	5901 Main Street			Bridgeton	NJ	08302
Aguirre's L.L.C.	c/o Jorge Aguirre	108 Chase Road			Mays Landing	NJ	08330
Mr. Lucky Bail Bonds		67 High Street			Egg Harbor Twp.	NJ	08234
Robert Dawkins		807 Fisher Avenue			Mount Holly	NJ	08060
Robert E. Dawkins		9 Stockton Place			Atlantic City	NJ	08401
Herbert B. Raymond, Esquire		7 Glenwood Avenue		Suite 408, Fourth Floor	Irvington	NJ	07111
US Bank-Cust/SASS Muni V		2 Liberty Place - TL5G			East Orange	NJ	07017
Essex County Bd Social Services		18 Rector Street			Philadelphia	PA	19102
Sharon Dawkins		817 S. 13th Street			Newark	NJ	07102
Tenant		39 Somerset Avenue			Newark	NJ	07108
Sharon Dawkins		817 S. 13th Street			Pleasantville	NJ	08232
Sharon Dawkins		817 S. 13th Street			Newark	NJ	07108

Sharon Dawkins		817 S. 13th Street	Apt. 3	Newark	NJ	07108
Barnard, LLC		8 Spruce Hill Court		Pleasantville	NY	10570
341 East, LLC		8 Spruce Hill Court		Pleasantville	NY	10570
City of Pleasantville		18 North First Street		Pleasantville	NY	10570
Tenant		821-823 Washington Avenue		Pleasantville	NJ	08232
Gregory Stefan		8501 North Lansdowne Avenue		Upper Darby	PA	19082
Edison Tax Service LLC		1350 Liberty Avenue		Hillside	NJ	07205
US Bank Custodian for TLCF 2012A, LLC		50 South 16th Street, Suite 1950		Philadelphia	PA	19102
Harinder Dhalwal		101 Wygate Drive		Egg Harbor Twp.	NJ	08234
City of Pleasantville		18 North First Street		Pleasantville	NJ	08232
Gail Lawrence		46 West Avenue		Greenville	SC	29611
Tenant	d/b/a Classic Operations, Inc.	145 E. Delilah Road		Pleasantville	NJ	08232
Crystal R. Perry		3 London Court		Egg Harbor Twp.	NJ	08234
State of New Jersey		50 Barrack Street		Trenton	NJ	08608
Classic Edge Operations	Crystal Perry, President	309 Springfield Avenue		Egg Harbor Twp.	NJ	08234
Loralee B. Morris		7819 Ontario Road		Gainesville	VA	20155
Terrell Smith		5338 North 12th Street		Philadelphia	PA	19141
Capital One Bank N.A.,	successor to Capital One Bank	1680 Capital One Drive		McLean	VA	22102
Goldman & Warshaw PC		PO Box 2500		West Caldwell	NJ	07007

I hereby CERTIFY that the attached tax foreclosure list contains the description of lands and the tax sale certificates held by the City of Pleasantville affecting said lands, together with the amounts due on said tax sale certificates and for subsequent liens, including the amount to redeem, and the ownership of said lands as it appears on the tax records of the Tax Collector's Office, and on the last tax duplicate of the City of Pleasantville, which said lands and certificates are subject to foreclosure *in rem* pursuant to the provisions of the In Rem Tax Foreclosure Act (1948), N.J.S.A. 54:5-104.29 et seq., as amended and supplemented, this tax foreclosure list being prepared and certified in accordance with the provisions of said statute.

FLOR ROMAN, TAX COLLECTOR
CITY OF PLEASANTVILLE

PLEASE TAKE FURTHER NOTICE THAT if you are unable to obtain an attorney you may communicate with the New Jersey Bar Association by calling toll free 800-792-8315 (within New Jersey or (609) 394-1101 (from out of State). You may also contact the Lawyer Referral Service of the County in which you reside or the Camden County Bar Association Lawyer Referral Service by calling (609) 461-4542. If you cannot afford an attorney, you may communicate with the Legal Services Office of the County in which you reside by calling (609) 261-4862.

JOSE A. CALVES, ESQUIRE
PARKER McCAY P.A.
ATTORNEYS FOR PLAINTIFF