

D-2526-226

01-03589

W 27/26

**FILED**  
SUPERIOR COURT OF NJ

JAN 25 2001

D.F.P.

*lve*  
GEORGE F. SWEENEY  
A Professional Corporation  
One Main Street  
Sparta, NJ 07871  
(973) 729-6400  
Attorney for Plaintiff

FRIENDS OF LAKE NEEPAULIN, INC.,	:	SUPERIOR COURT OF NEW JERSEY
	:	CHANCERY DIVISION-SUSSEX COUNTY
Plaintiff,	:	Docket No. F-5080-00
vs.	:	CIVIL ACTION
NEEPAULIN RECREATION, INC, STATE	:	
OF NEW JERSEY, AMELIA ZUMMO,	:	
individually and as Custodian for:	:	
THOMAS C. ZUMMO and REBECCA ZUMMO:	:	
AND UNKNOWN OWNERS/UNKNOWN	:	
CLAIMANTS, their heirs, devisees :	:	
and personal representatives, :	:	
and their or any of the	:	
successors in right, title and	:	
interest,	:	
Defendants.	:	

REC'D & RECORDED  
01 FEB 26 PM 3:01  
SUSSEX COUNTY CLERK  
NEWTON, N.J.

FINAL JUDGMENT

THIS CAUSE being opened to the Court by George F. Sweeney, P.C., attorney for plaintiff, and it appearing to the Court that the Amended Complaint filed herein was filed to foreclose the right of redemption of the defendants to confirm in the plaintiff the fee simple title in and to the premises described in the Amended Complaint and hereinafter described; and

IT APPEARING that the plaintiff is the holder of Tax Sale Certificate #6-87 affecting the premises described in the first count of the Amended Complaint and that Tax Sale Certificate #6-87 was made by Jennie M. Edsall, Tax Collector of the Township of Wantage to Wantage Township, which Assignment is dated September 27, 1988, and which was recorded in the Sussex County Clerk's

Consideration : \$ 0.00 Exempt Code: E

County	State	N.P.N.R.F	Total
0.00	0.00	0.00	0.00
kathy	Date: 02/26/2001		

office on October 21, 1988 in Book 1568 of Mortgages, Page 15;  
and

IT FURTHER APPEARING that the said certificate #6-87 was assigned to plaintiff herein by a Tax Sale Certificate Assignment dated September 30, 1999, and recorded in the Sussex County Clerk's office on May 4, 2000 in Book 3713 of Mortgages, Page 247, which assigns the said Tax Sale Certificate to plaintiff. More than two years have elapsed since the sale of the said lands by the Township of Wantage and the lands have not been redeemed from the tax sale; and

IT FURTHER APPEARING that there was due, as of June 30, 2000, in accordance with the certification of plaintiff and certification of tax collector duly filed in the cause, for principal, interest and subsequent taxes upon said certificate 6-87, covering lot 40 in block 69.01, on the Tax Maps of Wantage Township and commonly known as Lake Neepaulin, Wantage, New Jersey; and

IT FURTHER APPEARING that default has been entered by the Clerk of the Court against the defendants NEEPAULIN RECREATION, INC, STATE OF NEW JERSEY, AMELIA ZUMMO, individually and as Custodian for THOMAS C. ZUMMO and REBECCA ZUMMO and UNKNOWN OWNERS/UNKNOWN CLAIMANTS, their heirs, devisees and personal representatives, and their or any of the successors in right, title and interest; and the court by its order made on the 8th day of November, 2000, fixed the 10th day of January, 2001, between the hours of nine o'clock in the forenoon and four

D-2526-228

o'clock in the afternoon, at the offices of the Tax Collector of the Township of Wantage, Municipal Building, 888 Route 23, Wantage, NJ 07461, be and the same is hereby fixed as the time and place for the redemption of the said lands as described in the Amended Complaint and making up the premises concerning which the Amended Complaint is filed and that thereupon the defendant who redeems shall be entitled to the certificate of tax sale duly endorsed for cancellation; and

IT FURTHER APPEARING by certification of mailing duly filed herein that the notice of redemption was duly mailed by certified mail, return receipt requested, and by regular mail in accordance with the terms of the order of the court concerning the defendants whose addresses are known; and

IT FURTHER APPEARING from Proof of Publication and Certificate of Posting that notice of redemption was advertised and posted on the premises described in the Amended Complaint; and

IT FURTHER APPEARING from the affidavit of Marcia Snyder, Tax Collector of the Township of Wantage, that she attended at her office at Municipal Building, 888 Route 23, Wantage, New Jersey, on the 10th day of January, 2001, between the hours of nine o'clock in the forenoon and four o'clock in the afternoon, and had in her possession the tax sale certificate aforesaid ready for cancellation in accordance with the terms of the said order herein; that none of the defendants, nor any person or persons acting on their behalf, appeared before her at the time

D-2526-229

and place aforesaid; that no defendant, 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 plaintiff.

IT IS THEREFORE on this <sup>25<sup>th</sup></sup> day of January, 2001,

ORDERED AND ADJUDGED that the defendants NEEPAULIN RECREATION, INC, STATE OF NEW JERSEY, AMELIA ZUMMO, individually and as Custodian for THOMAS C. ZUMMO and REBECCA ZUMMO and UNKNOWN OWNERS/UNKNOWN CLAIMANTS, their heirs, devisees and personal representatives, and their or any of the successors in right, title and interest and all persons claiming by, from or under them, stand absolutely debarred and foreclosed of and from any and all right, and equity of redemption, in and to the lands and every part thereof, which lands and premises described as follows:

ALL THAT CERTAIN tract or parcel of land and premises, situate in the Township of Wantage, County of Sussex and State of New Jersey, as follows:

All the submerged lands shown on maps entitled "Plan of Lake Neepaulin, Sections 1, 2, and 4, situated in the Township of Wantage, County of Sussex, State of New Jersey and being known and designated thereon as "Lake Neepaulin", together with the dam and appurtances and water of said Lake Neepaulin.

D-2526-230

BEING designated as lot 40, block 69.01 on the tax maps of the Township of Wantage.

COMMONLY known as Lake Neepaulin; and

IT IS FURTHER ORDERED AND ADJUDGED that the plaintiff, Friends of Lake Neepaulin, Inc., whose address is <sup>161 NORTH SHORE DRIVE</sup> ~~161 NORTH SHORE DRIVE~~, WANTAGE, NJ 07461, ~~161 NORTH SHORE DRIVE, WANTAGE, NJ 07461~~, is vested with an absolute and indefeasible estate of inheritance in fee simple to the premises above described. and

IT IS FURTHER ORDERED AND ADJUDGED that the plaintiff, Friends of Lake Neepaulin, Inc., duly recover against the defendants NEEPaulin RECREATION, INC, STATE OF NEW JERSEY, AMELIA ZUMMO, individually and as Custodian for THOMAS C. ZUMMO and REBECCA ZUMMO and UNKNOWN OWNERS/UNKNOWN CLAIMANTS, their heirs, devisees and personal representatives, and their or any of the successors in right, title and interest and all persons claiming by, from or under them the possession of the said lands and premises described and mentioned in the Amended and in this judgment, EXCEPT, HOWEVER, NO POSSESSION IS HEREBY AWARDED AGAINST ANY TENANT PROTECTED BY THE PROVISIONS OF THE NEW JERSEY TENANT ANTI-EVICTION STATUTE (NJSA 2A:18-61 et seq.) AND NO WRIT OF POSSESSION SHALL ISSUE AGAINST SAID TENANTS.

*Anthony J. Parrillo*  
Anthony J. Parrillo, P.J. Ch.

I, Donald F. Phelan, Clerk of the Superior Court for 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 *25th* day of *Jan* - Two Thousand *01*.  
*Donald F. Phelan*  
Donald F. Phelan  
Clerk of Superior Court

