

TOWNSHIP OF BERLIN,
SUPERIOR COURT OF NEW JERSEY
CAMDEN COUNTY
CHANCERY DIVISION
GENERAL EQUITY PART
DOCKET NO. P052138-014
A CIVIL ACTION

NOTICE OF
IN REM FORECLOSURE OF TAX LIEN TITLES

PLATT & RISO, P.C.
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Attorneys for Plaintiff, Township of Berlin

TOWNSHIP OF BERLIN,
Plaintiff,
v.

- 191 McClellan Avenue
Block 521, Lot 9
Assessed to Jean Leotti
 - 250 Route 73 North
Block 708, Lot 3
Assessed to Meredith W. Jester
 - 408 Kelley Drive
Block 1203, Lot 27
Assessed to
Berlin Business Park Associates, L.P.
 - 314 Magnolia Avenue
Block 1412, Lot 15
Assessed to Mary Ellison
 - 338 Magnolia Avenue
Block 1412, Lot 20
Assessed to Darlene F. Crockson and Whitney Porter Mapp
 - 700-760 South Route 73
Block 1501, Lot 1
Assessed to Berlin Promenade, LLC
 - 324 Hazel Avenue
Block 1814, Lot 14
Assessed to CCTS Tax Liens I, LLC
 - 339 Chestnut Avenue
Block 2103, Lot 9
Assessed to Kate Washington
 - 370 Cooper Road
Block 2301, Lot 23
Assessed to
West Berlin Industrial Center, Inc.
- Defendants.

TAKE NOTICE that an action, in Rem, has been commenced in the Superior Court of New Jersey by the filing of a Complaint on December 8, 2014, to foreclose and forever bar any and all rights of redemption from the plaintiff's tax lien title in the parcels of land described in the Condensed Foreclosure Listing attached hereto.

The 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 or any parcel thereof, by redemption, or to contest the plaintiff's right to foreclose, must do so by paying the amount required to redeem as set forth on the attached Condensed Foreclosure Listing, plus interest to the date of redemption and such costs as the court may allow, prior to the entry of judgment in this action, or by filing and serving an answer to the complaint setting forth the defendant's defense within 45 days after the date of publication of this notice.

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 persons or entities shall be forever barred and foreclosed of all his rights, title, interest and equity of redemption in and to the parcels of land described in the attached Condensed Foreclosure Listing.

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:

As to Property #1 - Block 521, Lot 9:
Jean Leotti
191 McClellan Ave
West Berlin, NJ 08091

As to Property #2 - Block 708, Lot 3:
Estate of Meredith W. Jester
c/o Karen Federici
137 South Brewster Road
Vineland, NJ 08351

Estate of Meredith W. Jester
c/o Heather J. Randall
160 E. Bettewood Avenue
Oaklyn, NJ 08107-1327

Estate of Meredith W. Jester
c/o Frank R. Demmerly, Jr.
216 E. Oak Avenue
Moorestown, NJ 08057-2018

As to Property #3 - Block 1203, Lot 27:
Berlin Business Park Associates, L.P.
1317 Route 73
Mt. Laurel, NJ 08054

Ridolfi Friedman Frank and Edelstein
3131 Princeton Pike BLDG 6A
Lawrenceville, NJ 08648

As to Property #4 - Block 1412, Lot 15:
Mary Ellison
5626 Gainor Road
Philadelphia, PA 19131

Manufacturers and Traders Trust Co.
P.O. Box 844
Buffalo, NY 14240

Manufacturers and Traders Trust Co.
c/o Select Portfolio Servicing, Inc.
P.O. Box 65250
Salt Lake City, UT 84165-0250

NJ Department of Community Affairs
Bureau of Room and Board House Standards
P.O. Box 800
Trenton, NJ 08625-0800

As to Property #5 - Block 1412, Lot 20:
Darlene F. Crockett &
Whitney Porter Mapp
4 S. Rose Lane
West Berlin, NJ 08091

Atlantic County Board of Social Services
1333 Atlantic Avenue
Atlantic City, NJ 08401

As to Property #6 - Block 1501, Lot 1:
Berlin Promenade, LLC
c/o Susquehanna Patriot Bank
P.O. Box 639 - Loan Center
Maugansville, MD 21167

As to Property #7 - Block 1814, Lot 14:
CCTS Tax Lient LLC
1000 Haddonfield Berlin Road, Suite 203
Voorhees, NJ 08043

JRD Properties One, Inc.
124 E. Camden Avenue
Moorestown, NJ 08057

Julian Collins
24 Shawnee Ct
Medford, NJ 08055-9708

As to Property #8 - Block 2103, Lot 9:
Katie Washington
c/o Anderson
P.O. Box 3391
Camden, NJ 08101

NWK Beth Israel Center
201 Lyons Avenue
Newark, NJ 07112

Jerry's Super Service
483 Orange Street
Newark, NJ 07107

Jerry's Super Service
c/o Joel Santana, Registered Agent
455 Orange Street
Newark, NJ 07107

State Farm Indemnity Company
300 Kimball Drive
Parsippany, NJ 07054-9809

As to Property #9 - Block 2301, Lot 23:
West Berlin Industrial Center, Inc.
1028 Industrial Drive
West Berlin, NJ 08091

West Berlin Industrial Center, Inc.
c/o Technitool, Inc.
1028 Industrial Dr.
West Berlin, NJ 08091

West Berlin Industrial Center, Inc.
c/o Sai Russomanno
2101 Waverly Ave.
Atco, NJ 08004

CCTS, LLC
1000 Haddonfield-Berlin Road, Suite 203
Voorhees, NJ 08043

Berlin Promenade, LLC
 970 Susquehanna Patriot Bank
 26 N. Cedar Street
 Lutz, PA 17545

February 5, 2014

TOWNSHIP OF BERLIN
 CONDENSED FORECLOSURE LISTING

Last Known Owner: Schedule #	BLI/LOT/Qual Property Location	Cert#	Sale Date: Addtl Lots	Amount of Sale	Subsequent Chrgs & Int	Redemption Amount	Date	Recording Book	Page
LEOTTI, JEAN #1	521 - 9 191 McCLELLAN AVE 10X100 Sewer Easement	03655	06/22/10	2,620.60	12,715.44	15,336.04	07/02/12	09617	863
JESTER, MEREDITH, EST #2	708 - 3 250 RT 73 NORTH	03571	06/24/08	64.16	423.97	488.13	07/02/12	09617	867
BERLIN BUSINESS PARK ASSOC #3	1203 - 27 408 KELLEY DRIVE Drainage Basin	03268	06/24/98	17.18	155.00	172.18	04/09/99	5074	542
ELLISON, MARY #4	1412 - 15 314 MAGNOLIA AVE	03747	06/20/12	711.34	1,622.60	2,333.94	07/02/12	09617	861
CROCKSON DARLENE F & MAPP #5	1412 - 20 338 MAGNOLIA AVE	03749	06/20/12	491.16	1,540.41	2,031.57	07/02/12	09617	859
BERLIN PROMENADE LLC #6	1501 - 1 700-760 RT 73 SOUTH Formerly Forte Farm	03751	06/20/12	168,979.67	162,985.41	331,965.08	07/02/12	09617	857
CCTS TAX LIENS I LLC #7	1814 - 14 324 HAZEL AVE	03755	06/20/12	220.33	312.5	532.92	07/02/12	09617	855
WASHINGTON, K #8	2103 - 9 330 CHESTNUT AVE	03643	06/23/09	308.06	3,229.22	3,537.28	07/02/12	09617	865
WEST BERLIN IND CENTER INC #9	2301 - 23 370 COOPER ROAD Large Drainage Basin	03536	06/27/06	104.90	1,133.59	1,238.49	09/25/07	8667	524

Publication Date: March 3, 2015
 (\$396.00)