Publication copy

Notice of Lis Pendens, recorded September 9, 2026, Salem County Instr. 2026007578, Book 4773, Page 1752

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Published by Ronald W. Yarbrough, plaintiff, as part of the public record of Yarbrough v. Lake Centerton Park Homeowners Association, Inc., et al., Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26.

This copy is the filed or produced document with these changes only: black boxes cover (1) names, addresses, telephone numbers and e-mail addresses of persons who are not parties, (2) personal identifiers and financial account numbers (R. 1:38-7), (3) telephone and e-mail contact details, and (4) plaintiff's personal financial information, marked "Redacted: plaintiff's personal financial information". Withheld pages, if any, are replaced by a notice page. The complete document is available from the Court.

SALEM COUNTY CLERK'S
DOCUMENT SUMMARY SHEET

INSTR # 2026007578
BK 4773 PG 1752
Pgs 1752 - 1755; (4 pgs)
RECORDED 09/09/2026 10:32:37 AM
DALE A. CROSS, COUNTY CLERK
SALEM COUNTY, NEW JERSEY
RECORDING FEES: $70.00
RECORDED BY Kelsey

All information is to be typed or legibly Printed

Salem County Clerk's Office **Dale A. Cross, Clerk** **110 Fifth Street, Suite 200** **[redacted]8079-1073** **[redacted] | salemcountyclerk.org**	**Return Name and Address:** Ronald W. Yarbrough, 11 Lake Centerton Drive, Pittsgrove, NJ 08318 NO

FOR OFFICIAL USE

Submitting Company	Ronald W. Yarbrough, Plaintiff Pro Se
Document Date (mm/dd/yyyy)	09/03/2026
Document Type	Notice of Lis Pendens (N.J.S.A. 2A:15-6)
No. of pages of the original Signed Document *(include the Document Summary Sheet)*	34 ✓
Consideration Amount *(if applicable)*	N/A

	Name (s) *(Last Name First Name M.I. Suffix) (Company Name as written)*	**Address** *(Required for Deeds)*
First Party (Grantor or Mortgagor or Assignor or Defendants) *(Enter up to five names)*	Lake Centerton Park Homeowners Association, Wheaton, Clifford C. Rossi, Michael M. III Mehaffey, Michele Mehaffey, Douglas K.	23 Lake Centerton Drive, Pittsgrove, NJ
Second Party (Grantee or Mortgagee or Assignee or Plaintiff) *(Enter up to five names)*	Yarbrough, Ronald W.	11 Lake Centerton Drive, Pittsgrove, NJ

Deed Parcel Information *(Enter up to three entries)*	**Municipality**	**Block**	**Lot**	**Property Address**
	Pittsgrove Town	1503	73	Deerfield Road / Centerton Lake, Pittsgrove, N.

Reference Information *(Enter up to three entries)* *(If applicable)*	**Book Type**	**Original Book No.**	**Original Beginning Page**	**Instrument No.**	**Recorded/File Date**
	Deed	4621	110	2022001695	02/08/2022
	Deed	1037	274	[redacted]	04/11/2000
	Deed	703	1		08/31/1987

DO NOT DISCARD THIS PAGE

THIS COVER SHEET [DOCUMENT SUMMARY] IS A PERMANENT PART OF THE SALEM COUNTY, NJ RECORDING DOCUMENT

*** Disclaimer: This Sheet was Prepared by the Submitter***

Prepared by:

Ronald W. Yarbrough, Plaintiff Pro Se

RONALD W. YARBROUGH, Plaintiff, v. LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION, INC.; CLIFFORD C. WHEATON, individually; MICHAEL M. ROSSI III, individually; MICHELE MEHAFFEY; and DOUGLAS K. MEHAFFEY, Defendants.	SUPERIOR COURT OF NEW JERSEY CHANCERY DIVISION - GENERAL EQUITY PART SALEM COUNTY DOCKET NO. SLM-C-000017-26 Civil Action NOTICE OF LIS PENDENS (N.J.S.A. 2A:15-6 et seq.)

TO THE CLERK OF SALEM COUNTY AND ALL PERSONS CONCERNED:

NOTICE IS HEREBY GIVEN, pursuant to N.J.S.A. 2A:15-6 et seq., that an action has been commenced and is pending in the Superior Court of New Jersey, Chancery Division, General Equity Part, Salem County, under the title and docket number set forth above, by the filing of a Verified Complaint on August 27, 2026.

1. **Title of the action.** Ronald W. Yarbrough, Plaintiff, v. Lake Centerton Park Homeowners Association, Inc.; Clifford C. Wheaton, individually; Michael M. Rossi III, individually; Michele Mehaffey; and Douglas K. Mehaffey, Defendants; Docket No. SLM-C-000017-26.

2. **General object of the action.** The action seeks, among other relief: (a) a judgment declaring that the Board of Directors of defendant Lake Centerton Park Homeowners Association, Inc. lacks authority to sell, dedicate, transfer, contract to transfer, or otherwise dispose of the real property described below, or to authorize or permit the removal, breach or [redacted] of the Centerton Lake dam located on that property, unless and until the members of the Association have approved such action in the manner required by Article SEVENTH of the Association's Certificate of Incorporation, Article III, Section 2(d) and Article VII, Sections 2 and 5 of the Declaration of Covenants and Restrictions recorded in the Salem County Clerk's Office in Deed Book 703, Page 1, and N.J.S.A. 15A:10-11; (b) a preliminary and permanent injunction against any such sale, dedication, transfer, contract or removal pending such member action, and, as to any contract executed without such authority, an order setting aside and enjoining its performance under N.J.S.A. 15A:3-2(a); and (c) specific performance of the covenant in Article VII, Section 5(a) of the Declaration vesting ownership of the dam in the Association and making the Association responsible for the maintenance and operation of the dam. The action affects the title to the real estate described below. The action does not seek to affect the title to the 12.97-acre portion of former Lot 73 conveyed by the Association to Michele Mehaffey and Douglas K. Mehaffey by deed recorded February 8, 2022 in Deed Book 4621, Page 116, which is excluded from the description below.

3. **Description of the affected real estate.** All that certain lot, tract or parcel of land situate in the Township of Pittsgrove, County of Salem, State of New Jersey, known and designated as **Block 1503, Lot 73** on the official tax map of the Township of Pittsgrove, being the remainder of the lands and premises conveyed by Lake Centerton Park, Inc. to Lake Centerton Park Homeowners Association by deed dated March 29, 2000 and recorded April 11, 2000 in the Salem County Clerk's Office in Deed Book 1037, Page 274 (Instrument No. [redacted] after the conveyance of a 12.97-acre portion thereof by Lake Centerton Park Homeowners Association to Michele Mehaffey and Douglas K. Mehaffey by deed dated February 7, 2022 and recorded February 8, 2022 in Deed Book 4621, Page 116, as the said remainder is re-described in the deed from Lake Centerton Park Homeowners Association to Lake Centerton Park Homeowners Association dated February 7, 2022 and recorded February 8, 2022 in Deed Book 4621, Page 110 (Instrument No. 2022001695), containing 87.2 acres, more or less, and comprising Centerton Lake, the Centerton Lake dam and spillway at Muddy Run, and the surrounding common land of Lake Centerton Park, more particularly described in

Schedule A annexed hereto; together with all other lands conveyed by the said deed recorded in Deed Book 1037, Page 274 and not since conveyed of record, including the tract at Muddy Run at Salem County Bridge No. 1235 described therein as Tract No. 2.

4. **Record owner of the affected real estate.** Lake Centerton Park Homeowners Association, Inc. (grantee of record as "Lake Centerton Park Homeowners Association"), 23 Lake Centerton Drive, Pittsgrove, New Jersey 08318. The premises are subject of record to Tax Sale Certificate No. 25-00037, sold January 15, 2025 to Trystone Capital Assets, LLC and recorded May 9, 2025 in Book 4728, Page 239, and to Tax Sale Certificate No. 26-00018, sold January 14, 2026. The Township Tax Collector's records of August 24, 2026 identify Foundation Properties, LLC as the present holder of both certificates.

5. **Plaintiff's address for service.** Ronald W. Yarbrough, 11 Lake Centerton Drive, Pittsgrove, New Jersey 08318; [redacted]

Dated: September 9, 2026

Ronald W. Yarbrough, Plaintiff Pro Se

SCHEDULE A
LEGAL DESCRIPTION OF THE REAL ESTATE AFFECTED

ALL that certain part and parcel of land situate, lying and being in the Township of Pittsgrove, County of Salem, State of

Beginning at a point for a corner in the Northerly line of Deerfield Road (49.5' wide), said point now marked by a Concret

1. N 78°18'36" E, along said line of Deerfield Road, and along the division line between Lots 73 and 74, Block 1503, a dis

2. N 68°58'36" E, along said line of Centerton Road, a distance of 479 feet more or less to an angle point for a corner in

3. N 61°48'04" E, along same, a distance of 23 feet more or less to a point for a corner in the division line between Lots

4. N 28°11'56" W, along said division line, a distance of 125 feet more or less to a point for a corner at the edge of Cen

5. Northwardly, Southwestwardly and Southwardly, along said line of Centerton Lake, and also along the division line betwe

6. S 46°29'11" W, along said Proposed division, a distance of 670.33 feet to a point for a corner, now marked by a Stone f

7. S 17°27'45" E, along said division line, a distance of 836.10 feet to the Point of Beginning.

Containing 87.2± acres to right-of-way.

BEING Proposed Lot 73, Block 1503 on Plan of Minor Subdivision, Block 1503, Lots 73 and 79, Township of Pittsgrove, Salem

BEING the premises described in Deed from Lake Centerton Park Homeowners Association to Lake Centerton Park Homeowners Ass

BEING part of the premises conveyed to Lake Centerton Park Homeowners Association by Deed from Lake Centerton Park, Inc. d

The foregoing metes-and-bounds description is the Schedule "A" description of Deed Book 4621, Page 110, set forth as recor

Tax Map: Block 1503, Lot 73, Township of Pittsgrove, Salem County, New Jersey. Record owner: Lake Centerton Park Homeowner

RONALD W. YARBROUGH, Plaintiff, v. LAKE CENTERTON PARK HOMEOWNERS ASSOCIATION, et al., Defendants

Superior Court of New Jersey, Chancery Division, Salem County, Docket No. SLM-C-000017-26

ACKNOWLEDGMENT

(N.J.S.A. 46:14-2.1; attached to and made part of the Notice of Lis Pendens dated September 9, 2026)

STATE OF NEW JERSEY)
) ss.:
COUNTY OF SALEM)

BE IT REMEMBERED that on this 9 day of September, 2026, before me, the undersigned officer authorized to take acknowledgments in the State of New Jersey, personally appeared **RONALD W. YARBROUGH**, who, I am satisfied, is the person named in and who executed the within Notice of Lis Pendens, and thereupon he acknowledged that he signed and delivered the same as his act and deed, for the uses and purposes therein expressed.

Notary Public / Officer taking acknowledgment

Printed name: Erika Hamblin

Title: Notary Public, State of New Jersey

My [redacted] expires: Oct 12, 2028

(seal)

ERIKA N HAMBLIN
Notary Public, State of New Jersey
My [redacted] Expires Oct 12, 2028