Publication copy

Plaintiff's Exhibit OO - Tax Sale Certificate 25-00037 Trystone rec 2025-05-09 (Bk 4728 Pg 239)

Source: Superior Court of New Jersey, eCourts, SLM-C-000017-26, Trans ID CHC2026285925; filed by Plaintiff (filed 8/28/2026, eCourts CHC2026285925, Volume 7)

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.

EXHIBIT OO

2025-01-15 Tax Sale Certificate 25-00037 Trystone rec 2025-05-09 (Bk 4728 Pg 239)

INSTR # 2025003946
BK 4728 PG 239
Pgs 239 - 241; (3 pgs)
RECORDED 05/09/2025 11:56:37 AM
DALE A. CROSS, COUNTY CLERK
SALEM COUNTY, NEW JERSEY
RECORDING FEES: $50.00
RECORDED BY Kelsey

SALEM COUNTY CLERK'S DOCUMENT SUMMARY SHEET

All information is to be typed or legibly Printed

Salem County Clerk's Office **Dale A. Cross, Clerk** **110 Fifth Street, Suite 200** **Salem, NJ 08079-1073** [redacted] | **salemcountyclerk.org**	**Return Name and Address:** Trystone Capital Assets, LLC P.O. Box 1030 Brick, NJ 08723

NO

FOR OFFICIAL USE

Submitting Company	Trystone Capital Assets, LLC
Document Date (mm/dd/yyyy)	01/15/2025
Document Type	Tax Sale Certificate
No. of pages of the original Signed Document *(include the Document Summary Sheet)*	3 ✓
Consideration Amount (*if applicable*)	

	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 Pk Homeowners Assoc	
Second Party (Grantee or Mortgagee or Assignee or Plaintiff) *(Enter up to five names)*	Trystone Capital Assets, LLC	

	Municipality	**Block**	**Lot**	**Property Address**
Deed Parcel Information *(Enter up to three entries)*	Pittsgrove	1503	73	Deerfield Rd

	Book Type	**Original Book No.**	**Original Beginning Page**	**Instrument No.**	**Recorded/File Date**
Reference Information *(Enter up to three entries) (If applicable)*					

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***

CERTIFICATE OF SALE

FOR UNPAID MUNICIPAL LIENS

CERTIFICATE No. 25-00037

I, JENNAFER HERNANDEZ, COLLECTOR OF TAXES of the taxing district of the TOWNSHIP of PITTSGROVE in the COUNTY of SALEM and State of New Jersey, do hereby certify that on the 15th day of January, 2025 at a public sale of lands for delinquent municipal liens, pursuant to the Revised Statutes of New Jersey, 1937, Title 54, Chapter 5, and the amendments and supplements thereto I sold to TRYSTONE CAPITAL ASSETS, LLC

whose address is PO BOX 1030, BRICK, NJ 08723

for Two Thousand Three Hundred Twenty Six dollars and Sixty cents, the land in said taxing district described as Block No. 1503 Lot No. 73, and known as DEERFIELD RD, on the tax duplicate thereof and assessed thereon to LAKE CENTERTON PK HOMEOWNERS ASSOC.

THE AMOUNT OF THE SALE WAS MADE UP OF THE FOLLOWING ITEMS:

	AMOUNT	INTEREST	TOTAL
Taxes For: 2024	2,209.84	71.14	2,280.98
Assessments For Improvements			
Total Cost of Sale	45.62		45.62
Total			2,326.60
Premium (if any) Paid	0.00		

Record & Return
Trystone Capital Assets,LLC
PO Box 1030, Brick,NJ 08723

Said sale is subject to redemption on repayment of the amount of sale, together with interest at the rate of 18.00 per centum per annum from the date of sale, and the costs incurred by the purchaser as defined by statute. The sale is subject to municipal charges accruing after December 31, 2024; municipal authority charges accruing after December 31, 2024 and assessment installments not yet due, amounting to 0.00 dollars and interest thereon.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this 15th day of January, 2025.

STATE OF NEW JERSEY
COUNTY OF: SALEM

Jennafer Hernandez SEAL
JENNAFER HERNANDEZ, COLLECTOR OF TAXES

BE IT REMEMBERED, that on this 15th day of January 2025 before me a Notary Public of New Jersey, personally appeared JENNAFER HERNANDEZ the Collector of Taxes of the taxing district of Pittsgrove Township in the County of SALEM, who, I am satisfied, is the individual described herein, and who executed the above Certificate of Sale; and I having made known to him the contents thereof, he thereupon acknowledged to me that he signed, sealed and delivered the same as his voluntary act and deed, for the uses and purposes therein expressed.

Prepared By: Jennafer Hernandez
JENNAFER HERNANDEZ, PREPARER

Eileen M. O'Hara
EILEEN M. O'HARA

EILEEN M. O'HARA
NOTARY PUBLIC OF THE STATE OF NEW JERSEY
COMMISSION #2357024 NOTARY PUBLIC
MY COMMISSION EXPIRES MARCH 27, 2027

NOTE: NJSA 46:15-3 requires that all signatures appearing on the certificate, those of the collector, the Notary Public who takes this acknowledgement, and the preparer shall be printed, typed or stamped underneath such signature the name of the person that signed.

DLGS Rev. 10/99 MGL PRINTING SOLUTIONS TC82

AUTHORIZATION FOR CANCELLATION OF RECORD BY MUNICIPALITY

The within certificate has been duly paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Municipality

BY: _____ ATTEST: _____

Mayor Municipal Clerk

(NJSA 46:18-11.6 & 54: 5-55)

Seal of Municipality to be affixed

No. _____

Tax Sale Certificate

Collector of Taxes

Municipality of _____ County, New Jersey

To _____

Entered Compared

Checked

Received in the Register Office of the County of _____ New Jersey

on the day of

A.D. 20 , at o'clock in the noon and

Recorded in Book for said

County on Pages

AUTHORIZATION FOR CANCELLATION OF RECORD BY A PRIVATE CORPORATION

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record. _____

Name of Corporation

BY: _____ ATTEST: _____

President Secretary

Corporate Seal to be affixed

AUTHORIZATION FOR CANCELLATION OF RECORD BY AN INDIVIDUAL

The within certificate has been fully paid and satisfied and the County Recording Officer is hereby authorized to cancel the same of record.

The above signature is certified to as genuine.

_____ _____

A Notary Public of New Jersey Signature of Holder of Certificate