

**TOWNSHIP OF FRANKFORD
COUNTY OF SUSSEX, STATE OF NEW JERSEY**

RESOLUTION 2021-072

REFUNDING TAX SALE CERTIFICATE 2019-016 WHICH WAS REDEEMED

WHEREAS, the property owned by Raul Rodriguez, known as block 255 lot 8 located at 94 East Shore Lake Owassa Road had unpaid 2018 property taxes and was sold at a Tax Sale held on 31 January 2019 by the Frankford Township Tax Collector; and

WHEREAS, Fedigan, LLC of 474 Mary Allen Way in Mountainside, NJ 07092 was the successful bidder of the above stated property. The amount of the Tax Sale consisted of unpaid 2018 property taxes, interest, and other costs, and totaled \$1,091.87 and is represented by Tax Sale Certificate 2019-016; and

WHEREAS, Noble Title Agency, Inc, agent for the purchaser of the property, paid \$17,729.56 on 04 August 2021 to the Frankford Township Tax Collector to satisfy the outstanding Tax Sale Certificate 2019-016, subsequent taxes, attorney fees, delinquent taxes, and current taxes; and

WHEREAS, the lienholder, Fedigan, LLC, rejected the tax sale certificate redemption as the title company, Noble Title Agency, Inc did not file a Motion to Intervene and Redeem with the Superior Court as a foreclosure complaint had already been filed with the said Court; and

WHEREAS, as part of the Consent Order Allowing Intervention and Redemption which was filed with the Superior Court on 01 November 2021, Docket No. F-001775-21, that permitted the redemption to occur, a redemption payment was remitted in the amount of \$16,547.39:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Frankford on this 23rd day of November 2021 that the Chief Financial Officer be authorized to draw a check payable to Fedigan, LLC in the amount of \$16,547.39 which includes \$15,024.86 for the redemption of Tax Sale Certificate 2019-016 (calculated to the original redemption date of 10 August 2021) and \$1,522.53 for attorney fees (adjusted by the Consent Order).

BE IT FURTHER RESOLVED that the Tax Collector return the executed satisfied Tax Sale Certificate to Katie Alcorn, Claims Counsel, AVP of the New York / New Jersey Region at Fidelity National Title Group located at 601 Riverside Avenue in Jacksonville, FL 32204 who assumed settlement responsibility from Noble Title Agency, Inc.

CERTIFICATION

I, Lori Nienstedt, Municipal Clerk for the Township of Frankford, County of Sussex, do hereby certify that the foregoing is a true and exact copy of the Resolution duly adopted by the Frankford Township Committee on November 23, 2021.

Lori Nienstedt, RMC
Municipal Clerk