

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

**RESOLUTION 2025-022**

**REFUNDING TAX SALE CERTIFICATE 2023-006 WHICH WAS REDEEMED**

**WHEREAS**, the property owned by Flavian & Patricia Simonelli, known as block 48 lot 21.02 located at 326 US Highway 206 had unpaid 2022 property taxes and was sold at a Tax Sale held on 02 February 2023 by the Frankford Township Tax Collector; and

**WHEREAS**, Pro Cap 8 FBO Firstrust Bank of PO Box 774 in Fort Washington, PA 19034-2819 was the successful bidder of the above stated property. The amount of the Tax Sale consisted of unpaid 2022 property taxes, interest, and other costs, and totaled \$15,173.48 and is represented by Tax Sale Certificate 2023-006; and

**WHEREAS**, Patricia Simonelli, the supposed owner of the property, paid \$46,767.31 on 03 February 2025 to the Frankford Township Tax Collector to satisfy the outstanding Tax Sale Certificate 2023-006 and subsequent taxes:

**NOW, THEREFORE BE IT RESOLVED** by the Mayor and Township Committee of the Township of Frankford on this 11<sup>th</sup> day of February 2025 that the Chief Financial Officer be authorized to draw a check payable to Pro Cap 8 FBO Firstrust Bank in the amount of \$87,767.31 which includes \$46,767.31 for the redemption of Tax Sale Certificate 2023-006 and \$41,000.00 for the return of a tax sale premium.

**BE IT FURTHER RESOLVED** that the Tax Collector return the executed satisfied Tax Sale Certificate to Patricia Simonelli at 326 US Highway 206 in Branchville, NJ 07826.

**CERTIFICATION**

I, Lori Nienstedt, Municipal Clerk for the Township of Frankford, hereby certify that the above Resolution was duly adopted by the Township Committee of the Township of Frankford at their scheduled meeting held February 11, 2025.

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Lori Nienstedt, MBA, RMC  
Municipal Clerk