

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

**RESOLUTION 2025-029**

**REFUNDING TAX SALE CERTIFICATE 2023-018 WHICH WAS REDEEMED**

**WHEREAS**, the property owned by Joseph Vento, formerly owned by Samia Vento, known as block 268 lot 3 located at 19 Marron Road 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**, 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 2022 property taxes, interest, and other costs, and totaled \$1,610.53 and is represented by Tax Sale Certificate 2023-018; and

**WHEREAS**, Safe Land Title Agency, LLC, the closing agent of the property, paid \$18,850.50 on 28 February 2025 to the Frankford Township Tax Collector to satisfy the outstanding Tax Sale Certificate 2023-018 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 March 2025 that the Chief Financial Officer be authorized to draw a check payable to Fedigan LLC in the amount of \$25,850.50 which includes \$18,850.50 for the redemption of Tax Sale Certificate 2023-018 and \$7,000.00 for the return of a tax sale premium.

**BE IT FURTHER RESOLVED** that the Tax Collector return the executed satisfied Tax Sale Certificate to Safe Land Title Agency, LLC at 550 Kinderkamack Road, Suite 110 in Oradell, NJ 07649 with a copy emailed to Douglas J Kinz, Esquire and Robert A DelVeccio, Esquire.

**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 March 11, 2025.

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Lori Nienstedt, MBA, RMC  
Municipal Clerk