

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

RESOLUTION 2024-029

REFUNDING TAX SALE CERTIFICATE 2023-010 WHICH WAS REDEEMED

WHEREAS, the property owned by Smart Cap Holding LLC, known as block 55 lot 2 located at 31 Sharp 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, Bala Partners, LLC of PO Box 303 in Pottersville, NJ 07979 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 \$1,312.00 and is represented by Tax Sale Certificate 2023-010; and

WHEREAS, Tobias Title Agency LLC, closing agent for the supposed owner of the property, paid \$11,497.34 on 02 April 2024 to the Frankford Township Tax Collector to satisfy the outstanding Tax Sale Certificate 2023-010 and subsequent taxes:

NOW, THEREFORE BE IT RESOLVED by the Mayor and Township Committee of the Township of Frankford on this 09th day of April 2024 that the Chief Financial Officer be authorized to draw a check payable to Bala Partners LLC in the amount of \$13,497.34 which includes the return of a \$2,000.00 tax sale premium.

BE IT FURTHER RESOLVED that the Tax Collector return the executed satisfied Tax Sale Certificate to Melisa Gonzalez of Tobias Title Agency, LLC at 3 Becker Farm Road, Suite 305C in Roseland, NJ 07068.

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 April 9, 2023.

Lori Nienstedt, RMC, MBA
Municipal Clerk