

SOUTH ORANGE VILLAGE
Municipal Offices
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Suite 302
South Orange
Essex County
New Jersey 07079

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RESOLUTION #2021-299

November 8, 2021

RESOLUTION AUTHORIZING THE CANCELLATION OF TAX SALE PREMIUMS FOR CERTIFICATE # 17-0035

WHEREAS, N.J.S.A. 54:5-33 allows for the cancellation of premiums collected at tax sales if redemption of the premium is not made within five (5) years from the date of the tax sale; and

WHEREAS, N.J.S.A. 54:5-33 further mandates that if redemption is not made within five (5) years from the date of sale, the premium shall be turned over to the treasurer of the municipality and become part of the funds of the municipality; and

WHEREAS, the Tax Collector has reported that premiums have not been redeemed for the 2017 Tax Sale for Block 2016, Lot 01 (aka 04) Qualifier C0004 in the amount of \$10,000.00; and

WHEREAS, the Tax Collector has received the recorded copy of the Final Judgment for Certificate # 17-0035 as having been cancelled and is now barred from redemption; the premium shall be turned over to the treasurer of the municipality and become part of the funds of the municipality

THEREFORE, BE IT RESOLVED by the Board of Trustees of the Township of South Orange Village that pursuant to N.J.S.A. 54:5-33 and the recommendation of the Tax Collector, the Board hereby authorizes the Tax Collector to cancel the premium for the 2017 Tax Sale of Block 2016, Lot 01 (aka 04) Qualifier C0004 in the amount of \$10,000.00; and

BE IT FURTHER RESOLVED that the premium should be transferred from Miscellaneous Account Payable, Account # 902 to Miscellaneous Revenue Not Anticipated, Account # 798 – Forfeit of Premiums.



Trustee Member	Motion	Second	Ayes	Nays	Abstain	Absent
Brown			X			
Coallier	X		X			
Haskins			X			
Hartshorn Hilton			X			
Jones		X	X			
Zuckerman			X			

CERTIFICATION

I, Ojetti E. Davis, Acting Village Clerk of the Township of South Orange Village, County of Essex, State of New Jersey, do hereby certify that this is a true and correct copy of the Resolution adopted by the Board of Trustees at their regular meeting held on Monday, November 8, 2021.

Ojetti E. Davis
Acting Village Clerk

PELLEGRINO & FELDSTEIN, L.L.C.
MICHAEL PELLEGRINO 030831991
290 Route 46 West
Denville, NJ 07834
973-586-2300
CAP File No. 27104-19
ATTORNEYS FOR PLAINTIFF

ACT PROPERTY LLC
Plaintiff

vs.

MAGF PROPERTY 1, LLC; STATE OF NEW
JERSEY;
Defendant(s)

SUPERIOR COURT OF NEW JERSEY
CHANCERY DIVISION

ESSEX COUNTY

DOCKET NO. F-017066-19

Final Judgment

THIS CAUSE being opened to the Court by Pellegrino & Feldstein, L.L.C., Attorneys for Plaintiff, Plaintiff's address being 306 5th Ave, Floor 6, New York, NY 10001 and it appearing to the Court that the Complaint filed herein was filed to foreclose the right of redemption of the defendants to confirm in the plaintiff the fee simple title in and to the premises described in the Complaint and hereinafter described;

And it appearing that the Plaintiff is the holder of Tax Sale Certificate #17-0035 affecting the premises described in the First Count of the Complaint and that Tax Sale Certificate # 17-0035 was made by ADERONKE A ZACCHEUS, Tax Collector of SOUTH ORANGE, to US BANK CUST/ACTLIEN HOLDING INC., which certificate is dated 9/28/2017, and was recorded in the ESSEX County Clerk's Office on 12-4-2017, Mortgage Book INSTRUMENT#2017104880 at Page

And it further appearing that there was due, as of June 1, 2020, in accordance with the Affidavit of Plaintiff and Affidavit of Tax Collector duly filed in the cause, for principal, interest and subsequent taxes upon said Certificate #17-0035 covering LOT 4C0004

n/k/a 01c0004 BLOCK 2016, on the tax duplicate of SOUTH ORANGE , ESSEX County, New Jersey, the sum of \$9,154.21;

And it further appearing that default has been entered by the Clerk of the Court against the Defendants, MAGF PROPERTY 1, LLC; STATE OF NEW JERSEY; and the Court by its Order made on June 18, 2020, fixed August 17, 2020, between regular business hours, at the office of the Tax Collector of SOUTH ORANGE , as the time and place for the redemption of the premises upon payment thereof, the defendant who redeems shall be entitled to the Tax Sale Certificate duly endorsed for cancellation;

And it further appearing by Certification of Mailing duly filed herein that the Notice of Redemption was duly mailed by certified mail, return receipt requested, and by regular mail in accordance with the terms of the Order of the Court concerning the defendants whose addresses are known;

And it further appearing from the Affidavit of the Tax Collector of SOUTH ORANGE , that she attended at her office at SOUTH ORANGE , 76 SOUTH ORANGE AVE SUITE 302, SOUTH ORANGE, NJ 07079, on August 17, 2020, between regular business hours, and had in her possession the Tax Sale Certificate aforesaid ready for cancellation in accordance with the terms of the said Order herein; that neither the defendants, nor any person or persons acting on their behalf, appeared before her at the time and place aforesaid; that neither the defendants, nor any person or persons acting in their behalf paid or offered to pay to the plaintiff the said sum of money

mentioned above found to be due to the plaintiff, at the time and place aforesaid; and that the said sum and said costs still remain due and owing to plaintiff.

IT IS therefore on this 3 day of DECEMBER , 2020

ORDERED AND ADJUDGED that the Defendants MAGF PROPERTY 1, LLC; STATE OF NEW JERSEY; and all persons claiming by, from or under them, stand absolutely debarred and foreclosed of and from any and all right, and equity of redemption, in and to the lands and every part thereof, which lands and premises are more particularly described as follows:

ALL THAT CERTAIN tract or parcel of land and premises, situate in SOUTH ORANGE County of ESSEX, and State of New Jersey, as follows:

BEING LOT 4C0004

n/k/a 01c0004 BLOCK 2016 on the Tax Map of SOUTH ORANGE .

COMMONLY known as 200 IRVINGTON AVE 3A, SOUTH ORANGE , New Jersey; and it is further

ORDERED AND ADJUDGED that the Plaintiff, ACT PROPERTY LLC, is vested with an absolute and indefeasible estate of inheritance in fee simple to the premises above described; and it is further

ORDERED AND ADJUDGED that the Plaintiff, ACT PROPERTY LLC, duly recover against the Defendants, MAGF PROPERTY 1, LLC; STATE OF NEW JERSEY; and all persons claiming by, through, or under them, the possession of the said lands and premises described and mentioned in the Complaint and in this Judgment, **EXCEPT, HOWEVER, NO POSSESSION IS HEREBY AWARDED AGAINST ANY TENANT PROTECTED BY THE PROVISIONS OF THE NEW JERSEY**

TENANT ANTI-EVICTION STATUTE (NJSA 2A:18-61.1 et seq.) AND NO WRIT OF POSSESSION SHALL ISSUE AGAINST SAID TENANTS.

/s/ Jodi Lee Alper, P.J.Ch.
Hon. Jodi Lee Alper, P.J.Ch.

Respectfully Recommended
R.1:34-6 Office of Foreclosure

I, Michelle M. Smith, Clerk of the Superior Court of New Jersey, the same being a Court of Record, do hereby certify that the foregoing is a true copy of the FINAL JUDGMENT now on file in my office.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court at Trenton, this 3rd day of December Two Thousand and Twenty.

/s/ Michelle M. Smith
MICHELLE M. SMITH
Clerk of the Superior Court

Signed and Sealed in the Superior Court of New Jersey

TAX DEPARTMENT

SOUTH ORANGE VILLAGE

11/09/21

PRASPER, CHALI & JANAI
9 LENOX TERRACE
SOUTH ORANGE, NJ 07079

Account	4356000	Loc	9 LENOX	TR
Blk 2505 Lot 05 Qual		2020 Tax	22,763.20	PrpCls 15F
Bank 660		2021 Tax	23,491.90	Deduc

Ld/Im/Net	336,200 / 357,800 / 694,000					[11/09/21 PAY DATE]
YR.Q.TYP	-BILLED-	-PAID-	-TAX DUE-	-INTEREST-	BALANCE	TRAN.DATE
20.1.R	5,548.53	5,548.53	0.00	0.00	0.00	12/20/19
20.1.SS	300.00	300.00	0.00	0.00	0.00	2/27/20
20.2.R	5,548.53	5,548.53	0.00	0.00	0.00	5/07/20
20.3.R	5,836.00	5,836.00	0.00	0.00	0.00	8/01/20
20.4.R	5,830.14	5,830.14	0.00	0.00	0.00	11/06/20
21.1.R	5,690.80	5,690.80	0.00	0.00	0.00	2/05/21
21.1.SS	300.00	300.00	0.00	0.00	0.00	3/17/21
21.2.R	2,719.36	2,719.36	0.00	0.00	0.00	7/14/21
22.1.R	5,872.98	0.00	5,872.98	0.00	5,872.98	2/01/22
22.2.R	5,872.97	0.00	5,872.97	0.00	5,872.97	5/01/22

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[0.00 0.00 0.00] Cur Due

[NOTES EXIST] [All Chgs]

CORELOGIC TAX SERVICE

[Cont'd Delq: No Since 0000 0 Acum.Prnc.Paid: 0.00]