

CITY COUNCIL

The City of Orange Township, New Jersey

DATE November 1, 2022

NUMBER 420-2022

TITLE:

A RESOLUTION AUTHORIZING THE CANCELATION OF LIEN REDEMPTION OF CERTIFICATE NO. 19-00808 ON BLOCK 7001 LOT 1, ALSO KNOWN AS 638 ARGYLE AVE IN ADDITION TO ISSUING A REFUND TO OPTION ONE GROUP, LLC IN THE AMOUNT OF \$46,825.42

WHEREAS, Option One Group LLC redeemed Tax Sale Certificate No. 19-00808 and;

WHEREAS, Option One Group, LLC is a third party and not entitled to redeem Certificate # 19-00808; and

WHEREAS, redemption for Tax Sale Certificate No. 20-01266 should be cancelled and the total amount of \$46,825.42 be refunded to Option One Group LLC; and


NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Orange Township, County of Essex, State of New Jersey, hereby authorizes the Tax Collector to refund Option One Group LLC in the amount of \$46,825.42; and

BE IT FURTHER RESOLVED that a certified copy of the Resolution should be forwarded to the Tax Collector.

Adopted: **November 1, 2022**

Joyce Lanier
Municipal Clerk

Tency Eason
Council President

 A. M. Fratt



Paula Ferreira

From: Rebecca Boudwin <rboudwin@brrllaw.com>
Sent: Tuesday, October 04, 2022 2:10 PM
To: taxcollector
Cc: Paula Ferreira; Shareefah Hasan; Basie Zions; Cecille Strohli; David Rotenberg
Subject: RE: 638 ARGYLE AVE
Attachments: 638 ARGYLE AVE_10042022131937.pdf

The attached POA that was just emailed over is problematic and highly questionable. Regardless of the problems with the document, the redemption for the Tax Sale Certificate is not allowed as this was a third party who made the redemption payment for some alleged sale for which there is no Court approval. As such my client will not be return a cancelled tax sale certificate and the redemption funds being held by your office will need to be returned to this third party. Should you have any questions, please do not hesitate to contact me.

Rebecca D. Boudwin, Esquire

Main 856.390.3900
Direct 856.390.3908
Fax 856.390.3920
www.brrllaw.com
10000 Midlantic Drive, Suite 100E
Mt. Laurel, NJ 08054

BRRLL

Boudwin Ross Roy Leodori P.C.

Information contained in this email transmission is privileged and confidential. If you are not the intended recipient of this email, do not read, distribute or reproduce this transmission (including any attachments). If you have received this email in error, please immediately notify the sender by telephone or email reply.

The information contained in this Email is information protected by the attorney-client or the attorney work product privilege. It is intended only for the use of the individual named above and the privilege are not waived by virtue of this having been sent by electronic mail. If the person actually receiving this mail or any other reader of the mail is not the named recipient or the employee or agent responsible to deliver it to the named recipient, any use, dissemination, distribution, or copying of the communication is strictly prohibited. If you have received this communication in error, please immediately notify us by telephone (856-390-3900) and return the original message to us via U.S. Postal Service addressed to 10000 Midlantic Drive, Suite 100E, Mt. Laurel, NJ 08054.

Department of Treasury Circular 230 requires that we notify you that (i) any statement contained in this message or in an attachment to it relating to any Federal tax transaction or matter was not intended or written to be used, and it cannot be used by the taxpayer, for the purpose of avoiding penalties that may be imposed on the taxpayer and (ii) such statement may not be used by any person to support the promotion or marketing of or to recommend any Federal tax transaction(s) or matter(s).

Please contact our office immediately by telephone (856-390-3900) if you receive an emailed request to change account information or send funds, without prior discussion with our office.

Redeemed 10/3/22



No. 3478722

CASHIER'S CHECK

DATE: SEP 30 2022

PAY TO THE ORDER OF CITY OF ORANGE TOWNSHIP

\$ 46,770.42

FORTY SIX THOUSAND SEVEN HUNDRED SEVENTY AND 42 / 100 THOUSAND DOLLARS

OPTION ONE GROUP LLC

REMITTER

PNC Bank, National Association



OFFICIAL SIGNATURE

⑈03478722⑈ ⑆031207607⑆ 8010001302⑈

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 28410255786 U.S. Dollars and Cents: \$55.00

Pay to: CITY OF ORANGE TOWNSHIP

Address: 638 ARLEGUE AV

Memo: 638 ARLEGUE

⑆000008002⑆

REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

City of Orange Township
29 North Day Street, Orange New Jersey 07050

Redemption Date: 10-3-22

MADISON TRUST CO. COLLATERAL

STONEFIELD INVEST IV

1 PARAGON DR. SUITE 252

MONTVALE NJ 07645

Reference: Property Location 638 ARGYLE AVENUE

Block/Lot/Qualifier 7001. 1.

Tax Sale Certificate # 19-00808

Dear MADISON TRUST CO. COLLATERAL

This is to advise the above Tax Sale Certificate was redeemed on 10-3-22 in the sum of \$ 46,770.42 . Your reimbursement amount (which includes associated premium) will be: \$ 55,870.42 .

To receive your reimbursement check, you must:

- 1) Endorse the certificate for cancellation, have it notarized and returned to me at the City of Orange.
- 2) Sign and date the enclosed purchase order and return to the City of Orange.
- 3) Return a copy of the Recording Information Sheet from the Essex County Register's Office.

If you have any questions, please do not hesitate to call my office, 973 - 952 - 6108

Very truly yours,

Paula Ferreira
Tax Collector

Enclosures



CITY OF ORANGE TOWNSHIP
29 N. DAY STREET
ORANGE, NJ 07050
Phone: (973)952-6100
Fax: (973)674-0621

Purchase Order

**THIS NUMBER MUST APPEAR ON ALL INVOICES,
 PACKING LISTS, CORRESPONDENCE, ETC.**

NO. 22-01856

SHIP TO

TAX OFFICE
 29 NORTH DAY STREET
 ORANGE, NJ 07050
 ATTN: P. FERREIRA 973-952-6106

ORDER DATE: 10/03/22

DELIVERY DATE:

STATE CONTRACT:

F.O.B. TERMS:

VENDOR ACCT NUM:

VENDOR PHONE #:

VENDOR FAX #:

VENDOR

Vendor #: MADIS035

MADISON TRUST COMPANY AS COLL
 1 PARAGON DRIVE
 SUITE 252
 MONTVALE, NJ 07645

PAYMENT RECORD

CHECK NO.

DATE PAID

NOTICE: TAX EXEMPT - TAX ID: 22-6002178

QUANTITY	DESCRIPTION	ACCOUNT NO	UNIT PRICE	TOTAL
1.00	PREMIUM 19-00808 638 ARGYLE AV BLOCK 7001 LOT 1	T-03-00-131-000-102 Premium on Tax Sale	5,100.6000	9,100.00
1.00	TPR 19-00808 638 ARGYLE AVE	T-03-00-132-000-103 Third Party Tax Redemptions	46,770.4200	46,770.42
			TOTAL	55,870.42

CLAIMANT'S CERTIFICATION & DECLARATION

I do solemnly declare and certify under penalties of the law that the within bill is correct in all its particulars; that the articles have been furnished or services rendered as stated therein; that no bonus has been given or received by any person or persons within the knowledge of this claimant in connection with the above claim; that the amount therein stated is justly due and owing; and that the amount charged is a reasonable one.

VENDOR SIGN HERE

OFFICIAL POSITION

DATE

TAX ID NO. OR SOCIAL SECURITY NO.

OFFICER'S CERTIFICATION

I, having knowledge of the facts, certify that the materials and supplies have been received or the services rendered; said certification being based on signed delivery slips or other reasonable procedures.

DEPT. HEAD

DATE

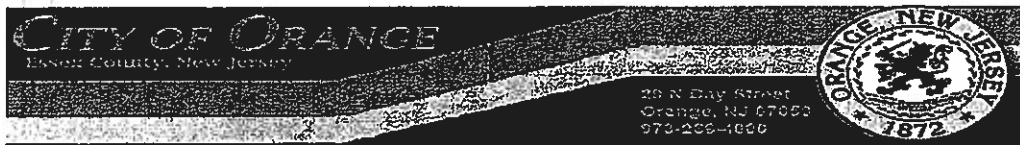
VENDOR MUST SIGN CERTIFICATION STATEMENT ON THIS VOUCHER, MAIL VOUCHER & ITEMIZED BILLS TO:
 CITY OF ORANGE TOWNSHIP
 29 N. DAY STREET
 ORANGE, NJ 07050

APPROVAL TO PURCHASE

QPA

CFO

BILL LIST DATE



DIVISION OF TAX COLLECTION

LIEN REDEMPTION CALCULATION COVER SHEET

NOTE: THE FOLLOWING IS NOT AN OFFICAL TAX SEARCH. THIS IS ONLY AN ADVISORY DOCUMENT TO REPRESENT THE CHARGES ACTUALLY DUE

Block/Lot/Quall- 7001-1
Property Location- 638 ARGYLE AVENUE
Owner of Record- TANNER, ELOISE

The following amount is good through 09/30/22 the amounts shown include principal and interest, where applicable, through the date of request. Additional payments may be made prior to our receiving payment, therefore figures are subject to change.

PLEASE READ CAREFULLY

YOU MUST PROVIDE SEPARATE CHECKS FOR THE ITEMS LISTED BELOW OR YOUR PAYMENT WILL BE RETURNED

PAYMENT MUST BE ACCOMPANIED WITH THIS WORKSHEET CERTIFIED FUNDS ONLY FOR REDEMPTION CHECK!

NOTE: FIGURES SUBJECT TO ACCRUE ADDITONAL FEES:

Redemption Amount (Payable to City of Orange Township)	<u>*SEPARATE CHECKS*</u>
Certificate # 19-00808	\$ 46,770.42
	\$
	\$
Taxes payable to the City of Orange Township)	\$
Water/Sewer Charges (Payable City of Orange)	\$
	\$
Cancellation Fee	\$ 55.00
	\$
	\$

Prepared By: S.HASAN

Date: 09/07/22

Requested by: RODNEY LEE *OPTION ONE*

NOTE: In Accordance with City Ordinance #7-2011, you will be provided two calculations per calendar year at no cost to you. If you exceed the two, you will be required to submit a check in the amount of \$50.00 (per request) before redemption calculation information is released.

Certificate: 19-00808
Prop Loc: 638 ARGYLE AVENUE

Owner: TANNER, ELOISE
Address: 638 ARGYLE AVENUE
ORANGE, NJ 07050

Type of Lien: Outside
Interest Rate: 0.00
Apr 2: N
Premium: 9,100.00

Block/Lot/Qual: 7001.

1.

Sale Date: 12/27/19
Redemption Calculation Date: ~~09/30/22~~
Include Current Charges: N

Holder Name: MADISON TRUST CO. COLLATERAL
Address: STONEFIELD INVEST IV
1 PARAGON DR. SUITE 252
MONTVALE, NJ 07645

Holder Id: 00000194

TAX SALE CERTIFICATE:

Balance Type	Principal	Interest	Total
Tax	10,991.33	1,323.56	12,314.89
<u>Water</u>	<u>1,691.30</u>	<u>78.62</u>	<u>1,769.92</u>
Total:	12,682.63	1,402.18	14,084.81

Cost: 125.00

Total Certificate: 14,209.81
#Days: 1011 Per Diem: 0.000000 Int on Cert: 0.00
Redemption Penalty (6.00 %): 852.59
Total: 15,062.40

SUBSEQUENT CHARGES:

Balance Type	Year	Prd	Date	Prin/Penalty	Interest Rate	Per Diem	#Days	Interest	Total
Tax 6% Penalty 2019	4		12/31/19	852.59					852.59
Total Principal plus Interest thru 12/31/19 plus 6% Penalty:						852.59			
Subsequent Interest on 852.59					18.00	0.426295	1008	429.71	429.71
Tax	2020	1	03/13/20	1,887.11	18.00	0.943555	935	882.22	2,769.33
Tax	2020	2	07/10/20	1,912.06	18.00	0.956030	818	782.03	2,694.09
Tax	2020	3	09/04/20	2,084.52	18.00	1.042260	764	796.29	2,880.81
Water	2020	3	09/04/20	326.53	18.00	0.163265	764	124.73	451.26
Tax	2020	4	12/09/20	2,158.05	18.00	1.079025	669	721.87	2,879.92
Tax	2021	1	06/11/21	2,076.58	18.00	1.038290	487	505.65	2,582.23
Tax	2021	2	06/11/21	1,346.87	18.00	0.673435	487	327.96	1,674.83
Tax	2021	3	08/24/21	2,094.66	18.00	1.047330	414	433.59	2,528.25
Tax	2021	4	11/16/21	2,084.98	18.00	1.042490	332	346.11	2,431.09
Tax	2022	1	02/25/22	2,034.12	18.00	1.017060	233	236.97	2,271.09
Tax	2022	2	05/23/22	2,032.10	18.00	1.016050	145	147.33	2,179.43
Tax	2022	3	08/25/22	2,491.88	18.00	1.245940	53	66.03	2,557.91
Water	2022	3	08/25/22	<u>912.65</u>	18.00	0.456325	53	<u>24.19</u>	<u>936.84</u>
Total:				24,294.70				5,824.68	30,119.38

BALANCE TYPE SUMMARY:

	Certificate Total & Subseq. Prin/Penalty	Interest	Total
Certificate Tax	12,314.89	0.00	12,314.89
Subseq Tax	23,055.52	5,675.76	28,731.28

Total Tax	<u>35,370.41</u>	<u>5,675.76</u>	<u>41,046.17</u>
Certificate Water	1,769.92	0.00	1,769.92
Subseq Water	<u>1,239.18</u>	<u>148.92</u>	<u>1,388.10</u>
Total Water	3,009.10	148.92	3,158.02
Certificate Cost	125.00	0.00	125.00

LIEN REDEMPTION:

Principal:	37,651.92
Redemption Penalty (6.00 %):	852.59
Tax Penalty:	852.59
Interest:	5,824.68
Recording Fees:	53.00
Foreclosure Fees:	1,523.64
Other Fees:	<u>12.00</u>
TOTAL REDEMPTION:	46,770.42

Total Per Diem: 12.147350

CITY OF ORANGE TOWNSHIP

10/03/22 12:39 CANCEL LIEN FEE OUT

Block/Lot/Qual: 7001 1
Owner: TANNER, ELOISE
Property Location: 638 ARGYLE AVENUE
CANCELLATION FEE
RODNEY LEE
Chk#: 28410255786
Batch Id: CT100322
Ref Num: 6999 Seq: 53 to 53

Cash Amount: 0.00
Check Amount: 55.00
Credit Amount: 0.00

Total: 55.00

CITY OF ORANGE TOWNSHIP

10/03/22 12:36 Lien Payment

BLQ: 7001. 1.
Cert: 19-00808

RODNEY LEE

22 Lien Fees-Prin 1,588.64
22 Water-Prin 3,009.10
22 Water-Int 255.12
22 Cost-Int 7.50
22 Tax-Prin 35,370.41
22 Cost-Prin 125.00
22 Tax-Int 6,414.65

46,770.42

Chk#: 3478722
Batch Id: CT100322
Ref Num: 6999 Seq: 35 to 52

Cash Amount: 0.00
Check Amount: 46,770.42
Credit Amount: 0.00

Total: 46,770.42

CASHIER'S CHECK

PNC BANK
PNC Bank, National Association
New Jersey

No. 3478722

DATE: SEP 30, 2022

PAY TO THE ORDER OF CITY OF ORANGE TOWNSHIP

\$ 46,770.42

FORTY SIX THOUSAND SEVEN HUNDRED SEVENTY AND 42 / 100 THOUSAND DOLLARS

OPTION ONE GROUP LLC

REMITTER

PNC Bank, National Association



OFFICIAL SIGNATURE

⑈03478722⑈ ⑆031207607⑆ 8010001302⑈

UNITED STATES POSTAL SERVICE **POSTAL MONEY ORDER**

Serial Number: 28410255788 U.S. Dollars and Cents: \$55.00
Prints Five Dollars and 00/100 *****

Pay to: CITY OF ORANGE TOWNSHIP Clerk: 5

Address: 638 ARBYE AV

Memo: 638 ARBYE

⑈000008002⑈ 28410255788⑈

SEE REVERSE WARNING • NEGOTIABLE ONLY IN THE U.S. AND POSSESSIONS

LIMITED POWER OF ATTORNEY

NOTICE: Do not sign this document unless you thoroughly understand all of its provisions. A power of attorney is valid only during the lifetime of the individual granting such power of attorney

I, **Eloise Tanner**, residing at 2010 Westminster Blvd., Parlin, NJ 08859, hereby made, constitute and appoint **Najwa Simpson**, residing at 12715 Clareden Ct., Houston, TX 77047, as my attorney in fact to ACT.

FIRST: In my name, place and stead in any way which I myself could do, if I were personally present, with respect to the following matters, to the extent that I am permitted by law to act through an agent;

Specifically authorizing my said attorney in fact to execute any and all statements, agreements, directions, authorizations, note, mortgage deed, loan documents or other documents requested or required of me as an Owner of real estate described as residential real property known as 638 Argyle Avenue, Orange, NJ 07050 (hereinafter "the property"), and further authorizing my attorney-in-fact to execute any sale documents including, without limitation, the sale of the property to **Option 1 Group** for the amount of \$17,000.00 and other documents associated with the sale of said property (or any portion thereof), and to do all acts that may be requested or required of me as an Owner in this transaction, and to consummate the closing on the sale for this property; specifically including the right to receive, endorse, negotiate and distribute checks and funds in relation to such sale and closing of title, and to pay all fees, commissions and expenses related thereto.

This Power of Attorney shall not be affected by the subsequent disability or incompetence of the Principal.

SECOND: Hereby ratifying and confirming all said attorney(s) or substitutes(s) do or cause to be done.

THIRD: This Power of Attorney shall specifically not be affected by the passage of time, no matter of what duration.

IN WITNESS WHEREOF, I have hereunto signed my name this 5th day of June, 2020.

Signed, Sealed and Delivered
In the Presence of:

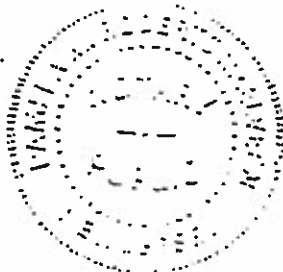
[Handwritten signature]
Witness 6/5/2020

[Handwritten signature] (L.S.)
Eloise Tanner

STATE OF NEW JERSEY
COUNTY OF

On this 5th day of June, 2020, before me, the undersigned, personally appeared Eloise Tanner, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument and acknowledged that she executed same for the purposes therein contained.

In witness whereof, I hereunto set my hand.
PAMELA M. ROBERTS INGELVEEN
NOTARY PUBLIC OF NEW JERSEY
Comm. # 50044298
My Commission Expires 8/24/2021



Notary Public seal

Notary needs to sign on the line above and place the stamp below the line in this location.