

RESOLUTION NO. R-74-2026

**RESOLUTION OF THE MAYOR AND COMMITTEE OF THE TOWNSHIP OF ELK
AUTHORIZING THE ASSIGNMENT AND SALE OF TAX SALE CERTIFICATE NO. 25-00009
HELD BY THE TOWNSHIP FOR THE PROPERTY LOCATED AT MARION STREET
(BLOCK 155, LOT 6)**

WHEREAS, the Township of Elk, on October 20, 2025, at public sale, acquired Tax Sale Certificate No. 25-00009 for the property located at Marion Street (Block 155, Lot 6) within the Township (the "Subject Property") for accrued 2025 taxes and interest totaling \$173.76; and

WHEREAS, the last known owner was House of Prayer, a corporation of the Commonwealth of Pennsylvania; and

WHEREAS, the total amount of municipal liens due on said Certificate effective the date of this Resolution is \$312.27; and

WHEREAS, the current assessed value of the property pursuant to the Gloucester County Tax Assessor's records is \$3,300.00; and

WHEREAS, N.J.S.A. 54:5-113 authorizes a municipality that has acquired a tax sale certificate, by reason of its having been struck off and sold to the municipality at a previous sale for delinquent taxes and assessments, affecting title to real estate, to assign and sell at private sale the municipally held tax sale certificate for a sum not less than the assessed value; and

WHEREAS, Timothy Daley and Daley Estates LLC have presented an offer to purchase, by assignment, the said Tax Sale Certificate No. 25-00009, which was issued to the Township of Elk, and assessed to Unknown Owner for the sum of \$3,300.00, being an amount equal to the lien redemption amount or current assessed value; and

WHEREAS, notice and publication has been completed in accordance with N.J.S.A. 54:5-114.

NOW, THEREFORE, BE IT RESOLVED by the Mayor and Committee of the Township of Elk, County of Gloucester and State of New Jersey that the offer presented by Timothy Daley and Daley Estates LLC in the sum of \$365.19 represents an amount equal to the lien redemption amount or current assessed value of such property and is in accordance with N.J.S.A. 54:5-113;

BE IT FURTHER RESOLVED that the assignment to Timothy Daley and Daley Estates LLC of Tax Sale Certificate No. 25-00009 be and is hereby approved and accepted in exchange for the total amount of \$312.27 paid to the Township, via bank cashier's check or certified funds;

BE IT FURTHER RESOLVED that upon payment of \$365.19 by Timothy Daley and Daley Estates LLC, the Mayor be and hereby is authorized and directed to execute an Assignment of Tax Sale Certificate to effectuate the sale and assignment, a copy of which is attached hereto as Exhibit A, and deliver the same, together with the original tax sale certificate, to Timothy Daley and Daley Estates LLC;

BE IT FURTHER RESOLVED that a certificated copy of this Resolution shall be provided to the Township Tax Collector.

ADOPTED at a Regular Meeting of the Elk Township Committee held April 21, 2026.

TOWNSHIP OF ELK

BY: _____


JAMES RAMBO, Mayor


TIMOTHY PINE, Acting Township Clerk

ROLL CALL VOTE				
COMMITTEE	AYE	NAY	ABSTAIN	ABSENT
Cammarata	✓			
Cowan				✓
Lucas				✓
Rambo	✓			
Sammons	✓			

CERTIFICATION

I hereby certify that the above resolution is a true copy of a resolution adopted by the Township Committee of the Township of Elk, County of Gloucester, State of New Jersey, at a meeting held by the same on April 21, 2026, in the Elk Township Municipal Building, 680 Whig Lane, Monroeville, New Jersey.

TIMOTHY PINE
Acting Clerk

R-74-2026

ASSIGNMENT OF TAX SALE CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, that the Municipality of the Township of Elk, a municipal corporation of the State of New Jersey, in the County of Gloucester, the party of the first part, in consideration of the sum of \$365.19, this 21st day of April, 2026, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred, assigned and set over, and by these presents does hereby grant, bargain, sell, assign transfer, and set over, unto said Timothy Daley and Daley Estates LLC, the party of the second part, and said party of the second part's heirs, representatives and assigns, all rights, title, interest, property, and estate, in and to the Tax Sale Certificate No. 25-00009 held by the Township, and in and to the land therein mentioned and referred to, as filed in the Office of the Elk Township Clerk at Mortgage Book 19172 and Page 41, known and designated on the Tax Map of said Township of Elk as Block 155, Lot 6, located at Marion Street, in the Township of Elk, New Jersey, assessed in the name of Unknown Owner.

This Assignment is made under and in accordance with the provisions of N.J.S.A. 54:5-113 and 114, and also in accordance with Resolution No. R-74-2026 adopted by the governing body of the Township of Elk on April 21, 2026, which assignment was authorized by the governing body of the Township of Elk.

IN WITNESS THEREOF the Township of Elk, has set hand and seal or caused these presents to be signed by the Mayor of the Township of Elk, attested by Timothy Pine, Acting Clerk, thereof, and its corporate seal to be hereto affixed on this 21st day of April, 2026.

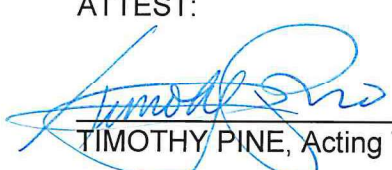
THIS ASSIGNMENT OF TAX SALE CERTIFICATE is hereby executed as of the date first above written.

TOWNSHIP OF ELK

BY: _____

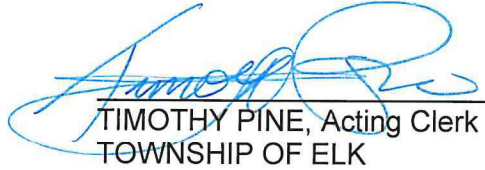

JAMES RAMBO, Mayor

ATTEST:


TIMOTHY PINE, Acting Township Clerk

STATE OF NEW JERSEY :
: SS
COUNTY OF GLOUCESTER:

BE IT REMEMBERED that on this 21st day of April, 2026, before me, a Notary Public of the State of New Jersey, personally appeared the above officials who are, I am satisfied, the individuals described in and who executed the above Assignment of Tax Sale Certificate, and I having known the them the contents thereof, they thereupon did depose and make proof to my satisfaction that he/she is such individual(s) and official(s) of the said Township of Elk, the assignor named in the foregoing assignment, that the seal thereto affixed is the proper seal of said Township, and that the same was so affixed thereto, and that they thereupon acknowledged that they signed, sealed and delivered the same on the date of the execution thereof, as his/her voluntary act and deed of said Township of Elk, County of Gloucester, State of New Jersey, and/or in the presence of said deponent and that said deponent subscribed the same as witness to the execution thereof, for the use and purposes therein expressed.


TIMOTHY PINE, Acting Clerk
TOWNSHIP OF ELK

Subscribed and sworn to on
this 21st day of April, 2026.

NOTARY PUBLIC OF NEW JERSEY
My Commission Expires: