TAX SALE INFORMATION
(NJSA 54:5-1)

Information regarding the annual tax sale can be found in NJSA 54:5-19 etc. The New Jersey statutes may be found at your library or online at: www.njleg.state.nj.us/

WE URGE YOU TO KNOW THE TAX SALE PROCEDURE AND RESEARCH ANY PROPERTY YOU BID ON!!

BIDDING:
When bidding on a property at tax sale, you are bidding the interest return on the amount of the sale if the lien is redeemed. Bidding starts at a maximum of 18% and decreases with each bid. It may decrease to 0% at which time premium may be bid. Premium is a dollar amount paid to the Township, which is held in escrow, and is then returned to the lien holder if redemption is made within **5** years. The bidding of premium increases with each bid. The Township of Middle will accept bids for premium in $1000.00 increments. If there are no bids on a property, the lien is automatically sold to the Township at 18%. Sale starts promptly at 9:00 am any late arrivals will not be permitted to bid.

SUCCESSFUL BIDDING:
The successful bidder pays to the Township the amount of the sale/sales and any premium before the close of the sale. Payment must be made by Certified Check, Cashier's Check, Treasurer Check, Cash (UNDER $10,000 ONLY) or wire transfer. **ABSOLUETLY NO PERSONAL CHECKS/BUSINESS CHECKS OR LETTER OF CREDIT WILL BE ACCEPTED. NO EXCEPTIONS!** You will have 1 hour to go to the bank to get certified funds; all wire transfers must be received no later than 3:00 pm or the properties will be resold.

LIENHOLDER RESPONSIBILITY:
N.J.S.A. 54:5-51 was amended to require the holder of the tax sale certificate to record the tax sale certificate and to provide the tax collector with a copy of the recorded certificate showing the date of recording, the book and page in which the lien is recorded and the cost of recording the tax sale certificate.

The current taxes are **not** included in the amount of sale. Upon receipt of Tax Sale Certificate the Lien holder may pay the current taxes and interest due. The interest rate return upon redemption is the same as set forth by Township Ordinance. At this time, the interest rate is 8% up to $1500.00 and 18% on amounts of over $1500.00

You can obtain subsequent payment information for taxes on our website; calculate interest to the date that our office will receive the payment. To obtain subsequent payment information for the sewer utilities please fax us your request to 609 463 1068 using the form available on our website; www.middletownship.com asking for interest calculated no less than 15 days out; or visit our office to use the computer conveniently located in our lobby.

**If you visit our office to pay the subsequent payments you must have your affidavits and checks completed upon arrival. ** If you require a copy of your affidavits you must supply a self-addressed stamped envelope or a telephone number so we can reach you to pick up your affidavits.

To avoid your payment being returned we require separate checks for each property. Also taxes and sewer must be paid by separate checks and made payable to **"Township of Middle"**.

It is the responsibility of the Lien holder to file with the Collector an affidavit of all actions or expenses. (NJSA 54:5-60, 54:5-61 54:5-62, 54:5-63) The limits recoverable are set forth in the Tax Sale Law. Before we release any attorney fees and cost we **must** have a **signed order by the courts!**

If redemption is not made within two years from the date of the Tax Sale, the Lien Holder may start to foreclose the property.

Attention:
Any Financial investment with a high return can also carry a substantial risk. All Potential Lien Holders should be familiar with Tax Sale Law and be aware at what they are buying. If the lien is not redeemed the expense of foreclosure can be costly.

Tax Sale Bidder Information Sheet

Instructions: Pre-registration is required. Complete the following information to assist the tax office in the preparation and redemption of tax sale certificate (s). One form must be prepared for each person in whose name a certificate is issued. You must file a new W-9 form every year. www.irs.gov/pub/irs-pdf/fw9.pdf this office must have the original signed W9 on file prior to the tax sale- you must fax a copy and bring the original the day of the tax sale.

1. Name of person bidding on property: _____
2. The name and address of the person to whom the Tax Sale Certificate is to be issued is:

   Name: _____

   Mailing Address: _____

   _____

Federal Tax Identification (or Social Security) Number: _____

3. Person to contact if there are any questions pertaining to the tax sale certificate(s).

   Name _____

   Telephone: _____ Fax: _____

   Email Address: _____

4. How do you wish to obtain your Tax Sale Certificates?
   Pick up at office _____ Mail: _____

REQUIRED NOTICE AND DISCLOSURE

Certificate purchasers are here within advised, pursuant to N.J.S.A. 13: 1 K-6, that industrial property may be subject to the "Environmental Clean Up Responsibility Act," the "Spill Compensation and Control Act," or the "Water Pollution Control Act." These laws preclude the municipality from issuing a tax sale certificate to any purchaser who is or may be in any way connected to the previous owner or operator of such sites. By signing below, the person bidding the property certifies that he does not represent, is not connected to, and is not such a property owner or operator of any such parcel for which a certificate is issued. **I certify that the following statements made by me are true. I am aware that if any of the foregoing statements made by me are willfully false, I am subject to punishment.**

Date: _____ Signature: _____

OFFICE OF
TAX COLLECTOR
33 Mechanic Street
Cape May Court House, NJ 08210
609-465-8724 fax 609-463-1068

Sandra B. Beasley, C.T.C
Tax Collector

Joyce Weber, C.T.C.
Assistant Tax Collector

Wire Transfer Information

Wire transfers must be received by 3:00PM or the properties will be resold.

Township Of Middle Current Fund
Our ABA Number: 231271284
Sturdy Bank
Account #: 9800197403

Tax Sale Buyer's Certification

The undersigned, being authorized and representing _____

For the purchase of tax liens on this, _____ at _____, hereby

attest that a bank wire transfer from _____ to

the municipal depository account detailed above in the amount of $ _____

Has been authorized and issued under sequence (or transaction)

Number_____ . This certification is attested to in recognition that any false

statement made herein may subject the undersigned to prosecution and penalty

pursuant 18 U.S.C et seq. and N.J.S.A. 2C:21, 27 and 28 et seq.

Name of buyer: _____

Signature: _____

Business Address: _____

_____

Phone Number: _____

Contact Person: _____

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Tax Collector

Joyce Weber, C.T.C.
Assistant Tax Collector

Lien Holder: _____

Fax #: _____

Middle Township
Request for Subsequent Sewer Charges
Interest to: _____

(Please give us at least 15 days)

Block	**Lot**	**Lien #**	**Utility Amount**

Subsequent payment information for taxes can be obtained at www.middletownship.com. You must calculate interest to the date our office will receive payment.

Utility Check made payable to: Township of Middle
Mail Payment to: 33 Mechanic Street
Cape May Court House, NJ 08210

Completed Affidavit must accompany all subsequent payments. If you require a copy of your affidavits you must provide a self-addressed stamped envelope.

Subsequent sewer **MUST** be separate from tax subs to avoid payments being returned we require separate checks for each property.

If you visit our office to pay your subsequent payments you must have your affidavits and checks completed upon arrival and provide a self-addressed stamped envelope copies to be mailed. Or you may provide a contact and we will call when copies are ready to be picked up.

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Tax Collector

Joyce Weber, C.T.C.
Assistant Tax Collector

AFFIDAVIT

Date: _____

CERTIFICATE #_____

BLOCK_____**LOT**_____

I, _____,hereby certify I have paid subsequent municipal liens on the tax sale certificate I hold in the amount of:

Tax _____ **Sewer** _____ **Misc**_____

Interest_____ **Interest** _____ **Interest**_____

Recording fee _____

Total _____ **Total** _____ **Total** _____

_____
Lien Investor Signature

Sworn and subscribed to before me this _____ day of
_____

_____
Tax Collector or Notary Public

This affidavit must be on file in the Collector's Office of the Township of Middle in accordance with R.S. 54:5-62 and R.S. 54:5-99