

March 17, 2026

**BOROUGH OF BRADLEY BEACH
RESOLUTION 2026-88
APPROVAL OF LIEN REDEMPTION REFUND**

Mayor Gubitosi offered the following resolution and moved its adoption:

WHEREAS, N.J.S.A. 54:5 provides for the property owner or a party of interest to redeem a Tax Sale Certificate within a two-year period; and

WHEREAS, the following Tax Sale Certificate has been satisfied, said redemption money having been deposited into the Miscellaneous Trust Fund Account; and

**Certificate #032025
McClave, Cheryl Lynn
611 Beach Avenue
Block 40, Lot 12**

WHEREAS, said redemption money having been deposited into the Miscellaneous Trust Fund Account, the lienholder is now due reimbursement for the redemption of the Tax Sale Certificate;

NOW, THEREFORE, BE IT RESOLVED, that a check be drawn to the following lienholder for redemption of said certificate from the Miscellaneous Trust Fund:

**American Tax Lien Fund, LLC
P.O. Box 237174
New York, NY 10023-0032**

REFUND: \$611.32 + PREMIUM BID: \$1,100.00 TOTAL \$1,711.32

BE IT FURTHER RESOLVED, that certified copies of this resolution be forwarded to the CFO, Tax Collector and Borough Auditor.

Seconded by Councilperson _____ and adopted on roll call by the following vote:

	AYES	NAYS	ABSTAIN	ABSENT
Ms. DeNoble				
Ms. Greenblatt				
Mr. Nowicki				
Mr. Karp				
Mayor Gubitosi				

CERTIFICATION

I, Erica Kostyz, Municipal Clerk, Borough of Bradley Beach, Monmouth County, New Jersey, do hereby certify that the foregoing resolution was duly adopted by the Mayor and Council at the March 17, 2026 meeting.

Erica Kostyz, RMC, CMR
Municipal Clerk