

BOROUGH OF RIVER EDGE
RESOLUTION #25-292

Authorize Redemption and Disbursement of Tax Sale Certificate

WHEREAS, at the Municipal Tax Sale held on December 10, 2024, Tax Sale Certificate No. 24-00001 was sold to ATCF II NEW JERSEY, LLC, on the property known as 29 Jordan Drive, River Edge, NJ 07661, Block 409, Lot 35, Qualifier C0029, assessed to Park, Sung Gun; and

WHEREAS, ATCF II NEW JERSEY, LLC, had also paid a premium in the amount of \$44,900.00, which was held in escrow by the Borough of River Edge; and

WHEREAS, the property was sold to Dennis Ralkov, 26-31 Warren Road, #B, Fair Lawn, NJ 07410 at a Bergen County Sheriff's Sale on October 16, 2025 and recorded in a Sheriff's Deed, Instrument# 2025072626, Book 5629, Page 1791, dated October 24, 2025; and

WHEREAS, Dennis Ralkov, has effected redemption of Tax Sale Certificate No. 24-00001 in the amount of \$37,490.96.

NOW, THEREFORE, BE IT RESOLVED, that the Account Supervisor is hereby authorized to issue two checks, one check in the amount of \$37,490.96 for the redemption of the lien and one check in the amount of \$44,900.00 for the premium, which was held in escrow, both payable to ATCF II NEW JERSEY, LLC, PO Box 69239, Baltimore, MD 21264-9239 for the redemption of Tax Sale Certificate No. 24-00001 and for the premium.

November 24, 2025

	Motion	Second	Yes	No	Abstain	Absent
Montisano-Koen						
Kinsella						
Malellari						
Benson						
Glass						
Dhariwal						
Mayor Papaleo						

I hereby certify that this resolution, consisting of 1 page(s), was adopted at a meeting of the Mayor and Council of the Borough of River Edge, held on this 24th day of November, 2025.

Anne Dodd, Borough Clerk