



## BOROUGH *of* ROSELAND

ESSEX COUNTY — NEW JERSEY 140 Eagle Rock Avenue, Roseland, New Jersey 07068  
(973) 226-8080

Date: October 31, 2022

Dear Investor:

Enclosed please find the Tax Sale Bidder Packet for our upcoming tax lien sale in the Borough of Roseland, to be held on December 15, 2022.

### **NEW COVID REQUIRMENTS**

**All bidders must be registered by DECEMBER 13, 2022** Please complete the Tax Sale Bidder Information Sheet and W-9 form, and email back to [mchumacas@roselandnj.org](mailto:mchumacas@roselandnj.org) by 4:30 pm December 13, 2022. There will be no same day registration. You will receive a bidder number through email. You must have a bidder number to bid on any property on the tax sale.

Our tax sale is scheduled to begin at 10:00 am. The sale will be held at the Municipal Building located at 140 Eagle Rock Avenue, Level 2A Roseland, N.J. You must have your bidder number with you for the sale.

We thank you in advance for your cooperation in this matter.

Sincerely,

Collector & Staff at the  
Borough of Roseland Tax Office

October 31, 2022

## **BOROUGH OF ROSELAND TAX SALE**

A Tax Sale is held each year for unpaid prior year taxes and utilities. The tax sale list is advertised in The Progress, a weekly paper available on Thursdays in Essex County and on our website:

[www.roselandnj.org](http://www.roselandnj.org)

Information regarding the annual tax sale can be found in NJSA 54:5-19 et seq. The New Jersey statutes may be found at your library or online at: [www.njeg.state.nj.us/](http://www.njeg.state.nj.us/)

**ALL PAYMENTS MUST BE MADE WITH CASH, CERTIFIED CHECKS, MONEY ORDERS OR WIRE TRANSFER.**

**TAX COLLECTOR  
140 EAGLE ROCK AVENUE  
ROSELAND, NJ 07068**

**A TAX LIEN DOES NOT GIVE YOU THE RIGHT TO TRESPASS OR POSSESSION OF THE PROPERTY. THAT IS DONE THROUGH THE FORECLOSURE PROCESS.**

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

## **IMPORTANT NOTICE!!!**

### **PROTECT YOUR INVESTMENT**

When paying subsequent charges (taxes & utilities) requests should be emailed to: [mchumacas@roselandnj.org](mailto:mchumacas@roselandnj.org). The request should specify the name of the lien holder, the block and lot and lien number that the subsequent are being requested for.

All payments (taxes & utilities) & appropriate affidavits must be forwarded to Roseland Tax Collector, 140 Eagle Rock Avenue, Roseland, NJ 07068.

### **NJSA 54:5-60**

If the certificate of sale is not held by the municipality, the amount required for redemption shall include all sums for subsequent municipal liens, and interest and costs thereon, actually paid by the holder of the tax title or his predecessor therein, together with interest on the amount so paid at the rate chargeable by the municipality, provided the holder of such title shall have made and filed with the collecting officer an affidavit, showing the amount of such payment, which affidavit may be taken before such officer.

**WIRE TRANSFER  
INFORMATION  
FOR  
BOROUGH OF ROSELAND**

Name of Bank: The Provident Bank

Location of Bank: 161 Eagle Rock Avenue, Roseland, NJ 07068

ABA routing number of municipal accounts 221272303

Municipal depository account name: Borough of Roseland Current Fund

Municipal depository account number: 985303982

---

**TAX SALE BUYER'S CERTIFICATION**

The undersigned, being authorized and representing \_\_\_\_\_, for the purchase of

(Name of Buyer)

tax liens on this, \_\_\_\_\_ at \_\_\_\_\_, hereby attests that a bank wire

(Date)

(Time)

transfer from \_\_\_\_\_ to the municipal depository account detailed above in

(Name of Bank)

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 to 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: \_\_\_\_\_

Fax Number: \_\_\_\_\_

October 31, 2022

## BOROUGH OF ROSELAND TAX SALE

TAX SALE DATE IS **December 15 2022** at 10:00 AM IN THE BOROUGH OF ROSELAND, 140 EAGLE ROCK AVENUE, LEVEL 2A, ROSELAND, NJ 07068.

BIDDERS MUST BE REGISTERED BY DECEMBER 13, 2022 4:30 PM.

WE HAVE A 6% YEAR END PENALTY.

THE BOROUGH OF ROSELAND HOLDS A STANDARD TAX SALE BASED ON A CALENDAR YEAR.

FOR PAYMENT WE **ONLY** ACCEPT CASH, CERTIFIED FUNDS (SUCH AS CERTIFIED CHECKS, MONEY ORDERS, WIRE TRANSFER.

SEPARATE CHECKS ARE REQUIRED FOR TAXS, UTILITY AND PREMIUMS.

YOU WILL BE GIVEN AN HOUR TO GO TO THE BANK TO GET CERTIFIED FUNDS.

WE PREFER CORRESPONDENCE TO BE DONE BY EMAIL, PROVIDE US WITH **ONE EMAIL** ADDRESS TO CORRESPOND TO

TAX SALE LIST IS AVAILABLE ON LINE ON OUR WEBSITE at WWW.ROSELANDNJ.ORG (UPDATED WEEKLY ON MONDAY). TAX SALE LIST IS PUBLISHED IN THE PROGRESS.

PLEASE REQUEST SUBSEQUENT PAYMENT UPDATE INFORMATION AFTER EACH QUARTER (10 DAY GRACE PERIOD)

SUBSEQUENTS ARE CALCULATED AT 8% AND 18% INTEREST

2022– RATIO IS 89.14%

2022 – TAX RATE 2.335

TAX OFFICE PHONE IS 973-403-6884

FAX # 973-403-6031

EMAIL [mchumacas@roselandnj.org](mailto:mchumacas@roselandnj.org)

BOROUGH OF ROSELAND  
TAX SALE BIDDER/REGISTRATION INFORMATION SHEET

**Instructions:** Complete the following information to assist the tax office in the preparation & redemption of tax sale certificate(s). Submit it with the payment of the certificates purchased. One form MUST be prepared for each person in whose name a certificate is issued.

1. Name of Person Bidding on Property: \_\_\_\_\_

2. The Name & Address of the person to whom the Tax Sale Certificate is to be issued is:

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

\*\*Federal Tax Identification (of Social Security) Number: \_\_\_\_\_

**\*\*Required \*\***

3. Person to Contact if there is any question pertaining to the preparation of the Tax Sale Certificate(s):

Name: \_\_\_\_\_

Telephone: \_\_\_\_\_ Fax: \_\_\_\_\_

Email Address: \_\_\_\_\_

**REQUIRED NOTICE & DISCLOSURE**

Certificate purchasers are herewith advised, pursuant to NJSA 13:1K-6, that industrial property may be subject to the "Environmental Clean Up Responsibility Act," the "Spill Compensation & 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/she does not represent, is not connected to, and is not such property owner or operator of any such parcel for which a certificate is issued. I certify that the foregoing 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: \_\_\_\_\_

Block	Lot	% Bid	Premium	Amt of Sale