

# SANDYSTON TOWNSHIP

133 Route 645 - Sandyston, NJ 07826  
Tel: 973.948.3520 • Fax: 973.948.0783  
[www.sandystontownship.com](http://www.sandystontownship.com)

Office of the Tax Collector X202

Email: [taxcollector@sandystontownship.com](mailto:taxcollector@sandystontownship.com)

Office Hours: Tuesday 12:00 PM – 2:00 PM

Thursday 9:00 AM – 12:00 PM

Dear Investor:

Enclosed please find the Tax Sale Bidder Packet for our upcoming tax lien sale in Sandyston Township, to be held on March 9, 2023. Please complete and return the questionnaire and W-9 form, which we need back as soon as possible, so that we may pre-register you for our tax sale. This will help us speed along the registration process on the day of the sale and help save time for everyone involved.

Our tax sale is scheduled to begin at 10:00 am in the meeting hall at 133 Route 645, Sandyston, NJ. We ask that you try to get here early enough that we may issue your bidder number and check that all your information is correct. We thank you in advance for your cooperation in this matter.

Sincerely,

Theresa Doyle  
Tax Collector

# Sandyston Township Tax Sale

TAX SALE DATE IS THURSDAY, MARCH 9, 2023 AT 10AM IN THE SANDYSTON MUNICIPAL BUILDING MEETING HALL; 133 RT 645; SANDYSTON, NJ 07826

WE HAVE A 6% YEAR END PENALTY

SANDYSTON HOLDS A STANDARD TAX SALE BASED ON A CALENDAR YEAR

FOR PAYMENT WE **ONLY** ACCEPT CERTIFIED FUNDS (SUCH AS CASH, CERTIFIED CHECKS, OR MONEY ORDERS) ABSOLUTELY NO EXCEPTIONS.

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

WE PREFER CORRESPONDENCE TO BE DONE BY EMAIL

([taxcollector@sandystontownship.com](mailto:taxcollector@sandystontownship.com))

PROVIDE US WITH **ONE EMAIL** ADDRESS TO CORRESPOND TO

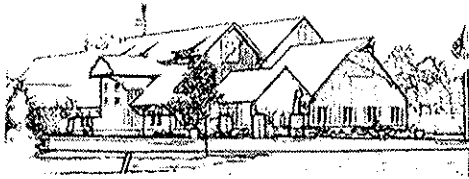
TAX SALE LIST IS AVAILABLE BY REQUEST. TAX SALE LIST IS ALSO PUBLISHED IN THE NEW JERSEY HERALD, ON FEBRUARY 9 & 16 2023 PRIOR TO SALE.

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

TAX OFFICE PHONE # 973-948-3520 X202

FAX # 973-948-0783

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Dear Investors:

As you may know our 2023 Tax Lien Sale is coming up on March 9, 2023 for all properties owing 2022 taxes. We are trying to get a jump on the process to help speed up the sign-up process. Therefore, we would like to know the following information as soon as possible: **Please Type or Print information requested.**

1. Are you planning on attending the tax sale? Yes \_\_\_\_\_ No \_\_\_\_\_
2. If so, in whose name would you like the certificate to appear (must also be the name on W-9 form)? \_\_\_\_\_
3. Do we have the correct Federal ID # (if using company name) \_\_\_\_\_
4. Where would you like the certificates mailed (must also be the address on W-9 form)?  
\_\_\_\_\_  
\_\_\_\_\_
5. What is your current Telephone # \_\_\_\_\_
6. Have you returned your W-9 form to us? Yes \_\_\_\_\_ No \_\_\_\_\_

Please email, fax or mail this information to us before March 2, 2023. Also, remember, bidding is done by number, be sure to stop by tax office the morning of the sale to pick up your assigned number. Our office opens at 9:00 am, bidding starts at 10:00 am. We would appreciate the return of the numbers at the end of the sale. Thank you for your cooperation in this matter.

Sincerely,

Theresa Doyle  
Tax Collector

# TAX SALE BIDDER INFORMATION SHEET

Instructions: Complete the following information to assist the tax office in the preparation and redemption of tax sale certificate(s). Submit it with the payment of the certificate 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 and address of the person (whose W-9 is made out for and) 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 preparation of the tax sale certificate(s).

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

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

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

4. How do you wish to obtain your Tax Sale Certificates? Pickup at tax office [  ] Mail: [  ]

## REQUIRED NOTICE AND DISCLOSURE

Certificate purchasers are herewith advised, pursuant to N.J.S.A. 13:1K-6, that industrial property may be subject to the Environmental Clean Up Responsibility Act, @ the A Spill Compensation and Control Act, @ or the A 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 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: \_\_\_\_\_



**YOU MUST FILE  
A NEW W-9  
EVERY YEAR.**



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## Sandyston Township Tax Sale

A Tax Sale is held in MARCH or APRIL each year for unpaid prior year taxes. The tax sale list is advertised in The New Jersey Herald and upon request.

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

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

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: [taxcollector@sandystontownship.com](mailto:taxcollector@sandystontownship.com)

The request should specify the name of the lien holder, the block and lot and lien number subsequents are being requested for. All payments (taxes & utilities) & appropriate affidavits must be forwarded to Sandyston Tax Collector at 133 Route 645; Sandyston, NJ 07826

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

If the certification 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.



## Elements of Tax Sale in New Jersey

New Jersey law requires all 564 municipalities to hold at least one tax sale per year, if the municipality has delinquent property taxes and/or municipal charges. You can obtain information on upcoming tax sales by contacting the tax collector in the municipality in question, or from the web site of the Tax Collectors & Treasures Association of New Jersey: [www.tctnj.org/taxsale.html](http://www.tctnj.org/taxsale.html). More detailed information on the tax sale process in New Jersey can be found at [www.njtaxlieninvestor.com](http://www.njtaxlieninvestor.com)\*

In New Jersey, property taxes are a continuous lien on the real estate. Property taxes are due in four installments during the year: February 1, May 1, August 1, and November 1. Delinquency on a property may accrue interest at up to 8 per cent for the first \$1500 due, and 18 per cent for any amount over \$1500. If the amount of delinquency on a property exceeds \$10,000 at the end of the municipal fiscal year, the municipality may charge up to a 6 per cent year-end penalty.

At the tax sale, title to the delinquent property itself is not sold. What is sold is a tax sale certificate, a lien on the property. Tax sale certificate can earn interest of up to 18 per cent, depending on the winning percentage bid at the auction. At the auction, bidders bid down the interest rate that will be paid by the owner for continuing interest on the certificate amount. If the interest is bid down to one per cent, then a "premium," is bid starting at \$0 to whenever the bidding stops to obtain the tax sale certificate. The premium is kept on deposit with the municipality for up to five years. If the tax sale certificate is not redeemed, or the property foreclosed upon within the five year period, then the premium escheats to the municipality. No interest accrues on the premium to the benefit of the buyer of the tax sale certificate.

The winning bidder is the one who bids the lowest percentage of interest or bids the highest premium. Bidders are urged to contact the Tax Collector for local payment restrictions before the sale. At the close of the sale, the winning bidder must immediately pay (pursuant to the local restrictions) the municipality the taxes and interest to date; in exchange the municipality will provide the bidder the tax sale certificate. In order for the winning lien holder to protect their interest in the tax sale certificate, it should be **recorded** in the Deed Room at the County Clerk's Office within 90 days of the sale.

Taxes continue to accrue on the property after the sale of the certificate. Bidders have the option to pay these subsequent taxes; if they are not paid, a tax sale certificate will be sold at the next tax sale. Any subsequent certificate issued will be paramount to any prior certificate. Subsequent taxes paid by the lien holder earn interest at the rate set by the municipality.

If the certificate is redeemed by the property owner prior to foreclosure, the certificate earns a redemption penalty at the rate of 2, 4, or 6 percent, depending on the amount of the original tax sale certificate, in addition to any interest rate on the certificate.

After two years, a lien holder can begin proceedings in Superior Court to foreclose on the property. If foreclosure is perfected, then the name on the deed is changed to that of the lien holder who can then take possession of the property.

This information is intended only as a short introduction to the tax sale process in New Jersey, and not as investment advice. There is no substitute for learning as much about investing in tax sale certificates from the many sources available, both online and in print. As with all investments, the investor must do his or her due diligence when investing in tax sale certificates. Unlike more "passive" investments, like certificates of deposit, or stocks, and bonds, tax sale certificates require "active" follow up and management by the investor. By posting this notice, the State of New Jersey neither recommends nor discourages investment in tax sale certificates and makes no guarantee of profit or positive results from such investment.

\* This information, and the content at [www.tctanj.org](http://www.tctanj.org) and [www.njtaxlieninvestors.com](http://www.njtaxlieninvestors.com) are private organizations; the Division of Local Government Services makes no assurance or guarantees about the reliability of the information. There are provided here only as a potential source of information and does not and is not intended to serve as legal or investment advice.

LIENHOLDER: \_\_\_\_\_

EMAIL ADDRESS: \_\_\_\_\_

**SANDYSTON TOWNSHIP**  
**REQUEST FOR SUBSEQUENT CHARGES**  
INTEREST TO: \_\_\_\_\_

BLOCK	LOT	LIEN #	TAX	UTILITY

Tax check payable to: Sandyston Township  
Utility check payable to: 133 Route 645  
Mail payments to: Sandyston, NJ 07826

Complete Affidavit should accompany all subsequent payments.  
\*If you require a copy please supply copy and self-addressed envelop

# AFFIDAVIT

MUNICIPALITY: SANDYSTON TOWNSHIP

COUNTY: SUSSEX

STATE: NEW JERSEY

I (LIEN HOLDER): \_\_\_\_\_

HEREBY CERTIFY THAT I HAVE PAID SUBSEQUENT MUNICIPAL CHARGES  
ON TAX SALE CERTIFICATE NO. \_\_\_\_\_

**BLOCK:**

**LOT:**

**QUALIFIER:**

THE FOLLOWING AMOUNTS PAID ON \_\_\_\_\_ ARE:

**RECORDING FEE:**

**BOOK** \_\_\_\_\_ **PAGE** \_\_\_\_\_

**SEARCH FEE:**

**TOTAL TAXES:**

**TOTAL WATER/SEWAR CHARGES:**

**MISCELLANEOUS CHARGES:**

**TOTAL:**

**SIGNATURE:** \_\_\_\_\_

**NOTARY SEAL**

**PRINT NAME:** \_\_\_\_\_

\_\_\_\_\_  
**TAX COLLECTOR/NOTARY  
SIGNATURE & STAMP**

**FAX#** \_\_\_\_\_ **EMAIL ADDRESS** \_\_\_\_\_

**MUST BE NOTARIZED OR SIGNED IN FRONT OF THE TAX COLLECTOR**