

*****ADOPTED APRIL 15, 2024*****

TOWNSHIP OF DELANCO

ORDINANCE 2024-8

**AN ORDINANCE AUTHORIZING THE EXECUTION
AND FILING OF A DEED OF CONFIRMATION
RELATING TO PRIOR MUNICIPAL TAX LIEN FORECLOSURE
AND 15 TROUT TRAIL**

WHEREAS, the Township of Delanco, by Resolution 2020-132, authorized the Solicitor to foreclose on property, as provided in the In-Rem Foreclosure Act (1948), on property known as Block 500, Lot 1.01 under Tax Sale Certificate No. 12-00006, Tax Sale Date 10/12/12, Recorded in the record of Burlington County in OR Book 13133, page 2708, Assessed to Gres and Kaluzny Land Development, LLC, under Docket No. SWD-F-001431-21, which resulted in a final judgement granting title to the Township (book OR-13553/ page 8078); and

WHEREAS, the intended foreclosure above was meant to foreclose “common area”, and not intended to involve the qualified unit owners, and said foreclosure was not intended to foreclose out rights of subsequent unit owners; and

WHEREAS, the Grantee, Corey W. Lilliston acquired 15 Trout Trail, Block 500, Lot 1.01, Unit C115B, on April 12, 2006, (said Vesting Deed and Mortgage erroneously not recorded), and By Order of the Court to Deem Deed and Mortgage valid and allow for recording Nunc Pro Tunc as of April 12, 2006, recorded November 14, 2023 in OR Book 13695, page 5641 in the Land Records of Burlington County; and

WHEREAS, Mr. Lilliston is in the process of selling 15 Trout Trail and Surety Title has requested the attached Deed of Confirmation from the Township to reflect the above so that there is clear title as to 15 Trout Trail and no confusion with regard to the Township’s foreclosure of common area property.

NOW, THEREFORE, BE AND IT IS HEREBY ORDAINED by the Township Committee of the Township of Delanco that:

SECTION ONE: The Mayor and Township Clerk, as may be required, are hereby authorized and directed to execute the Deed of Confirmation (a copy of which has been attached hereto and incorporated herein).

SECTION TWO: All ordinances and provisions thereof inconsistent with the provisions of this Ordinance shall be and are hereby repealed to the extent of such inconsistency.

SECTION THREE: If any section, paragraph, subdivision, clause or provision of this ordinance shall be adjudged invalid, such adjudication shall apply only to the section, paragraph, subdivision, clause or provision and the remainder of this ordinance shall be deemed valid and effective.

SECTION FOUR: This ordinance shall take effect immediately upon final passage and publication according to law.