

NOTICE OF LIEN SALE OF PROPERTY FOR NON-PAYMENT OF TAXES, ASSESSMENTS AND OTHER MUNICIPAL CHARGES

Public notice is hereby given that I, Joseph Iacono, Tax Collector for the taxing district of the Borough of Tuckerton, County of Ocean, State of New Jersey will on April 22, 2025 at 9:00 AM online through the website <https://tuckerton.newjerseytaxsale.com/> or at such later time and place to which said sale may then be adjourned, will expose for lien sale and sell the several parcels of land on which taxes and/or other municipal charges remain unpaid for the year 2024 and prior subject to N.J.S.A. 54:5 et seq. Said properties will be sold subject to redemption at the lowest rate of interest, but in no case shall exceed 18% per Annum. Payment for liens purchased shall be made via cash, money order, certified check or wire transfer prior to the conclusion of the sale.

Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:58:10-23.11 et seq.), the Water Pollution Control Act, (N.J.S.A. 58:10A-1 et seq.) and the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq.). In addition, the municipality is precluded from issuing a tax sale certificate to any perspective purchaser who is or may be in any way connected to the prior owner or operator of the site.

In the event the owner is on active duty with the United States Military, the Tax Collector should be notified immediately.

The said lands and the names of persons who have been assessed as owner of said lands and the total amount due and owing on said land(s) are as follows:

Sale Date: 04/22/25

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
5.	15.		KERN-NILSEN, LEANNE M & NILSEN, T G	946.54 WSE	209 THIRD AVE
7.	4.		FROST, DOREEN	1,185.50 WS	214 SECOND AVE
7.	15.		WILLIAMS, MARYANNE & THOMAS D SR	2,388.54 TWS	317 LAKE STREET
8.	17.		LEAL, M JR & DEL TORO SANCHEZ, R	820.59 WSE	301 PHARO STREET
12.	2.		GIRONE THOMAS J	2,737.09 WSE	118 FIRST AVE
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12.	8.		CAPRIOTTI, CHRISTOPHER S	844.64 WS	110 FIRST AVE
14.04	2.		K & A ENTERPRISES LLC	396.83 T	26 MC CONOMY AVE
16.	16.		SPECK-BRAGG, NANCY E	2,156.72 TWS	234 WEST MAIN STREET
18.	19.		SMITH, ANTHONY E	384.25 WS	224 WESTERN AVE
18.	27.		A & A GROUP REALTY LLC	1,446.86 WS	105 FLOYD LA
18.01	1.		BENITEZ, GREGORIO L JR	343.90 WS	242 CENTER STREET
18.01	4.		FONTANES, MICHAEL A & KARLI	1,176.05 WSE	116 FLOYD LANE
23.	6.		FERNOS, EMILY	526.80 WS	221 WESTERN AVE.
23.01	14.		MATUSZAK, CHRISTOPHER J & HEINS, JE	6,145.64 T	243 RADIO ROAD
26.	6.		BARNEGAT BAY DECOY & BAYMENS MUSEUM	177.04 WS	112 W MAIN ST
10,10.01,12,13,14,					
33.	45.		KEENEYS MARINA LLC	526.33 WS	332 S. GREEN ST.
33.	70.		LAMBERT, RONALD A	955.54 T	476 SOUTH GREEN STREET
38.	22.		LUTHANS, FREDERICK R JR	736.81 WS	30 ANGLERS ROAD
41.	34.		HELLER, ROBERT E II	1,152.68 WS	19 CARROLL AVE
44.	2.		DICKEL, WILLIAM & STACY	9,159.28 T	59-60 PARKER ROAD
44.	3.		REYES, IAN ANDRE	1,044.53 T	58 PARKER ROAD
45.	3.		ZHOU, MEILING	2,838.75 TWS	1120 SOUTH GREEN STREET
4					
48.	14.		135 MAIN STREET PARTNERS LLC	1,640.60 WS	135 EAST MAIN STREET
49.	4.16		OLEARY, RICHARD THOMAS SR	1,303.27 WS	61 PORTSMOUTH LANE
49.	19.01		DOWNING, RICHARD	6,657.63 TWS	227 EAST MAIN STREET
49.	22.01		FLORIBUNDA PROPERTIES LLC	593.50 T	OFF EAST MAIN STREET
49.	28.		A.J.J. ASSOCIATES	2,477.30 TWS	141 E. MAIN ST.
49.	29.		BORGO POSTALE LLC	1,279.19 WS	139 E. MAIN ST.
POST OFFICE					
49.	36.		MC GEE, WILLIAM G	698.43 WS	149 WOOD ST.
49.03	6.		JILLSON, BRET & LORI	1,418.23 WSE	327 LANDING COURT
49.03	9.		RUBINO, ROBERT H & HEATHER	726.23 WS	334 HERITAGE WAY
49.03	10.		SANDS, EVAN & RACHEL	526.33 WS	334 LANDING COURT
49.04	3.		ZELLMAN, THOMAS & KRISTINE H	615.91 WS	130 LOCUST STREET
51.	4.		EDGAR, JOHN	5,476.66 TWS	7 ADMIRAL DRIVE
52.	1.		SALCEDO, KAREN	479.67 WS	2 FAIRWAY DR
52.	11.		IMPERIALE, THOMAS	483.41 T	32 FAIRWAY DR
53.	6.01		HELLEIS, PATRICIA F	1,835.12 TWS	41 FAIRWAY DRIVE
54.	31.		GRONOCK, WILLIAM & LOREDANA	177.55 WS	60 EDGEWATER DRIVE
63.	108.		129 JORDAN LLC	1,662.69 WS	108 TEABERRY COURT
63.	112.		129 JORDAN LLC	1,661.71 WS	112 TEABERRY COURT
63.	116.		GORDON, LAURA	1,663.51 WS	116 TEABERRY CT
63.	118.		ADAMS, ASHLEY	1,029.34 WS	118 TEABERRY CT
63.	201.		CONNER, RALPH B	1,279.19 WS	201 OSPREY COURT
63.	312.		BUSLEY, TARRAH	3,388.58 TWS	312 BEACH PLUM COURT
63.	510.		MCWEENEY, RACHEL D & JOY E	526.33 WS	510 MAY PINK COURT
63.	605.		MOREAU, DEBORA	486.42 WS	605 SKIMMER COURT
63.	705.		ROTTENBERG, CHAIM & SHIRA	999.31 T	705 LADY SLIPPER COURT

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
64.	2.		WARNER, CARRIE & WALKER, DANIEL	487.26 WS	316 EAST MAIN STREET
69.	1.01		MACNEIL, PATRICK & COLLEEN W	1,062.73 WS	301 CEDAR ST.
70.	3.		HATCHER, MARK W & DEDEYN, PAIGE M	1,669.08 WS	226 CLAY STREET
73.	28.		GOLDEN, JAMIE A	373.10 T	211 SOUTH GREEN STREET
74.	22.		MANDARAKAS, DIMITRIOS & BROOKE	2,783.97 T	243 SOUTH GREEN STREET
75.	14.		32 LOCKER ST LLC	526.33 WS	341 SOUTH GREEN STREET
75.	17.		VELEZ, JOSEPH & VERONICA	657.62 E	338 BAY AVE.
75.	21.		GENITON, SAVANNAH TRUST	348.87 T	354 BAY AVE.
75.	31.		HOLDEN, COLIN C & HEATHER C	1,763.32 WSE	363 SOUTH GREEN STREET
75.	36.		WALSH, MICHAEL	1,273.60 WS	377 SOUTH GREEN STREET
76.	3.01		KEENE, ADAM	878.55 WS	125 MARSHALL AVE.
85.	5.		LEVANCE, LONNIE W JR & KIM	476.46 WS	407 ABSECON TERRACE
86.	7.		RICHMOND, GRACE J GLEN J	1,640.60 WS	407 BRIGANTINE TERR
86.	15.		BARR, TAYLOR R	448.49 T	TIP SEAMAN DR
16					
91.	9.		BENOIT, SYBIL	1,552.00 WS	116 MARSHALL AVE
91.	12.		MOREY, ANNA	896.31 WS	407 SOUTH GREEN STREET
91.	20.		TUCKERTON MARINE COMPLEX LLC	1,930.20 TWS	459 SOUTH GREEN STREET
91.	22.01		LMO EQUITIES LLC	19,887.47 TWS	463 SOUTH GREEN STREET
111.	32.		CABIO, MICHELLE & AQUINO, ALLAN	3,061.27 TWS	701 SOUTH GREEN STREET
112.	20.		STANZIANO, JOSEPH	7,009.02 E	392 KINGFISHER ROAD
112.	21.		EAGAN, THOMAS & KOCHER, PETER F	310.80 WS	391 KINGFISHER ROAD
112.	23.		FOERNSLER, KIMBERLY A	3,003.07 TWS	389 KINGFISHER ROAD
112.	25.		GROSS, PATRICIA L & RICHARD H	1,279.19 WS	387 KINGFISHER ROAD
114.	14.		WYNNE, DANIEL & TARA ETAL	2,743.78 E	240 HERON ROAD
114.	61.		193 FLAMINGO LLC	1,163.79 T	193 FLAMINGO ROAD
114.	90.		STATELY, PHILIP M & MARLENE A.	5,594.57 TWSE	164 FLAMINGO ROAD
115.	12.		POMACO, JAMES V & SOFIA D	5,545.48 TWS	152 FLAMINGO ROAD
115.	13.		TIGHE, MICHAEL E	3,251.69 T	151 FLAMINGO ROAD
115.	22.		GRIMMER, MACI M & RYAN & JAMES	167.69 WS	142 FLAMINGO ROAD
116.	25.01		TOMASKO, ROBERT	896.31 WS	81 L E HARBOR BLVD
118.	9.		STEFANOPOULOS, IRENE	165.99 WS	1129 SOUTH GREEN STREET
10					
118.	11.		ZHOU, MEILING	303.15 T	SOUTH GREEN STREET
118.	12.		ZHOU, MEILING	390.70 T	SOUTH GREEN STREET

T-Property Tax W-Water S-Sewer E-Excess Bills O-Other
A-Sp Assmnt 1-Misc 2-Board Up 3-Demolition
Q-QFARM B-Bill Board R-Cell Tower

List Type	Count	Principal	Interest	Cost	Total
Property Tax	30	74,213.61	4,909.21	2,957.80	82,080.62
Water	61	21,387.31	719.80	3,332.52	25,439.63
Sewer	61	27,570.31	1,184.51	0.00	28,754.82
Excess Bills	10	13,240.97	885.62	317.82	14,444.41
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Final Totals	162	136,412.20	7,699.14	6,608.14	150,719.48

Total Tax Sale Properties: 80

Note: 1st, 2nd, and 3rd 'In Lieu Of Cost' is included in the Cost.