

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

Public notice is hereby given that I, Alison Varrelmann, Tax Collector for the taxing district of the Borough of Tuckerton, County of Ocean, State of New Jersey will on May 6, 2026 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 2025 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 prospective 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: 05/06/26

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
1.	3.		HOBLE, JOHN & JOHN JR	6,985.18 T	302 FOURTH AVE
6.	13.		MIDURA, ADAM M F & KRISTINA L	427.39 WS	207 SECOND AVE
12.	2.		GIRONE THOMAS J	944.41 WSE	118 FIRST AVE
					3
14.03	2.		COTTRELL, MARYANNA	427.39 WS	695 PINE AVE
15.	15.		SANFORD, ALISON E & FRED	705.31 WS	225 W. MAIN ST.
16.	15.		IGNOMIRELLO, KATHLEEN A	3,057.10 T	236 W. MAIN ST.
16.	20.		ITM ENTERPRISES LLC	438.81 T	224 WEST MAIN STREET
18.	7.		WILLIAMS, DANIEL JR & CRYSTAL L	503.55 WS	154 MAPLE AVE.
18.	19.		SMITH, ANTHONY E	1,775.35 WS	224 WESTERN AVE
18.	27.		A & A GROUP REALTY LLC	532.47 WS	105 FLOYD LA
18.01	1.		BENITEZ, GREGORIO L JR	1,071.73 WS	242 CENTER STREET
18.01	4.		FONTANES, MICHAEL A & KARLI	288.96 WS	116 FLOYD LANE
23.	7.01		EGG HARBOR HOMES LLC	1,155.20 T	102 RADIO ROAD
23.	7.02		EGG HARBOR HOMES LLC	1,149.90 T	223 WESTERN AVE
23.	7.03		EGG HARBOR HOMES LLC	1,165.83 T	100 RADIO ROAD
23.01	13.		PURSELL, ELIZABETH R	344.62 W	241 RADIO ROAD
23.01	14.		MATUSZAK, CHRISTOPHER J & HEINS, JE	6,397.11 T	243 RADIO ROAD
26.	3.		KLEIN, MARCELLA F & ADAMS, C M	95.33 T	104 WEST MAIN STREET
26.	6.01		BARNEGAT BAY DECOY & BAYMENS MUSEUM	381.03 T	112 W MAIN ST
33.	17.		MARGOLIES, BRANDON D	493.32 WS	133 WATER STREET
33.	55.		NAIA, JOHN	3,547.22 TWS	392 S. GREEN ST.
33.	62.		CEDAR COVE MARINA OF TUCKERTON LLC	14,899.33 TWS	458 SOUTH GREEN STREET
					63
33.	65.		464 SO. GREEN ST. CORP	992.76 WS	464 SOUTH GREEN STREET
33.	66.		NYLUND, GEORGE JR & ROBERT	2,185.98 T	466 SOUTH GREEN STREET
36.	12.		SHADOW FAMILY IRREVOCABLE TRUST	586.70 T	107 MARLIN ROAD
37.	8.		CIARDI, SAMUEL J	427.39 WS	79 DOLPHIN ROAD
37.	19.		SULLIVAN, GREGORY	840.61 WSE	68 TARPON ROAD
37.	34.		CHRONOWSKI, GRZEGORZ	517.23 S	53 TARPON ROAD
38.	22.		LUTHANS, FREDERICK R JR	1,667.20 WS	30 ANGLERS ROAD
38.	27.		SCANNAPIEGO, CHRISTINA	949.95 WS	25 ANGLERS ROAD
41.	19.		TOOKER, SUSAN M	5,607.33 TWS	43 PARKER ROAD
41.	34.		HELLER, ROBERT E II	1,486.13 WS	19 CARROLL AVE
43.	3.		BODNAR, SAVERIO D & DANIEL J	427.39 WS	1022 SOUTH GREEN STREET
44.	2.		DICKEL, WILLIAM & STACY	2,293.67 TWS	59-60 PARKER ROAD
44.	13.		LEINEEK, SARA R & GONZALEZ, D. (LE)	1,775.35 WS	48 PARKER ROAD
45.	3.		ZHOU, MEILING	427.39 WS	1120 SOUTH GREEN STREET
					4
45.	16.		YURKOW, EDWARD & KATHY	76.62 T	SOUTH GREEN THE COVE
45.	17.		SELDEN, DAVID & CAITLIN	139.66 T	SOUTH GREEN, THE COVE
45.	17.01		SELDEN, DAVID & CAITLIN	78.89 T	SOUTH GREEN, THE COVE
47.	10.		HALSTEAD, CHRISTOPHER C & SHARON E	575.79 WS	229 NORTH GREEN STREET
47.	15.		SMITH, VANESSA & AMY	424.04 WS	217 NORTH GREEN STREET
47.	16.		GROSS, ERIK J & LOPINTO, KATIE D	1,775.35 WS	220 WOOD STREET
47.	18.		SANZALONE, RICHARD & LISA	423.55 WS	212 WOOD STREET
47.	24.		GOETZ, CHRISTIAN R	796.85 WS	115 CHURCH STREET
48.	14.		135 MAIN STREET PARTNERS LLC	1,542.95 WS	135 EAST MAIN STREET
48.	17.		SOCH FOUNDATION C/O TAX DEPRMT	1,282.46 WS	123 EAST MAIN STREET
49.	4.08		MILLER, DONALD & JENNA	2,271.49 E	25 PORTSMOUTH LANE
49.	16.		THOMAS, BRETT	1,282.46 WS	249 EAST MAIN STREET

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
49.	22.01		FLORIBUNDA PROPERTIES LLC	361.39 T	OFF EAST MAIN STREET
49.	24.		SZEKERES 213 LLC	2,518.82 WSE	213 EAST MAIN STREET
49.	50.		DUNNE, ZACHARY	203.46 W	313 WOOD STREET
49.03	6.		JILLSON, BRET & LORI	1,886.74 WS	327 LANDING COURT
49.04	1.		TRACY, WILLIAM & MAUREEN	83.29 T	122 LOCUST STREET
49.04	3.		ZELLMAN, THOMAS & KRISTINE H	427.39 WS	130 LOCUST STREET
49.05	9.		DARDEN, CLOTINA & LEONA	1,775.35 WS	58 PORTSMOUTH LANE
50.	12.		SIMMS, MICHAEL P & DARLENE J	767.52 WS	368 SHORE WAY
53.	1.		21 FAIRWAY DRIVE LLC	1,570.78 T	21 FAIRWAY DRIVE
53.	6.01		HELLEIS, PATRICIA F	18,449.35 TWS	41 FAIRWAY DRIVE
54.	28.		HELLEIS, SEAN R & PATRICIA F	1,193.86 T	48 EDGEWATER DRIVR
54.	31.		GRONOCK, WILLIAM & LOREDANA	282.92 WS	60 EDGEWATER DRIVE
55.	7.		BUCK, STEVEN & TRACY	1,259.88 WSE	29 EDGEWATER DR
63.	101.		PETRUZZELLA, VITO & KATHLEEN	1,016.62 T	101 TEABERRY COURT
63.	110.		KENNELLY, OWEN & SCULLY, JULIE	427.39 WS	110 TEABERRY CT
63.	207.		COLLUM, BRIAN	341.98 WS	207 OSPREY CT
63.	301.		SCHULTS, RAYMOND T.	269.10 WS	301 BEACH PLUM CT
63.	313.		GOLDSTEIN, NEIL & JUDITH	796.85 WS	313 BEACH PLUM CT
63.	410.		EASTMAN, LINDA	427.39 WS	410 IBIS COURT
63.	414.		MOELLER, ROBYN	1,775.35 WS	414 IBIS COURT
63.	419.		CASTON, FELICIA	844.26 WS	419 IBIS COURT
63.	604.		129 JORDAN LLC	796.85 WS	604 SKIMMER COURT
63.	616.		RUSSO, IRENE	443.95 WS	616 SKIMMER COURT
63.	705.		ROTTENBERG, CHAIM & SHIRA	4,039.52 T	705 LADY SLIPPER COURT
63.	713.		JACKSON, PHILIP	427.39 WS	713 LADY SLIPPER CT
63.	801.		LEHMANN, MATTHEW	970.84 T	801 EGRET COURT
63.	803.		NORTH, TIFFANY	694.17 WS	803 EGRET COURT
63.	814.		SALVATORE, ANDREW & SAMANTHA	1,775.35 WS	814 EGRET COURT
63.	816.		CENTER HOLDINGS LLC	427.39 WS	816 EGRET COURT
64.	2.		WARNER, CARRIE & WALKER, DANIEL	592.18 WS	316 EAST MAIN STREET
70.	3.		HATCHER, MARK W & DEDEYN, PAIGE M	796.85 WS	226 CLAY STREET
72.	12.		HOMETOWN HOLDINGS LLC	21,379.90 TWS	156 EAST MAIN STREET
72.	14.		CIARDIELLO, LINDA S & CHRISTOPHER	789.78 WS	116 MARINE STREET
72.	23.		MCNAMEE, ELIZABETH J	569.43 WS	133 CLAY STREET
72.	28.		DELILLO, DANIELLE	612.34 WS	111 CLAY STREET
73.	5.		PORTER, ANDREW	646.98 WS	120 CLAY STREET
73.	25.01		TOOKER, JEFFREY ALLEN	1,282.46 WS	223 S. GREEN ST.
					25.02,25.03
75.	8.02		MOSER, STEPHEN & KARIN ETAL	1,116.80 E	313 SOUTH GREEN STREET
75.	10.		DERR, LAMAR A & MARIE	5,934.98 TWS	327 S. GREEN ST.
75.	11.		KEENEY, ROBERT S & KIMBERLY	85.34 WS	322 BAY AVE
75.	19.		GENITON, DAVID	431.18 WS	346 BAY AVE.
					20
75.	21.		GENITON, SAVANNAH TRUST	822.42 T	354 BAY AVE.
75.	24.		PASHALIAN, TRISTAN R	796.85 WS	362 BAY AVE
75.	31.		HOLDEN, COLIN C & HEATHER C	1,109.32 WSE	363 SOUTH GREEN STREET
75.	32.		CASTELLAZZO, BENJAMIN	1,775.35 WS	367 SOUTH GREEN STREET
75.	34.		PASHALIAN, YETKIN	796.85 WS	373 SOUTH GREEN STREET
76.	3.01		KEENE, ADAM	1,770.98 WS	125 MARSHALL AVE.
78.	5.		GIBSON, DAVE & DAVID S	435.42 WS	155 COX AVE
82.	8.		TOOKER, DANIEL K JR & JOAN L TRUST	1,436.02 T	MARINE ST & KELLEY
85.	1.		DEHNER, CAROLYN	742.00 WS	609 CEDAR ST
85.	5.		LEVANCE, LONNIE W JR & KIM	399.08 WS	407 ABSECON TERRACE

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
86.	2.		SCHULER, MICHAEL F	493.91 WS	603 CEDAR STREET
					3
86.	7.		TUCKERTON ESTATES BR LLC	2,913.94 TWS	407 BRIGANTINE TERR
91.	7.		EGG HARBOR HOMES LLC	547.49 T	120 MARSHALL AVE
91.	12.		MOREY, ANNA	796.85 WS	407 SOUTH GREEN STREET
91.	15.01		EGG HARBOR HOMES LLC	1,843.46 T	411 SO GREEN ST
91.	20.		TUCKERTON MARINE COMPLEX LLC	427.39 WS	459 SOUTH GREEN STREET
91.	21.		NYLUND, GEORGE & ROBERT	2,650.93 T	461 S GREEN ST
111.	20.		YAHN PROPERTIES TX LLC	9,460.35 TWS	452 ANCHOR ROAD
111.	26.		FARNIN ARTHUR II	680.17 A	446 ANCHOR ROAD
111.	60.		WHITE, JOAN M	1,044.70 WSA	931 SOUTH GREEN STREET
112.	2.		HUGHES, RHEA	2,402.82 WSA	410 KINGFISHER ROAD
112.	25.		GROSS, PATRICIA L & RICHARD H	2,254.67 WSA	387 KINGFISHER ROAD
113.	11.		ELITE HOME BUYERS LLC	517.23 S	353 KINGFISHER RD.
113.	48.		CONTI, ROBERT E	680.17 A	1019 SOUTH GREEN STREET
113.	69.		MCKEAN, RICHARD & DONNA	79.17 TWS	295 HERON ROAD
114.	25.		ELY, BARBARA A	680.17 A	229 HERON ROAD
114.	29.		STABILE, JOSEPH & JOSEPHINE	680.17 A	225 HERON ROAD
114.	48.		FREMGEN, JENNIFER	680.17 A	206 HERON ROAD
114.	69.		EVERTON, ROBERT R & PAULA Y	427.39 WS	185 FLAMINGO ROAD
114.	74.		TORCHIA, LEONARD	1,047.11 WSA	180 FLAMINGO RD
114.	82.		D'ANGELI, MICHAEL C/O D'ANGELI MATT	2,869.93 T	172 FLAMINGO RD
114.	90.		STATELY, PHILIP M & MARLENE A.	680.17 A	164 FLAMINGO ROAD
115.	12.		POMACO, JAMES V & SOFIA D	2,838.23 TA	152 FLAMINGO ROAD
115.	17.		COLLINS, AARON P & DANIELLE	95.49 A	147 FLAMINGO ROAD
115.	29.		MAYNARD, ROBERT	680.17 A	135 FLAMINGO ROAD
115.	47.		MILLER, MASON	680.17 A	117 CURLEW ROAD
115.	52.		CAMILI, KRENAR	680.17 A	112 CURLEW ROAD
116.	6.		OLSEN, DAVID & DENISE	680.17 A	99 CURLEW ROAD
116.	18.		WEAVER, K R & WALLACE-WEAVER, K A	680.17 A	87 CURLEW ROAD
116.	20.		KRALY, STEPHEN & ELIZABETH	2,035.47 WSA	85 CURLEW ROAD
116.	33.		BINGEMANN, DONALD F SR & DEBORAH	680.17 A	72 L.E.HARBOR BLVD.
116.	44.		SMITH, JOHN J & NINA H	680.17 A	61 L.E.HARBOR BLVD.
116.	45.		TIERNEY, SEAN	8,413.94 TA	60 L.E.HARBOR BLVD.
116.	46.		MORRIN, MICHAEL C/O MARY LOU BROWN	4,589.27 T	59 L.E.HARBOR BLVD.
118.	5.01		ABBOTT, JAMES G	332.28 T	1126 L.E. HARBOR BLVD.
118.	7.		BRENNAN, VINCENT & YORK, STEPHEN A	5,112.42 TWS	1130 L E HARBOR BVD
					20
118.	13.		MARINI, NAZZARENO III	796.85 WS	1125 SOUTH GREEN STREET
					14
118.	18.		SELDEN, DAVID & CAITLIN	1,969.02 T	1119 SOUTH GREEN STREET
118.	23.		DIRIENZO, JOSEPH & MELISSA	426.51 WS	1136 L.E. HARBOR BLVD

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	43	122,207.53	11,899.36	4,196.53	138,303.42
Water	88	27,745.54	1,198.71	5,403.23	34,347.48
Sewer	88	39,690.13	1,955.39	130.00	41,775.52
Excess Bills	7	5,362.31	275.13	164.48	5,801.92
Sp Assmnt	21	11,135.28	1,174.80	910.00	13,220.08
Final Totals	247	206,140.79	16,503.39	10,804.24	233,448.42

-----  
Total Tax Sale Properties: 138  
-----

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