

# NOTICE

## The TOWNSHIP OF FLORENCE

announces the sale of 2023  
and prior year delinquent taxes and other  
municipal charges through an on-line auction on

September 5, 2024 at 9 am

For a listing of all parcels, delinquencies and costs,  
Please visit:

<https://Florence.newjerseytaxsale.com>

**\*\*Information can be viewed free of charge  
beginning 8/5/24\*\***

8/6, 8/27/24 (\$54.60)

### **PUBLIC NOTICE – TAX SALE TOWNSHIP OF FLORENCE**

PUBLIC NOTICE is hereby given that I, Christine M. Swiderski, Collector of Taxes in the Township of Florence, County of Burlington and State of New Jersey, pursuant to the authority of the statutes in such cases made and provided will, on September 5, 2024, at 9:00 a.m. of said day, through an online auction, expose for sale and sell at public auction the several lots, tracts or parcels of land hereinafter mentioned, in fee, to such person or persons as will purchase the same. Subject to redemption at the lowest rate of interest, but in no case in excess of 18 percent per annum, and pay the tax lien thereon, including interest and costs of sale. PAYMENT SHALL BE MADE BEFORE THE CONCLUSION OF THE SALE BY CASH, CERTIFIED CHECK, MONEY ORDER OR WIRE TRANSFER, OR THE PROPERTY WILL BE RESOLD.

For a listing of all parcels, delinquencies, costs and bidding instructions please visit:  
<https://florence.newjerseytaxsale.com> information can be viewed free of charge.

This sale is made under the provisions of an act of legislature of the State of New Jersey, known as the "Tax Sale Law", being Chapter 5, Title 54, Volume 2, Revised Statutes of New Jersey 1937, together with the supplements thereto and amendments thereof.

Parcels to be sold are subject to rollback taxes under the Farmland Assessment Act of 1964, improvement assessment installments not yet due and any omitted or added assessments for improvements as provided in N.J.S.A. 54:4-63.2 and 63:4-63.31.

Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 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 that the owner of a property is on active duty in the military service, the Tax Collector should be notified immediately.

The following is a list and description of the land subject to the sale, the owner's name and total amount due as computed to date of sale, SEPTEMBER 5, 2024, exclusive of liens for the year 2024.

Payment by CERTIFIED CHECK OR MONEY ORDER ONLY may be made at any time before the sale by payment of the amount due as advertised, together with interest and costs incurred up to the time of payment, whereupon the impending sale thereof will be cancelled.

CHRISTINE M. SWIDERSKI, CTC  
TAX COLLECTOR

Sale Date: 09/05/24

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
1.	3.		FINK, JESSICA L	1,855.63 WS	1003 FIFTH ST WEST
2.	11.		1020 W 4TH STREET LLC%PROPERTY MGMT	565.77 WS	1020 FOURTH ST WEST
3.	2.		THOMPSON-WHITE, JACKELIN	3,474.62 WS	1010 THIRD ST WEST
4.	1.		HARTMAN, ROBERT III	529.81 WS	1023 THIRD ST WEST
7.	2.		BELFIELD, SATOME	119.90 WS	851 SECOND ST WEST
7.	20.		VERA, ANTONIO & JENNIFER	158.34 WS	828 FRONT ST WEST
7.	22.		SANTOS, ROBERT & PARZYCK,DANYELL M	581.02 WS	834 FRONT ST WEST
8.	19.		HOLMES, CHARMAINE	277.00 T	828 SECOND ST WEST
8.	25.		DELAWARE VALLEY OPPORTUNITY FUND231	282.81 WS	852 SECOND ST WEST
16.	7.		BREWER, KENT D & KAREN	238.79 WS	726 FRONT ST WEST
17.	1.		LABOSSIERE, YVETTE & KERSAINT, J	2,910.80 WS	628 FRONT ST WEST
					2.01
26.	2.		MURPHY, CHRISTOPHER	774.96 WS	6 BOULEVARD
32.	1.		CAMPOS, ERICK S & PALTRINERI, D M	280.54 WS	444 THIRD ST WEST
34.	8.01		STOUT, THOMAS B & BARBARA J	410.15 WS	410 FRONT ST WEST
					9.01
35.	2.		GARCIA, EILEEN	695.38 WS	336 RIVERVIEW AVE
					:35.01,2
35.02	12.		MARTIN, MAKYLA C & MICHAEL	539.85 WS	7 LAUREL AVE
35.02	17.		YANSICK, DAVID M JR & DAVID M SR	411.88 WS	11 LAUREL AVE
38.	11.		SUTPHEN, KRISTA	175.77 WS	301 FOURTH ST WEST
38.	15.		WHITE, TYLISHA M HARVARD-	342.88 WS	306 THIRD ST WEST
44.	10.		BETANCOURT, HELEN	785.33 WS	209 SPRING ST
45.	4.		DENNISON, RICHARD S	27,188.91 TWS	214 FRONT ST WEST
					5
48.	4.		HUSSAIN, MANEEZA & MOHAMMAD A	257.48 WS	28 FRONT ST WEST
48.	20.		HAREWOOD PROPERTIES, LLC	4,974.56 TWS	16 FRONT ST WEST
50.	16.01		GRAVENER, KELLY A	383.71 WS	300 SPRING ST
					1.01
51.	12.		DAVIS, D'ANDRE	296.31 WS	49 FIFTH ST WEST
52.	2.		PARIS, JOSEPH JR	410.15 WS	32 FIFTH ST WEST
55.	14.		MARSHALL, ROBERT	1,233.42 WS	520 BROAD ST
56.01	11.02		POP, ANDREEA I	176.40 WS	29 FOURTH ST EAST
56.02	4.		MARTER, KATHLEEN	8,125.23 TWS	48 FOURTH ST EAST
57.	6.		CSB PROPERTY INVESTMENTS LLC	3,064.66 TWS	38 SECOND ST EAST
58.	6.		PPH HOLDINGS LLC	2,121.87 WS	26 FRONT ST EAST
58.	14.		PHILLIPS, JOHNWAYNE E JR	313.08 WS	19 SECOND ST EAST
61.	1.		GONZALES, JENNIFER	658.25 WS	200 FRONT ST EAST
61.	6.		UNITED CHRISTIAN ASSEMBLY	282.81 WS	232 FRONT ST EAST
64.	11.		JOHNSON, DANESSA S	212.49 WS	235 FIFTH ST EAST
66.	6.		GAYNOR, ALLISON	526.62 WS	298 SIXTH ST EAST
67.01	4.		LEBLANC, KIRK	203.12 WS	208 WILBUR HENRY DR
80.	7.		BARRY, WAYNE C	118.38 WS	420 SHAVER DR
80.	10.		YAUGER, KENNETH & RENAE	521.92 WS	423 NINTH ST EAST
					12
93.	1.		ROACHE, JEROME B & KATHLEEN M	1,883.36 WS	837 THIRD ST EAST
					2.01,2.02,2.03
94.	8.01		EMIRGAN, YILMAZ	377.64 WS	827 OLIVE ST
96.	7.		MARSHALL, CHARLES W & BARBARA A	4,021.14 TWS	160 DELAWARE AVE
96.	9.		LEVENDUSKI, RICHARD J JR & PAULA J	157.77 WS	144 DELAWARE AVE
96.	15.		REILLO, ROBERT & MELISSA	1,431.65 WS	137 KINSMAN ROAD

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
					16
97.	7.		ZUCKOWICH, DANA M	239.97 T	PINE GROVE LANE
98.06	22.		KELLEY, STEPHANIE M	862.20 WS	59 RIVER BANK DR
98.07	18.		BATTAGLIA, ERIC & LOVENDUSKI, LINDSAY E	674.90 WS	36 RIVER BANK DR
100.	6.		ALDEA, JOEL E	1,537.17 WS	596 DELAWARE AVE
104.	7.		KUC, AIMEE	364.84 WS	540 CHERRY STREET
110.	5.		TRAYNOR, DAVID & AMBER	323.65 WS	2103 US 130
					7
111.	1.02		MAURA, JONATHAN & ERAZO, ARIELLE E	597.81 W	770 WALLACE AVENUE
118.	17.		TOLENTINO, ANTHONY	225.27 WS	171 NORMAN AVE
118.	24.		BLANTON, LAURIE	273.63 WS	21 NORMAN AVE
118.	28.		BARNA, STEFAN	330.96 WS	1540 HORNBERGER AVE
119.	2.		BAKER, ASHLEY	410.15 WS	180 NORMAN AVE
123.	27.		SHIBLU, NAIMUDDIN & BABLU, MOHIUDDIN	419.22 WS	212 SIXTH AVE
123.	32.		LITWIN, COLLEEN	157.77 WS	201 FIFTH AVE
123.	37.		GAZEK-HARRIS, JUNE & HARRIS, DAVID	157.02 WS	211 FIFTH AVE
124.	13.		SLOAN, JONATHAN P	540.73 WS	244 FIFTH AVE
124.	36.01		JAY MA TARA INC	4,175.85 T	1448 HORNBERGER AVE
124.	40.		HAREWOOD PROPERTIES, LLC	1,132.10 WS	213 FOURTH AVE
125.	2.		JENNINGS, ROBERT & KATHRYN	503.00 WS	256 FOURTH AVE
127.	2.		ROBINSON, LAMONT C	1,850.73 TWS	103 SEVENTH AVE
127.	6.		SEWARD, GEORGE J & PATRICIA	1,528.29 TWS	111 SEVENTH AVE
127.	18.		LEE, SHANNON L & TONY S	157.77 WS	135 SEVENTH AVE
128.	7.		DEWEILER, PAMELA & FOX, MATTHEW	525.82 WS	109 SIXTH AVE
128.	33.		JOY, AIMEE	159.64 WS	140 SEVENTH AVE
128.	48.		KOLASKI, JAMES M	325.06 WS	110 SEVENTH AVE
129.	26.		MOSIER, NATHAN	4,778.33 TWS	122 SIXTH AVE
133.	36.		HEIM, CHRISTIAN D & MAHONEY, MICHELE	506.44 WS	82 RIVERSIDE AVE
135.	27.		WOJEWODZIC, JOSEPH F	171.27 WS	16 SIXTH AVE
138.	37.		NATIELLO, GEORGE A	211.78 WS	56 THIRD AVE
140.01	31.		CLAYTON, RONALD M	157.77 WS	61 RAILROAD AVE
140.01	43.		LEE WILLIAM H & DONNA M	134.30 TWS	80 AMBOY AVE
140.01	44.		ALAMGIR, MOHAMMAD & TAIFA, SHARABAN T	622.18 WS	78 AMBOY AVE
140.01	61.		HOUSE OF MCCARTNEY, LLC	410.15 WS	44 AMBOY AVE
141.03	11.		JONES, TAMEKA N	265.58 WS	21 AMBOY AVE
					50
143.03	1.02		HOFFMAN, CHRISTOPHER G	815.59 WS	1220 MAPLE AVE
146.05	10.		LEATH, CARLA	517.05 WS	444 DELAWARE AVE
148.05	14.		SINGH, BALDEV & JAGTAR	157.77 WS	727 MORRIS COURT
149.	10.		PAGLIONE, TARYN	269.37 WS	12 OLIVE ST
155.07	6.	-C0706-	LEFFLER, JOSEPH E & KAREN	423.31 T	7-6 FLORENCE TOLLGATE PL
155.09	4.	-C0904-	CONWAY, EVELYN T	689.80 T	9-4 FLORENCE TOLLGATE PL
155.17	1.	-C1701-	KAUR, HARVINDER	917.73 T	17-1 FLORENCE TOLLGATE PL
155.48	34.		BURAK, CHRISTOPHER & TRACY	172.23 WS	7 ACORN COURT
155.48	40.		NOLAN, LINDA	282.81 WS	920 BROAD ST
156.04	10.		MARTIN, DEBORAH J	197.61 WS	205 WOODLAWN AVE
156.08	5.		DAVIS, SHAKEANA E & LASTER, RASHON	1,009.94 WS	323 PIGOTT DR
156.10	8.		BATTLE, LAWRENCE & LUCILLE	3,087.04 WS	304 PIGOTT DR
160.01	29.		TOY & ASSOCIATES, LLC	2,911.07 T	2053 BUSTLETON RD
163.01	20.		US 130 LLC	1,434.60 WS	2096 US 130
163.02	13.01		JSPD, LLC	17,521.04 T	2068 US 130
163.03	1.022	-C0041-	SCOTT, MARGARET	157.77 WS	41 MAGNOLIA COURT
163.03	2.035	-C0104-	EID, ELIZABETH	539.85 WS	104 BIRCH HOLLOW DR

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
163.03	2.040	-C0122-	BESSEL, ANTHONY A	284.20 WS	122 BIRCH HOLLOW DR
163.03	4.050	-C0168-	SLACK, TIMOTHY P	282.81 WS	168 BIRCH HOLLOW DR
163.03	6.099	-C0266-	PADALINO, FILOMENA T & BALADY, J III	588.47 WS	266 BIRCH HOLLOW DR
163.05	3.243	-C0019-	LASURE, LESLIE B	615.62 WS	19 HEMLOCK COURT
165.03	17.		OJEIKERE, ALFRED & KESHIA GAYMON	762.42 WS	2 FILLIPPONI CT
165.04	48.		RAJAPPAN, H & HARIKUMAR, J	1,704.40 WS	224 LEFFLER CIRCLE
165.05	20.		WADE, PAMELA D	540.14 WS	721 VARGA CIRCLE
165.06	3.		ADEBOWALE, SURAJU BARRY	586.45 WS	605 ARCHIBALD LANE
165.10	1.		KRAMAR, CHRISTIAN A & NAPATANO, C A	540.75 WS	80 KRAMER COURT
165.10	36.		KNOX, CYNTHIA LYNNE	1,309.50 WS	10 KRAMER COURT
165.11	1.	-C0074-	MAHAJAN, MUKESH	171.27 WS	115 KRAMER COURT
165.11	3.	-C0063-	SHAH, NIHIR B & TANUJA N	282.81 WS	205 KRAMER COURT
166.04	22.		MACARTHUR, MARK C & LISA M	157.81 WS	22 BROOKSIDE DR
166.05	50.		OSUNYOMI, OLUBUKOLA & OBAYANJU, A	296.57 WS	3 BUTTONWOOD DR
166.05	74.		DUARTE, BARBARA	345.99 WS	41 BROOKSIDE DR
166.06	12.		US BANK TRUST, NA - TRUSTEE	165.37 WS	6 CREEKWOOD DR
167.06	32.		HODGES, EVA	203.37 W	11 CHALLANDER WAY

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