

**The TOWNSHIP OF FLORENCE announces the sale of
2025 and prior year delinquent taxes and other
municipal charges through an on-line auction on**

June 17, 2026 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 5/18/26****

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 June 17, 2026 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 instruction 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, June 17, 2026, exclusive of liens for the year 2026.

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: 06/17/26

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
1.	3.		FINK, JESSICA L.	392.43 WS	1003 FIFTH ST WEST
1.02	7.		STONEBACK, RICHARD A	144.81 WS	1009 SIXTH ST WEST
3.	2.		THOMPSON-WHITE, JACKELIN	1,413.81 T	1010 THIRD ST WEST
3.	19.		LLOYD, JAMES A	1,315.83 WS1	1011 FOURTH ST WEST
3.	21.		RUSSELL, ALICIA	675.40 WS	1007 FOURTH ST WEST
4.	13.		SHARIFOV, ISMOIL	405.49 WS	1000 FRONT ST WEST
7.	19.		EDWARDS INVESTMENTS, LLC	6,513.82 TWS	810 FRONT ST WEST
7.	22.		SANTOS, ROBERT & PARZYCK,DANYELL M	841.87 WS	834 FRONT ST WEST
14.	5.02		HAREWOOD PROPERTIES, LLC	407.67 WS	722 SECOND ST WEST
16.	7.		BREWER, KENT D & KAREN	748.09 WS	726 FRONT ST WEST
16.	15.		ABREU, SHIRLEY	1,614.34 WS	709 SECOND ST WEST
17.	4.		PARKER, DEAN	1,478.68 WS	610 FRONT ST WEST
18.	17.		DAS, MRIDUL & MUNNI	235.25 WS	605 THIRD ST WEST
26.	2.		MURPHY, CHRISTOPHER	879.95 WS	6 BOULEVARD
29.	4.		BREECE, DONALD G	301.11 WS	408 BOULEVARD
32.	4.		LUBRANO, BEVERLY D	972.07 WS	416 THIRD ST WEST
					15
32.	14.		ROEBLING REDEV GROUP LLC	4,765.84 TWS	341 WINTER ST
34.	3.		ASIMACOPOULOS, GEORGE	235.25 WS	436 FRONT ST WEST
34.	8.01		STOUT, THOMAS B & BARBARA J	765.34 WS	410 FRONT ST WEST
					9.01
35.	3.		GOUDIE, PATRICIA ANN	158.17 WS	332 RIVERVIEW AVE
35.02	1.01		HONEYWELL,CARLYLE L III &PATRICIA M	1,168.05 WS	14 CHURCH ST
35.02	9.01		PETERSON, NANCY ANN	752.25 WS	1 LAUREL AVE
36.	12.		ORTIZ, THOMASINE A	1,071.68 WS	307 SECOND ST WEST
37.	6.		US BANK TRUST, NA - TRUSTEE	773.85 WS	333 THIRD ST WEST
38.	9.02		ESTRADA, FILADELFO R & CALDERON, M	749.54 WS	315 FOURTH ST WEST
38.	15.		WHITE, TYLISHA M HARVARD-	488.76 WS	306 THIRD ST WEST
39.	4.		ZOOM INVESTMENTS DEALNJ9, LLC	749.33 WS	401 SUMMER STREET
43.	5.		CHAHAL, AMITBIR	408.67 WS	228 THIRD ST WEST
43.	10.		ACEVEDO, DOMINIQUE	1,716.82 WS	229 FOURTH ST WEST
44.	10.		BETANCOURT, HELEN	402.39 WS	209 SPRING ST
45.	12.		WHITTAKER, HALI	777.03 WS	230 FRONT ST WEST
48.	7.		1S REO OPPORTUNITY 1 LLC	5,708.73 1	18 FRONT ST WEST
48.	20.		HAREWOOD PROPERTIES, LLC	939.35 T	16 FRONT ST WEST
49.	1.		SOLIS, HUMBERTO JR & THERESA MARIE	347.64 WS	48 SECOND ST WEST
53.01	29.		NUTTER, ANTHONY M	291.44 WS	716 COOPER ST
54.	4.01		ASKEW, ROBERT M. & VALERIE J.	6,446.62 TWS1	19 WILBUR HENRY DR
55.	1.02		BUGYI, TRAVIS	1,586.07 TWS	10 FIFTH ST EAST
55.	2.		HAMPTON, JOHNETTA	235.48 WS	16 FIFTH ST EAST
					13
56.02	4.		MARTER, KATHLEEN	1,381.01 WS	48 FOURTH ST EAST
58.	6.		PPH HOLDINGS LLC	2,927.57 WS	26 FRONT ST EAST
58.	17.03		OROSCO, SANTIAGO & OLMO-OROSCO, A	235.25 WS	37 SECOND ST EAST
64.	7.		CLARK, AMBER M	1,137.33 WS	414 CHESTNUT ST
					15
64.	11.		JOHNSON, DANESSA S	384.85 WS	235 FIFTH ST EAST
66.	10.		VELEZ, LUIS R	765.34 WS	225 WILBUR HENRY DR
72.	12.		SAMEDI, KETLIE & JEAN R	452.50 WS	367 FOURTH ST EAST
74.	9.		KRAIL, T CHRISTOPHER	235.25 WS	333 SECOND ST EAST
75.	13.		BANUELOS,MICHAELA MURRAY-& PEREZ, J	407.53 WS	60 SPRUCE ST

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
79.	7.		MAYNOR, EVETTE B	160.49 WS	450 WILBUR HENRY DR
					8
80.	3.		TATE, ANDREW K & ESSENCE & TYLER P	1,040.87 WS	416 SHAVER DR
					4
80.	10.		YAUGER, KENNETH & RENAE	5,883.86 WS1	423 NINTH ST EAST
					12
88.	1.07		PAGLIARO, ALBERT D & LINDA J	517.42 WS	611 SIXTH ST EAST
93.	1.		ROACHE, JEROME B & KATHLEEN M	1,293.46 WS	837 THIRD ST EAST
					2.01,2.02,2.03
94.	8.01		EMIRGAN, YILMAZ	585.33 WS	827 OLIVE ST
96.	7.		MARSHALL, CHARLES W & BARBARA A	6,331.64 TWS	160 DELAWARE AVE
96.	15.		REILLO, ROBERT & MELISSA	2,027.70 WS	137 KINSMAN ROAD
					16
97.	7.		ZUCKOWICH, DANA M	1,977.22 T	PINE GROVE LANE
97.	8.		ZUCKOWICH, DANA M	1,708.92 T	PINE GROVE LANE
97.	9.		ZUCKOWICH, DANA M	1,214.86 WS	1085 HORNBERGER AVE
					10
98.01	9.01		SANDUSKY, TARA	235.25 WS	1098 RIVERVIEW DRIVE
98.06	19.		PATEL, AVANTIKA R	222.36 WS	53 RIVER BANK DR
98.07	4.		HARDING, MICHAEL P	235.25 WS	8 RIVER BANK DR
99.	8.01		AZIZSHO, SOLIM	408.67 WS	653 DELAWARE AVE
99.	12.		APPLEGATE, JENNIFER	722.21 WS	604 STATION RD
99.01	23.		CHENG GONG NJ REALTY, LLC	91,444.88 TWS	2093 US 130
102.	7.		ASCIONE, DAVID R	476.95 WS	7 HOFFNER COURT
111.	1.02		ERAZO, ARIELLE E & ZAMBRANO, MARIA	1,182.70 WS	770 WALLACE AVENUE
112.	4.01		SPRINGSTEAD, JAMES V SR & REBECCA J	610.33 WS	604 WALLACE AVENUE
115.	2.		ROEBLING REDEV GROUP, LLC	5,239.17 TWS	506 SIXTH STREET
115.	8.		CARRARO, LAUREN & FOCA, BLAISE	765.34 WS	512 SIXTH STREET
118.	7.		150 ALDEN PROPERTY-FLORENCE LLC	2,582.92 WS	150 ALDEN AVE
118.	11.		MCGEOUGH, TIMOTHY AND KRISTIN	1,245.21 WS	80 ALDEN AVE
118.	17.		TOLENTINO, ANTHONY	311.23 WS	171 NORMAN AVE
118.	22.		AJTUM, ABELINO C & SOC, ERLINDA C	232.90 WS	61 NORMAN AVE
118.	26.		HAREWOOD PROPERTIES, LLC	2,070.57 WS	1560 HORNBERGER AVE
121.	12.		FULL HOURGLASS, LLC	2,712.38 TW	710 FIFTH STREET
123.	2.		SALAGA, STEVEN	5,045.86 TWS	262 SIXTH AVE
123.	13.		SABO, MARY (DEC)	1,168.89 T	240 SIXTH AVE
123.	32.		LITTWIN, COLLEEN	210.32 WS	201 FIFTH AVE
123.	37.		GAZEK-HARRIS, JUNE & HARRIS, DAVID	235.25 WS	211 FIFTH AVE
124.	13.		SLOAN, JONATHAN P	765.34 WS	244 FIFTH AVE
124.	40.		HAREWOOD PROPERTIES, LLC	705.42 WS	213 FOURTH AVE
124.	41.		HAREWOOD PROPERTIES, LLC	151.03 S	215 FOURTH AVE
124.	51.		MULLENAX, JESSICA N	910.28 WS	235 FOURTH AVE
124.	57.		ZAGBAHU, YABBE OUSMANE	235.25 WS	247 FOURTH AVE
124.	64.		STONER, JOSHUA M & ABIGAIL L	408.67 WS	261 FOURTH AVE
125.	2.		JENNINGS, ROBERT & KATHRYN	408.67 WS	256 FOURTH AVE
125.	4.		WILKINSON, JACQUELINE	898.90 WS	252 FOURTH AVE
127.	6.		SEWARD, GEORGE J & PATRICIA	6,162.74 TWS	111 SEVENTH AVE
127.	50.		FINERAN, VIRGINIA ANNE	756.14 WS	122 EIGHTH AVE
127.	52.		GAYNOR, TINA M.	406.81 WS	118 EIGHTH AVE
128.	7.		DETWEILER, PAMELA & FOX, MATTHEW	244.41 WS	109 SIXTH AVE
128.	48.		KOLASKI, JAMES M	1,120.09 WS	110 SEVENTH AVE
129.	19.		GLYNN, BRENDAN & GILLIAN	3,391.98 TWS	136 SIXTH AVE
130.	13.		JAY MA TARA INC,	4,540.35 TWS	125 FOURTH AVE

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
131.	2.		ILKU, HELEN-ESTATE OF % JAMES ILKU	4,016.03 T	103 THIRD AVE
132.	33.		OLLA, CHRISTIAN X	1,931.66 WS	156 THIRD AVE
133.	12.		SUTTON, DAREN	427.75 WS	19 SEVENTH AVE
133.	18.		MOULA, MOHAMMED G	235.25 WS	73 MAIN ST
134.	6.		STACKHOUSE, WAYNE A	522.10 WS	7 SIXTH AVE
137.	11.		SOPHA, NURUS	167.53 WS	31 THIRD AVE
138.	31.		DIEHL, KATHARINE	291.44 WS	68 THIRD AVE
138.	35.		GOODWIN, MARISA	454.96 WS	60 THIRD AVE
138.	37.		NATIELLO, GEORGE A	761.16 WS	56 THIRD AVE
138.	44.		LANGFORD, ALLISON	235.25 WS	40 THIRD AVE
140.01	33.		FRANKLIN ASSETS LLC	559.56 WS	65 RAILROAD AVE
140.01	34.		HENRY, JOYCE	235.25 WS	67 RAILROAD AVE
140.01	38.		GLENN, RODNEY	252.96 WS	75 RAILROAD AVE
140.01	46.		AZAM, MOHAMMED S	1,299.74 TWS	74 AMBOY AVE
140.01	72.		AKTER, SHAMIMA	153.33 WS	22 AMBOY AVE
140.01	80.		NURSE, NATALIE & CELESTIN, AISHA	328.90 WS	6 AMBOY AVE
141.03	31.		HENRY, RODNEY & JOYCE	347.64 WS	61 AMBOY AVE
141.03	32.		SIMON, ELIZABETH	585.33 WS	63 AMBOY AVE
					65
142.	3.		LJ REAL ESTATE PROPERTIES INC	30,463.01 TWS	1275 HORNBERGER AVE
					8,10
142.	9.		SINGH, MANJIT & DALIP	2,510.32 WS	1243 HORNBERGER AVE
143.03	1.02		HOFFMAN, CHRISTOPHER G	1,377.15 WS	1220 MAPLE AVE
143.06	2.		DENSON, CHRISTOPHER G & NADIA M	552.09 WS	4 SULLIVAN COURT
143.07	14.		TODD, DENNIS M JR	243.92 WS	1323 MAPLE AVE
144.	1.		MULLEN, JOHN E & PATRICIA E	374.24 WS	200 STATION RD
					2
146.03	3.02		RAMIREZ, IBRAHM S	955.64 WS	309 BENNETT ST
147.09	5.		KMIECIK, ANDREW A III	755.26 WS	17 MCCAY DRIVE
147.12	10.		DESSASAU, BARBARA & EVAN	170.42 WS	31 APPEGATE DR
147.13	7.		TOWNSEND, TIA	266.75 WS	30 APPEGATE DR
147.13	20.		LEWIS, ZACHARY & ODELIND	346.01 W	15 ABRAMS DR
148.03	9.		SIDHU, KARAMJIT KAUR	1,988.05 T	716 MORRIS COURT
149.	1.01		WALKER, COURTNEE F & RICHARD	447.71 WS	13 OAK COURT
155.03	4.	-C0304-	PORCELLI, EMILY	517.69 T	3-4 FLORENCE TOLLGATE PL
155.07	6.	-C0706-	LEFFLER, JOSEPH E & KAREN	2,029.69 T	7-6 FLORENCE TOLLGATE PL
155.09	4.	-C0904-	CONWAY, EVELYN T	1,297.82 T	9-4 FLORENCE TOLLGATE PL
155.16	8.	-C1608-	16 FLORENCE TOLLGATE LLC	568.94 T	16-8 FLORENCE TOLLGATE PL
155.31	8.	-C3108-	PATILLO, TARA D	471.09 T	31-8 FLORENCE TOLLGATE PL
156.06	8.		GREEN, OUIDA BURKE-	2,107.56 WS	403 SZYPULSKI LN
156.08	1.		GUDDAH, JOB N & WAKA, JENNEH D	883.23 WS	331 PIGOTT DR
156.08	5.		DAVIS, SHAKEANA E & LASTER, RASHON	991.05 WS	323 PIGOTT DR
156.08	7.		PARKER, SAM D & SAAH, GLADYS H	1,096.64 WS	319 PIGOTT DR
156.09	11.		KYEREMEH, FRANCIS & MINA A	264.29 W	618 SEAMAN DR
163.03	4.050	-C0168-	SLACK, TIMOTHY P	407.17 WS	168 BIRCH HOLLOW DR
163.03	5.068	-C0204-	NEWELL, OSAINE	585.33 WS	204 BIRCH HOLLOW DR
163.03	6.094	-C0256-	LOPEZ-MENDOZA, ALEXIS A & ORTIZ, Y S	243.52 WS	256 BIRCH HOLLOW DR
163.03	6.099	-C0266-	PADALINO, FILOMENA T & BALADY, J III	585.33 WS	266 BIRCH HOLLOW DR
163.03	6.100	-C0268-	NUTT, CAROL L	533.34 WS	268 BIRCH HOLLOW DR
163.04	1.119	-C0316-	MILLER, SHERRA-LEE A	221.19 WS	316 BIRCH HOLLOW DR
163.04	1.125	-C0328-	ARDUINI, BELINDA	159.25 WS	328 BIRCH HOLLOW DR
163.05	1.205	-C0031-	DILEONARDO, NICHOLAS	387.37 WS	31 ASPEN COURT
163.05	3.290	-C0040-	DEROBERTIS, CARYN	9,082.16 TWS	40 CYPRESS COURT

Block	Lot	Qual	Owner Name	Amount	Property Location Additional Lot
164.01	3.02		DIMASSA, GERALD L & PATRICIA L	431.96 W	1039 CEDAR LANE
165.03	12.		OLAJIDE, SOLADEMI I & RAFAT B	881.82 WS	117 ANDREWS DR
165.04	54.		RAMKISSOON, RAVIE & RAWATEE	1,044.52 WS	212 LEFFLER CIRCLE
165.05	14.		BRAZILL, KEITH I & MARGUERITE M	1,845.26 WS	509 WOLFE DR
165.05	18.		BAKAR, SAFID	446.14 WS	717 VARGA CIRCLE
165.05	20.		WADE, PAMELA D	2,173.34 WS	721 VARGA CIRCLE
165.06	11.		BAKKAMANTHALA, T & RAVIBABU R	133.12 W	709 VARGA CIRCLE
165.07	5.		WILMOTH, MELANIE B	422.39 WS	417 ARNOLD DR
165.09	12.		COLE, JUEL E & MARGIE M	2,132.50 WS	213 LEFFLER CIRCLE
165.09	13.		ALLISON, JAMES ALDEN	1,150.97 WS	211 LEFFLER CIRCLE
165.10	34.		HOUSTON, KELLY A	235.25 WS	14 KRAMER COURT
165.11	2.	-C0050- -	MUKUNDA, SANDHYA RANI	235.25 WS	309 KRAMER COURT
166.	14.01		BALTODANO, GAREN J	1,634.38 WS	1033 POTTS MILL RD
166.06	3.		COBENA, GILMERTH G & MCCANN, LAURA	841.75 WS	127 FAIRBROOK DR
166.09	3.		GOJDYCZ, ANDY M & ERIN M	2,045.70 WS	46 CREEKWOOD DR
167.07	15.		MCCALL-JOHNSON, ARNEITHA	118.80 WS	12 RIDGWAY DR
170.	9.01		STARK, MICHELE M & SZAZVAY, PETER J	5,152.90 T	2013 BURL-COLUMBUS RD

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

List Type	Count	Principal	Interest	Cost	Total
Property Tax	28	170,603.54	24,667.81	3,111.33	198,382.68
Water	146	45,693.24	2,828.32	9,011.55	57,533.11
Sewer	142	47,904.13	2,892.03	65.00	50,861.16
Misc	4	7,048.86	651.35	150.00	7,850.21
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Final Totals	320	271,249.77	31,039.51	12,337.88	314,627.16

Total Tax Sale Properties: 161

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