

LEGAL NOTICE  
BOROUGH OF MATAWAN TAX SALE

Public Notice is hereby given that I, Michael J. Schnurr, MPA, CTC, for the Borough of Matawan, in the County of Monmouth and the State of New Jersey, pursuant to the authority of the statute in such case made and provide, will sell at public online auction on the 26th day of November 2024 closing at 8:30 a.m. prevailing time on the website <https://matawan.newjerseytaxsale.com> described lands attached.

Liens shall be sold on such lands for so much as is sufficient to satisfy the municipal lien, with interest and cost on said amount. Interest and costs are computed to date of sale. Liens shall be sold on said lands to such persons as will purchase the same, subject to redemption, at the lowest rate of interest, but in no case in excess of 18% per annum. Payment shall be made before the conclusion of the sale or the property lien shall be resold. Any parcel or real estate for which there shall be no other purchaser will be struck off and sold to the Borough of Matawan at 18% and the municipality shall have the same remedies and rights including the right to bar or foreclosed on the right of redemption.

The sale will be made in accordance with the provision of the revised statutes of N.J.S.A., 54:5 et seq. as amended and supplemented. Industrial Property may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:58:10-23 et seq.), the Water Pollution Control Act (N.J.S.A. 58:10-A-1 et seq.) and the Industrial Site Recovery Act (N.J.S.A.13:1K-6 et seq.). 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 proper owner or operator of the site. **IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.**

Michael J. Schnurr, MPA, CTC  
State of New Jersey  
Borough of Matawan

Sale Date: 11/26/24

Block	Lot	Qual	Owner Name	Amount
5.	4.		CECILIANO, DONNA	7,680.07 T
6.	21.		114 & 116 MAIN, LLC	2,416.00 W
7.	1.		74 MAIN MY 5 SONS, LLC	9,068.41 TWS
9.	2.01		HAAG, DANIEL & HORNECKER, LAUREN	1,518.36 WS
9.	20.		PHOENIX OF MATAWAN, INC.	16,193.06 T
9.	21.		PHOENIX OF MATAWAN, INC	2,134.46 WS
15.	6.		CUSUMANO, CHRISTOPHER	1,362.86 WS
16.	6.		STOKES, LEONARD & KATHRYN, RLT	1,813.01 WS
22.	6.		PHOENIX OF MATAWAN, INC.	16,496.09 T
24.	10.		136 JACKSON ST CO.	527.12 WS
27.	1.07		BHATTACHARYA, BISWA	7,766.39 T
29.	8.		SPENCE, ALANNA	821.03 WS
29.	11.		CASEY, JOSEPH T. & ROSE A.	1,221.42 T
33.	7.		MARCHESANI, JOSEPH JR.	3,274.47 WS
33.	13.		ALLEN, ANTHONY	1,034.67 WS
34.	3.		MOTTLEY-ELLIS, TRACY	2,060.37 WS
34.	22.02		KENT, DEBRO & JOANNE	1,081.79 WS
35.	11.		LEVINE, BONNIE L. c/o J. KREMER	2,881.11 WS
35.	17.		OYEFESO, ADEDOLAPO & ADEBUSOLA	386.46 WS
35.	30.		KEE, ROBERT T. III & DEBRA	342.10 WS
41.	2.		BONAKIS-KATSIPOUTIS, MARIA	201.64 WS
41.	3.		ANFUSO, ROBERT A & SUSAN	1,991.14 WS
41.	6.01		MALEY, MICHELE LYNNE	1,283.31 WS
44.	28.01		ANDERSON, BARBARA	532.95 T
47.	11.		KING, DILLAN & JENNIFER	350.42 WS
47.01	32.		BERTOLI, THOMAS & DOREEN	2,778.46 WS
47.02	16.		DEVITO, MATTHEW	1,253.13 WS
47.02	26.		SAINT JEAN, JEAN-FITZ & ETAL	627.93 WS
47.02	29.		CLEMENTE, JOSEPH	732.34 WS
47.02	45.01		PASQUARELLA, JOYCE	1,371.25 WS
47.02	50.		NEVLIN, CHARLES & LISA J	1,979.61 WS
47.02	79.		BROWN, WILLIAM R	156.25 WS
49.	22.02		HUTCHEON, VIRGINIA L	6,131.64 WS1
49.	29.01		SANDERS, BARRY	1,633.64 WS
50.	1.		BRUPAT HOLDINGS LLC ATTN: TAX DEPT	910.92 WS1
50.	16.		347 MAIN STREET RC&347 MAIN STREET	1,881.18 WS
51.	14.		ROGERS, JAMES & MICHELE	1,845.16 WS
58.	15.		GIORDANO, MELISSA A	11,191.57 TWS
61.	4.46		SALIBA, GEORGE & SOPHIA	1,562.84 WS
62.	2.16		OLSEN, MICHAEL S. & MICHELLE A.	1,541.35 WS
62.	2.18		GONZALEZ, FRANCIS R & CHRISTINA E	2,123.60 WS
62.	2.21		PITRE, ROLANDO & THERESA	4,997.98 WS
62.01	18.		MAY, LARA	3,627.66 WS
64.01	15.		POWERS, DANIEL	1,470.73 WS
64.01	20.		NAGY-MELYKUTI, ANDRAS & MELINDA	409.28 WS
64.02	7.01		HANUMAREDDYGARI, SRIKAR REDDY	5,814.42 T
65.01	3.		BETSO, MATTHEW & ALLISON	1,193.79 WS
65.02	14.		BUDGELL, CHESLEY & FREDERICK	2,757.27 WS
65.02	38.		LOBELLO, CHRISTOPHER & KIERA	1,382.46 WS
65.03	9.		ROBERTS, LEANNE C.	9,408.03 T
65.04	3.		HOLYNSKYJ, NESTOR & LARISSA	581.21 WS
65.10	7.		MOHLER, MERVIN	271.09 WS

Block	Lot	Qual	Owner Name	Amount
65.11	9.		VIENS, CHRISTOPHER & ERIN K	378.89 WS
66.12	13.02		KUMAR, HARISH	1,915.43 WS
67.	14.		CIPRIANI, SAVERIO	1,583.59 WS
68.	1.09		LUO, JING & LI, NINA	21,064.13 T
69.	3.0303		BADALYAN, POBEDA	2,314.21 T
70.	3.01		CORTOPASSI, MATTHEW J & CHERYL ANN	1,151.16 WS
70.01	7.		BETRO, VICTOR & ZANESKI, JEANA	324.90 WS
71.	26.		FORANOCE, LUCIEN & LINDA	297.02 WS
73.	1.		BELL, COLIN & GLAUCIA	403.42 WS
74.	4.		CARABEL, MANUEL	642.29 WS
78.	3.		RIBAUDO, GENINE M	1,577.04 WS
85.	16.		KOBSTAD, MEREDITH	1,574.50 WS
86.	6.		LECHNER, GEORGE W & LEANN M	562.27 WS
89.	1.		HENDERSON, KENNETH J & RENEE L	522.69 WS
96.	2.		STRYKER, ROGER J. & KNAPP, KENNETH	13,297.46 T
108.	9.		BARNETT, JOS & GLORIA	271.09 WS
111.	2.		COCOZZA, SUZANNE & JOHN R	1,915.33 WS
112.	3.04		ROGERS, ELVIS	2,059.26 WS
114.	8.		OLBETER, GERARD	2,230.24 WS
115.	4.		COX, WILLIAM J & COSTANZA, JENNY	469.86 WS
115.	5.		SCOTTI, STEPHEN	711.99 WS
117.	13.		SANCHEZ, CARMEN	334.01 WS
118.	14.		MALDONADO, CHRISTOPHER	1,708.01 WS
118.	15.		ROSS, THOMAS & MARTHA	4,858.56 T
118.	18.		CALVANICO, KRISTINA MARY	273.63 WS
119.	24.		AMENO, EMILIO & DAWN	2,038.54 WS
119.	47.		WICINSKI, MARK F	864.98 WS
119.	49.		GILLARD, SHARON & KOZATIWITZ, WAYNE	2,555.50 TWS
119.01	20.03		MATHIAS, DIGNA E & STORM J	145.72 WS
120.	5.01	-C0234- -	KENNEDY, GRANT M	559.17 WS
120.	5.01	-C0428- -	HANZELY, CHRISTOPHER N & SCHIANO, C	1,537.23 WS
120.	9.		27 FRENEAU HOLDINGS, LLC	8,331.20 TWS
120.	13.		PONTIC, SANELA & JASMIN	3,143.17 WS
120.	21.		TRENSKE, ROBERT J & KATHLEEN T	1,619.79 WS
121.	13.		VASQUEZ, CONRRADO HERRERA	5,162.27 T
123.	14.02		PATEL, BHAVESHKUMAR P & JIGNA B	2,494.11 WS
123.	33.		STERLING GARDENS REALTY, LLC	26,940.58 TWS
123.01	12.		KLOE, MONICA & KLIMCZAK, MALGORZATA	153.04 W
123.01	13.		KLIMCZAK, MALGORZATA	6,673.56 TW
123.02	15.01		YUILLE, SARAH A	1,225.26 WS

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

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List Type	Count	Principal	Interest	Cost	Total
Property Tax	19	140,242.95	25,229.93	1,629.71	167,102.59
Water	79	44,062.69	13,951.82	2,188.44	60,202.95
Sewer	76	36,475.24	11,864.51	0.00	48,339.75
Misc	2	3,879.99	433.32	0.00	4,313.31
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Final Totals	176	224,660.87	51,479.58	3,818.15	279,958.60

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Total Tax Sale Properties: 92

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