

**TOWNSHIP OF MAPLE SHADE**

**PUBLIC NOTICE - ONLINE TAX SALE**

**PUBLIC NOTICE IS HEREBY GIVEN THAT I, CHRISTINE TAYLOR, TAX COLLECTOR IN THE TOWNSHIP OF MAPLE SHADE, COUNTY OF BURLINGTON, STATE OF NEW JERSEY, PURSUANT TO THE AUTHORITY OF THE STATUTES IN SUCH CASES MADE AND PROVIDED, WILL HOLD ON WEDNESDAY, OCTOBER 11, 2023 CLOSING AT 8:30 AM AND EXPOSE FOR SALE AND SELL AT AN ON LINE PUBLIC AUCTION, THE SEVERAL LOTS OR PARCELS OF LAND, HEREINAFTER MENTIONED, IN FEE TO SUCH PERSON OR PERSONS AS WILL PURCHASE THE SAME, ON WHICH TAXES AND/OR OTHER MUNICIPAL CHARGES REMAIN DELINQUENT FOR THE YEAR 2022 AND PRIOR. PURSUANT 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. IN THE EVENT THAT THE OWNER OF THE PROPERTY IS ON ACTIVE DUTY IN THE MILITARY SERVICE, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.**

INDUSTRIAL PROPERTIES MAY BE SUBJECT TO THE SPILL COMPENSATION AND CONTROL ACT (NJSA 58:10-23.11 ET SEQ.), THE WATER POLLUTION CONTROL ACT (NJSA 58:10A-1 ET SEQ.), AND THE INDUSTRIAL SITE RECOVERY ACT (NJSA 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.

**THE SAID LAND(S) AND THE NAMES OF PERSONS WHO HAVE BEEN ASSESSED AS OWNER OF SAID LAND(S) AND THE TOTAL AMOUNT DUE AND OWING ARE AS FOLLOWS AND CAN ALSO BE VIEWED BY CLICKING ON THE LINK:**

<https://mapleshade.newjerseytaxsale.com>

Block	Lot	Qualifier	Owner Name	Amount	Type	Other Qual	Property Location	Additional Lot
1.04	4.01		WEBER,FREDERICK III & CATHERINE M	1,035.61	WS		530 N FORKLANDING RD	
1.10	29		O'BRIEN, KELLY	5,732.50	T		645 WINDSOR AVE	
1.12	23		JOHNSON, JILLIAN E & AFFATATO,D & J	1,080.26	WS		428 N COLES AVE	
4	6.03		DRAKE, NICOLE A	979.72	WS		1052 N MAPLE AVE	
5	3.02		POWELL, DENNIS	656.47	WS		107 HIGH ST	
7.03	13		73 REAL ESTATE ASSOCIATES, LLC	686.72	W		3100 ROUTE 73 NORTH	
9	3.01		CAREY, SCOTT V	471.38	WS		48 FIFTH AVE	
9	14		FASSEL, WILLIAM & ANNA M	164.61	WS		44 FIFTH AVE	
10	5.03		WINN, GARRETT H JR	42.71	W		227 E GERMANTOWN AVE	
11	3		CHRISTY, PAUL	914.25	WS		3 W GERMANTOWN AVE	
12	27		REISS, CHRISTINA E	4,159.53	TWS		420 N FORKLANDING RD	
13	9		OVERCASH, ALLEN P AND CHARLENE	1,044.68	WS		427 MELROSE AVE	
13	17		ZULLO, STEVEN	259.54	WS		112 W GERMANTOWN AVE	
13	24		SAUSELEIN, ROBERT & ERICA	125.25	WS		432 OAKLAND AVE	
13	26		RUSSO, JEFFREY S & STEPHEN H	323.40	WS		424 OAKLAND AVE	
14	24		CZYZEWICZ, DENISE	2,420.88	WS		432 MELROSE AVE	
20	13		MORALES, SALVADOR & MARILYN	1,035.37	WS		117 W BROADWAY	
30	1.03		ELIASON, TIMOTHY R & ASHE, CANDICE	577.47	WS		432 GLENDALE AVE	
35	3.06		MALONE, DANIEL	210.08	WS		421 N MAPLE AVE	L3.05
35	3.07		PROCTOR, GLENN T & JUNE R	196.30	WS		119 MECRAY LANE	
48	22		FLYNN, DANIELLE M	270.48	WS		103 E LINWOOD AVE	
49	17		MANTONE, NATALIE	6,572.15	TWS		55 E LINWOOD AVE	
49	19		PHUOC DUYEN BUDDHIST ASSOC NJ, INC	131.30	WS		39-41 E LINWOOD AVE	20,21.01
52	2.01		SET HOLDINGS LLC	152.75	WS		119 N FORKLANDING RD	
52	22		SEVERNS, ELWOOD JR & MARION	811.57	WS		9 E BROADWAY AVE	
74	1		MILLER,MELVIN A & MARVETTE E	740.71	WS		516 STILES AVE	
74	1.03		CASTLE, JOHN E	619.12	WS		642 PRINCETON AVE	
80	2		HAGGERTY, RYAN	619.81	WS		109 LAURELTON AVE	

84	38	ROBINSON, COLIN & MELANIE	475.85	WS	50 N CEDAR AVE	
91	10	AIM HIGH PROPERTIES LLC	1,710.41	T	34 SPRUCE AVE	
92	2	MARS, CHARLES & STEPHANIE	304.97	WS	100 SPRUCE AVE	
93	10.05	MERGLIANO, ANTHONY	1,049.48	WS	276 SPRUCE AVE	
95	23	LOTIERZO, RAYMOND A III	1,414.58	WS	147 SPRUCE AVE	
102	4	ANDERSEN, DOUGLAS S & CATHERINE A	1,282.42	WS	314 E MAIN ST	
110	7	ELLER, DAVID PAUL	5,796.26	TWS	215 CRAWFORD AVE	
116	29	STARR, JILLIAN H & RENBJOR, WAYNE C	332.12	WS	315 W GRADWELL AVE	
116	31	RATHGEB, JAMES T & JOHN S	464.45	T	W GRADWELL AVE	
119	8	JAMES, KIRK D JR & MARCELLA	407.55	WS	61 S TERRACE AVE	
126.01	1	MZV REAL ESTATE LLC	4,152.20	WS	2-6 W MAIN ST	
126.01	2	VOJNIKA, MAZLUM	1,038.44	WS	8 W MAIN ST	
128	2.01	ROUTON, JOSEPH III & DOBASH, C	1,218.56	WS	36 HELEN AVE	
129.03	4	TOOLE, FRANCES H	1,541.96	WS	18 WYNDALE AVE	
129.04	27	HERRON, SHARON L & THOMAS A	186.68	WS	29 GAINOR AVE	
130	9	THOMPSON, CHARLES A	1,077.95	WS	320 S COLES AVE	
131	10	GILLESPIE, JOHN W JR & CONSTANCE M	415.61	WS	426-28 S COLES AVE	
138	7.04	BENNETT, ROBERT & CARMELLA	593.60	WS	320 W CENTER AVE	
141.01	4	PERLA, JERRY & DELANOY, DAWN	59.74	W	600 ALEXANDER AVE	
142	1.01	MOSCUFO, KAROLINE	496.44	WS	214 W MILL RD	
142	13.01	ATKINSON, STEPHEN T	760.67	WS	519 ALEXANDER AVE	
142.01	18	YHZ HOLDING GROUP LLC	1,216.12	WS	454 ROUTE 38 EAST	19.01
151	7	SMITH, JASON C & LAVON	268.92	WS	115 S CEDAR AVE	L8
151	11.01	DILMORE, JOSEPH J & JENNIFER	5,544.13	TWS	106 S BOULEVARD AVE	
156	6	MONTIJO-RAMOS, JOAN G	310.02	WS	220 BAILEY AVE	
163	1	LAYNE, CHARLES J JR & CATHERINE	1,366.78	WS	10 E MILL RD	L7
163	6	EDWARDS, DONALD	29.24	T	14 E MILL RD	
170	9	DEIBERT, CHRISTIAN & HOLLY	746.57	WS	355 S MAPLE AVE	
172.03	1	-CU139- - SR3 ESTATES, LLC	1,074.24	T	115 E KINGS HWY UNIT #139	
185	15	SWIERSTRA, JEFFREY	255.49	WS	508 SPRUCE AVE	
188	6	HAGGERTY, JAMES T & DEITZ, JILLIAN	1,549.16	TWS	403 MILDRED AVE	
204	5	ANSERT, MARY ANN	476.46	WS	214 COUNTY AVE	
210	11	STROTHER, SHAWNDELL & MARINAY, MARIA L	814.38	WS	536 S MAPLE AVE	

**Totals**

**70,466.07**

T - Property Taxes 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