

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 **MONDAY, JUNE 10, 2024 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 2023** 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	10		THIEL, LUCY LEEANNE	493.55	WS1		508 WINDSOR AVE	
1.02	6		ZIZZAMIA, JOHN P & BARBARA M	437.99	WS		330 W WOODLAWN AVE	
1.03	1.04		BRYSON, BRUCE D	437.48	T		N FORKLANDING RD-REAR	
1.03	110		BRYSON, BRUCE D	4,392.26	TWS		23 LANCI RD	
1.03	111		BRYSON, BRUCE D	4,027.58	TWS		7 LANCI RD	
1.04	4.01		WEBER,FREDERICK III & CATHERINE M	1,638.48	WS		530 N FORKLANDING RD	
1.06	5		MERGLIANO, SAMANTHA B	792.64	WS		616 N COLES AVE	
1.09	1		BARNES, NARDA A	1,277.13	WS		500 N COLES AVE	
1.09	13		MADERA, RUTH E	1,801.21	WS		46 INDIAN QUEEN LA	
1.11	6		HEIM, ROBIN L & FRANK B	568.11	WS		26 CAMBRIDGE CIR	
1.12	23		JOHNSON, JILLIAN E & AFFATATO,D & J	1,156.56	WS		428 N COLES AVE	
1.12	28.01		JORDAN, MICHAEL D	544.68	WS		305 W WOODLAWN AVE	
1.12	29		LEE, JASON	650.87	WS		309 W WOODLAWN AVE	
1.13	109		MCGUIGAN, JOSEPH A	227.34	WS		109 W ROLAND AVE	
1.15	1	-CU310-	THOMPSON, CHRISTOPHER A	1,377.74	T		810 N FORKLANDING RD #310	
3	1.04		KURANTZ, MICHAEL & MELANIE	4,733.75	TWS		29 ORCHARD AVE	
4	6.03		DRAKE, NICOLE A	3,140.97	WS		1052 N MAPLE AVE	
5	3.03		CARCANAGUE, K E & J D & OLIVAREZ,P	1,508.25	WS		117 HIGH ST	
6.01	6.01		ELDRED ENTERPRISES, LLC	305.19	WS		3111 ROUTE 73 SOUTH	
7.01	3		ZAWACKI, JOSEPH	1,017.12	WS		262 ORCHARD AVE	
7.01	5.02		CEARFOSS, SCOTT & HEATHER	572.71	WS		911 GREENWOOD AVE	
7.03	13		73 REAL ESTATE ASSOCIATES, LLC	7,122.53	W		3100 ROUTE 73 NORTH	
8	16.01		RUF, GEORGE J & KELLY ANN	579.00	WS		611 N FORKLANDING RD	
9	7.01		SIMON, CHRISTINE	965.00	WS		515 N FORKLANDING RD	
9	10.01		JOHNSON, JOHN W ESTATE	840.35	WS		55 E GERMANTOWN AVE	
10	5.03		WINN, GARRETT H JR	298.52	WS		227 E GERMANTOWN AVE	
11	2		ESPADA, EDDIE & DELVALLE, ANA	373.09	WS		500 N FORKLANDING RD	
14	13		PENNA, DOMINIQUE D & HOOD, JAMES A	1,432.08	WS		443 N COLES AVE	
14	19		KAMUCA, ROBERT J	307.19	WS		204 W GERMANTOWN AVE	
18.01	3.02		DUNN WRIGHT PROPERTIES, LLC	478.87	WS		224 W PARK AVE	
19	13		FRANK, RUTH	851.68	WS		139 W LINWOOD AVE	
22	3.01		CAPLAN, CHRISTOPHER & NEHRING,DAWN	555.15	W		440 W FRONT ST	
22	5.01		GORMAN, CHARLES	609.74	WS		420 W FRONT ST	

23	1	MARTIN, PATRICK J	1,000.93 WS	55 N COLES AVE	
31	4.01	WALLACE, BRENT A & KELLY ANN	774.68 WS	517 GREENWOOD AVE	
35	1.01	MUHLACK, PAMELA	1,515.07 TWS1	310 BEECHWOOD AVE	
38	7	SAWYER, JACHE	269.26 WS	315 N FORKLANDING RD	
39	2.02	DAVIS, RICHARD A & KIM E	2,282.42 T	109 BEECHWOOD AVE	
43	17	LEONETTI, MARIA	1,175.29 WS	640 N MAPLE AVE	
45	2	LEONE, CHRISTOPHER M	312.26 WS	201 E PARK AVE	
49	19	PHUOC DUYEN BUDDHIST ASSOC NJ, INC	184.94 WS	39-41 E LINWOOD AVE	20,21.01
50	6	SEARLES, RYAN	248.64 WS	18 W PARK AVE	
52	22	SEVERNS, ELWOOD JR & MARION	1,515.49 WS	9 E BROADWAY AVE	
54	13	OMAN, MARK RONALD	277.12 WS	104 LAURELTON AVE	
56	8	MANKA, DONALD T & JACK, CHERYL	5,056.99 TWS	43 N POPLAR AVE	
64	6	123 MAIN STREET ASSOCIATES, LLC	13,234.47 T	123 W MAIN ST	
64	15	ALVAREZ, DIEGO A	195.41 WS	31 N TERRACE AVE	
65	26	JVS PROPERTIES LLC	20,329.39 TWS	201-209 W MAIN ST	
74	1	MILLER, MELVIN A & MARVETTE E	1,130.82 WS	516 STILES AVE	
75	10.01	KELLEY, PATRICIA	211.04 WS	301 MECRAY LANE	
80	2	HAGGERTY, RYAN	1,216.21 WS	109 LAURELTON AVE	
81	3	HENDRI, JAMES	689.35 WS	113 STILES AVE	
81	6	101 STILES LLC	2,776.65 WS	101 STILES AVE	
83	1	PRIME MARK INVESTMENT, INC	267.95 WS	801 E MAIN ST	
86	25	CARRERA-FOSTER, M L & FOSTER, D J	1,087.57 WS	54 N HOLLY AVE	
86	31	O'BRIEN, JOHN A	552.48 WS	28 N HOLLY AVE	
88	8	BLITHE, MILRED	1,581.33 T	207 E MILL RD	
90	36	DRAKE, HARRY	184.86 WS	121 ELM AVE	
90.01	3	NASIS, GEORGE	276.19 WS	6-8 E MAIN ST	
90.01	5	C AND E DESIGN, LLC	584.74 WS	14 E MAIN ST	
92	2	MARS, CHARLES & STEPHANIE	1,252.18 WS	100 SPRUCE AVE	
93	5.01	FRANCO, KENNETH J	360.00 WS	228 SPRUCE AVE	
94	12	RESNICK, ROBIN G & MARVIN	429.15 WS	215 SPRUCE AVE	
95	14	MEEHAN, JULIE	812.78 WS	54 S POPLAR AVE	
97	16	SINCLAIR, LYNN	1,518.60 WS	67 S POPLAR AVE	
101	12	JONES, JASON E ESTATE	469.55 WS	27 S CHESTNUT AVE	
104	7.02	74 WEST CENTER AVE LAND TRUST	303.88 WS	74 W CENTER AVE	
104	9.01	SMALL, CHRISTOPHER	523.42 WS	322 S FORKLANDING RD	
104	24	GAMELLI, ROBERT P III	242.27 WS	449 CUTLER AVE	
105	4	SEIDELMANN, ERIK R	792.33 WS	57 W CENTER AVE	
114	3	HELM, LILLIAN	186.33 WS	114 E CENTER AVE	
116	11	RIVERA, BRENDA I	388.24 WS	39 S CLINTON AVE	
116	23	RODRIGUEZ, SUGEINY LEONARDO	541.06 WS	103 S COLES AVE	
117	21	MAHONEY, JOHN S & STEARS, CARA ANNE	748.75 WS	20 S LIPPINCOTT AVE	
118	4	SCHWANTES, JOSEPH & DIANE P SCHOEN-	861.89 WS	31 S TERRACE AVE	
119	8	JAMES, KIRK D JR & MARCELLA	1,245.37 WS	61 S TERRACE AVE	
120	4	BUCHMAN, CHARLES & RITA	453.54 WS	110 S LIPPINCOTT AVE	
120	11	THOMPSON, CHARLES A	305.30 WS	113 S TERRACE AVE	L12
122	1.01	BENDEL, RICHARD & CHRISTINE M	1,500.57 WS	310 W GRADWELL AVE	
123	1.01	GUILLE, JOHN F	1,078.36 WS	102 THOMAS AVE	
126.01	2	VOJNIKA, MAZLUM	758.56 WS	8 W MAIN ST	
126.01	4	MZV REAL ESTATE, LLC	1,890.64 WS	14-16 W MAIN ST	
129.01	28	MEREDITH, GARY L	2,665.25 WS	456 W MAIN ST	
129.04	16	ORTIZ-LOPEZ, LIZA	532.02 WS	7 GAINOR AVE	
129.07	7	BRICKNER, ELAINE L ESTATE	606.98 WS	22 BELAIR AVE	
129.12	4	BORDA, NOELL	5,714.47 TWS	48 W WOODCREST AVE	
129.12	9	TESLER, AMY E	618.69 WS	58 W WOODCREST AVE	
138	3	THOMAS, GERALD E JR	403.40 WS	434 ALEXANDER AVE	

140	10.01		CAREY, GORMAN RAY III	398.98	WS	457 BUTTONWOOD AVE	
141.01	5.01		MANCUSO, JAMES	3,259.27	T	616 ALEXANDER AVE	6.01
142	1.01		MOSCUFO, KAROLINE	793.56	WS	214 W MILL RD	
142.01	19.01	B01- --	YHZ HOLDING GROUP LLC	537.17	T	619 ALEXANDER AVE	
143.01	7		JAY, STANTON L & LORI A	14,257.94	TWS	481 ROUTE 38 WEST	
144	5		ROUTZAHN, KEVIN W	309.15	WS	562 CUTLER AVE	
145	8		PERRY, JOHN L JR	332.48	WS	634 S FORKLANDING RD	
148	4		LEONETTI MANAGEMENT INC	1,371.21	WS	716 E MAIN ST	
149	16		CONNORS, BRIAN M & ROTH, JENNIFER	363.65	WS	35 S CEDAR AVE	L17
149	41		NICOLO, SANDRA R	349.65	WS	48 S BOULEVARD AVE	
151	1		SMITH, DEREK	555.27	WS	103 S CEDAR AVE	
151	11.01		DILMORE, JOSEPH J & JENNIFER	11,627.26	TWS	106 S BOULEVARD AVE	
152	22		HARRIS, STEPHEN M & ARLENE D	4,763.74	T	106 S CEDAR AVE	
160	1		LOCANTORE, ANTHONY	564.90	WS	302 S CEDAR AVE	
164	14		AMARAT, RENE	711.61	WS	50 E MILL RD	
167	3		PEARSON, RICHARD & TAYLOR, KIMBERLI	4,766.39	T	629 SUNSET AVE	L3.02,3.03
167	5.01		AVILA, LEONARDO	1,231.74	WS	663 SUNSET AVE	L5.05
170	9		DEIBERT, CHRISTIAN & HOLLY	1,239.51	WS	355 S MAPLE AVE	
171	3.03		DESOTO, CARMEN A & CHAPMAN, CANDACE	185.71	WS	248 S FELLOWSHIP RD	
171	4.01		3129 PARTNERS, LLC	811.18	WS	252 S FELLOWSHIP RD	
171	5.02		FURINO, NORMA JEAN	1,107.18	WS	268 S FELLOWSHIP RD	
172.03	1	-CU336-	KEYKO, ROSLEY ANNA	3,276.17	T	115 E KINGS HWY UNIT #336	
173.01	2.06		482 RT 38 LLC	13,889.03	T	482 ROUTE 38 EAST	
177	4		PALMARINI, PACIFICO	202.57	WS	287 S FELLOWSHIP RD	
178	1		DONATO, WENDY ANN	337.21	WS	327 S PINE AVE	
178	2		CARR, CIJI M	579.46	WS	331 S PINE AVE	
185	15		SWIERSTRA, JEFFREY	1,084.72	WS	508 SPRUCE AVE	
187	14		EBH PROPERTIES INC	571.35	WS	523 SPRUCE AVE	
196.01	185	-CU002-	KANG, JEFFREY SHIN	1,565.68	T	25 S CHURCH RD UNIT #002	
196.01	185	-CU077-	SESAY, EMMANUEL S	1,086.64	T	25 S CHURCH RD UNIT #077	
196.01	185	-CU173-	BRASWELL, GLENN & JANET	1,495.16	T	25 S CHURCH RD UNIT #173	
202	6		FORD, RAKIA	598.40	WS	378 S MAPLE AVE	
204	5		ANSERT, MARY ANN; ESTATE OF	534.45	WS	214 COUNTY AVE	
204	14		ROSS, RITA ANNE	301.34	WS1	215 RUTH AVE	
206	7		WOJENSKI, ALICE	5,413.81	T	222 MILDRED AVE	
207	4		GALLAGHER, SEAN & BENDER, MICHELLE	498.84	WS	210 ROCKLAND AVE	
207	18		BASILIO, TEODORA	1,075.25	WS	532 S MAPLE AVE	

Totals

213,697.57

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