

TOWNSHIP OF MAPLE SHADE

PUBLIC NOTICE - ONLINE TAX SALE

PUBLIC NOTICE IS HEREBY GIVEN THAT I, PATRICK HEGARTY, 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 14, 2026 AT 8:00 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 2025** 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 (NJSА 58:10-23.11 ET SEQ.), THE WATER POLLUTION CONTROL ACT (NJSА 58:10A-1 ET SEQ.), AND THE INDUSTRIAL SITE RECOVERY ACT (NJSА 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	Qualif	Owner Name	Amount	Type	Other Qual	Property Location	Additional Lot
1	27		RIVERA, LUCIO & CLARA M	6,472.63	TWS		540 WINDSOR AVE	
1.0:	1.04		BRYSON, BRUCE D	485.66	T		N FORKLANDING RD-REAR	
1.0:	26		BOWER, JAMES & SANDRA L	473.10	WS		657 N COLES AVE	
1.0:	105		BOLLI, FRANK J & MERCEDES F	334.55	WS		43 LANCI RD	
1.0:	110		BRYSON, BRUCE D	5,083.82	TWS		23 LANCI RD	
1.0:	111		BRYSON, BRUCE D	8,044.86	TWS		7 LANCI RD	
1.0:	4.06		TRESSEL, KEITH & CHRISTINA M	644.87	WS		11 COLLINS LANE	
1.0:	4.09		MYERS, MACY H & ROSSANI, CHRISTIAN	13,255.83	T		31 COLLINS LANE	
1.0:	9		MORGANO, NATHAN	983.97	WS		509 N COLES AVE	
1.0:	19		HARKINS, SARAH L & SNYDER,ZACHARY D	370.44	WS		549 N COLES AVE	
1.0:	114		GUGLIOTTA, NICHOLAS M	759.87	WS		44 LANCI RD	
1.0:	6		RUCCI, GERALD & JOANN	8,534.50	TWS		620 N COLES AVE	
1.0:	1		BARNES, NARDA A	422.47	WS		500 N COLES AVE	
1.0:	25		PEARL, DONALD J JR	334.55	WS		505 WINDSOR AVE	
1.1:	29		O'BRIEN, KELLY	779.14	WS		645 WINDSOR AVE	
1.1:	17		MCKALE, JEFFREY D & VIRGINIA L	84.16	WS		452 N COLES AVE	
1.1:	75		LIBERTON, ROBERT JR & MICHELE	1,222.83	WS		400 W PARK AVE	
1.1:	106		BERNARD, ERIC K & MARYBEL	200.63	WS		106 W ROLAND AVE	
1.1:	109		MCGUIGAN, MARK D	643.73	WS		109 W ROLAND AVE	
3	1.02		REICHELТ, THOMAS J & LORI A	3,422.83	WS		707 N FORKLANDING RD	
5	3.02		POWELL, DENNIS	507.42	WS		107 HIGH ST	
5	3.03		CARCANAGUE, K E & J D & OLIVAREZ,P	1,090.51	WS		117 HIGH ST	
6.0:	6.01		ELDRЕD ENTERPRISES, LLC	279.08	T		3111 ROUTE 73 SOUTH	
7	2.01		TRIT, DARROW L JR & NANCY L	8,464.78	T		1043 N MAPLE AVE	
7.0:	3		ZAWACKI, JOSEPH	221.08	WS		262 ORCHARD AVE	
9	1		HOPKINS, ANNA M	370.23	WS		531 N FORKLANDING RD	
9	5		KOLENOVIC, SEJAD & SANIJA	1,257.22	WS		76 FIFTH AVE	
9	7		DUROCHER,ROBERT T JR &MACCLEMMY,A J	228.59	S		511 N FORKLANDING RD	
9	8		MURIEL M MEEHAN TRUST % JOHN MEEHAN	2,506.21	T		503 N FORKLANDING RD	
11	7		MCCORRISTIN, IAN C	78.68	WS		19 W GERMANTOWN AVE	
12	31		MURDOCK, SHARAE	592.88	WS		404 N FORKLANDING RD	
13	21		GROSS,LOUIS S	2,219.47	WS		444 OAKLAND AVE	
14	24		CZYZEWICZ, DENISE	241.53	WS		432 MELROSE AVE	
15	4.01		OLIVER, SANDRA LEE	1,213.72	WS		328 N FORKLANDING RD	
16	10		NOLAN, DAVID	1,358.05	WS		328 OAKLAND AVE	
22	3.01		CAPLAN, CHRISTOPHER & NEHRING,DAWN	610.21	W		440 W FRONT ST	
24	2		CROWTHERS, CHRISTINA	805.29	WS		449 W MAIN ST	
24	15.01		HUMENIK, MICHAEL	324.02	WS		428 EUCLID AVE	
28	1		NEMETH, KEITH & LUCANO, JENNIFER	539.29	WS		550 LAURELTON AVE	
30	1.03		ELIASON, TIMOTHY R & ASHE, CANDICE	361.64	WS		432 GLENDALE AVE	
31	4.01		WALLACE, BRENT A & KELLY ANN	2,029.07	WS		517 GREENWOOD AVE	
31	4.02		WILLIAMS, RONALD J	561.92	WS		513 GREENWOOD AVE	
33	16		BOGDAN, ALLISON M	326.82	WS		616 GREENWOOD AVE	
34	3.01		WATSON, JAMES	577.83	WS		521 N MAPLE AVE	
43	17		LEONETTI, MARIA	968.98	WS		640 N MAPLE AVE	
48	22		FLYNN, DANIELLE M	536.94	WS		103 E LINWOOD AVE	
50	11		STEFANOPOULIS, HELEN	600.84	WS		210 N FORKLANDING RD	
51	16		EHMANN, ERIC L	1,457.15	WS		104 N FORKLANDING RD	
56	8		MANKA, DONALD T & DIANE	2,526.78	T		43 N POPLAR AVE	
57	1		FRANCO, KENNETH J	178.23	WS		102-104 E FRONT ST	
57	10		BROSKEY, JOAN M	4,049.04	TWS		42 N POPLAR AVE	
58	6		RODILOSSO, RAYMOND A & PATRICIA A	943.14	WS		50 N MAPLE AVE	
60	8		2127 E MONMOUTH STREET LLC	601.95	WS		16 THEODORE AVE	
64	10		HOLLER, JONATHAN C	506.63	WS		18 N LIPPINCOTT AVE	
65	12		REICHELТ, THOMAS J & TRYKOWSKI,LORI	8,087.03	TWS		29 N CLINTON AVE	
66	3	-C31	PERRONE, MICHAEL C	109.30	T		411 STILES AVE UNIT C-10	
71	3.01		ALVAREZ, MELVIN A	602.90	WS		639 HAVERFORD AVE	
74	1.03		CASTLE, JOHN E	250.91	WS		642 PRINCETON AVE	
74	2.02		ODU, OLUSHOLA	394.44	WS		506 STILES AVE	
75	10.01		KELLEY, PATRICIA	3,414.62	T		301 MECRAY LANE	
82.0	9		BIOFIRST INVESTMENTS INC	51,207.06	TWS		2980 ROUTE 73 NORTH	
83	13		NGO, THACH N & HUYNH, NAM T	898.26	WS		21 N CEDAR AVE	
86	16		PENA, CRISTIAN I NUNEZ	407.29	WS		43 STILES AVE	
86	25		CARRERA-FOSTER, M L & FOSTER, D J	1,558.62	WS		54 N HOLLY AVE	
86	28		PARKS, CHRISTOPHER M	1,763.65	WS		42 N HOLLY AVE	
86	31		O'BRIEN, JOHN A	618.76	WS		28 N HOLLY AVE	
87	30		VARGAS, MIRIAM	114.17	W		429 E MAIN ST & 10 STILES	

Block	Lot	Qualif	Owner Name	Amount	Type	Other Qual	Property Location	Additional Lot
88	5.02		MATIAS, NICOLE	2,057.80	WS		228 S MAPLE AVE	
88	8.02		INGRAM,L A & AGOSTINI,G&G W/D&C LE	2,335.09	T		369 ELM AVE	
88	9.01		WOODRUFF, JASON & CAROLYN	595.99	WS		373 ELM AVE	
88	10		SMITH, MELISSA & RANDLE	703.53	WS		359 ELM AVE	
88	23		SHIPLEY, ROBERT W & CAROL A	690.96	WS		238 S MAPLE AVE	
90.0	3		NASIS, GEORGE	935.60	T		6-8 E MAIN ST	
92	16		THOMAS, GERALD & LISA	291.26	WS		130 SPRUCE AVE	
93	14.02		LUKIS, JENA L & TAYLOR, ADAM J	830.81	WS		239 S MAPLE AVE	
93	18		ANDORN, NANCY LYNN	1,269.70	WS		201 S MAPLE AVE	
94	11.01		CHAMBERLAIN, BARRY S JR & PAMELA L	481.36	WS		237 SPRUCE AVE	
95	23		LOTIERZO, RAYMOND A III	299.74	WS		147 SPRUCE AVE	
97	7		SARI, MURVET & ONDER	406.17	WS		30 S FELLOWSHIP RD	
100	30		CONEBY, STEVEN J & LEDER, CRYSTAL	143.83	WS		26 WALNUT AVE	31
102	10		BELLINO, GARY J	758.82	WS		18 S CHESTNUT AVE	
104	9.01		SMALL, CHRISTOPHER	1,134.22	WS		322 S FORKLANDING RD	
104	9.02		GAUGLER, LORRAINE %MARYLOU FORESMAN	336.35	WS		328 S FORKLANDING RD	
104	10		THOMAS, KEYON & SMITH, WAYNE	105.84	WS		19 BIRCH AVE	
104	11.02		RITTER, JASON PAUL	841.47	WS		43 BIRCH AVE	
104	24		GAMELLI, ROBERT P III	346.11	WS		449 CUTLER AVE	
105	4.01		ZESERMAN, BROOKE	1,204.69	WS		53 W CENTER AVE	
107	3.01		DIAB, FOUAB L	199.43	WS		36 W GRADWELL AVE	
107	6		YOUNG, CHERYL L	834.52	WS		53 THOMAS AVE	
110	2		HINES, EMERY M & ANA LIZA	526.63	WS		202 ELM AVE	
112	14		WADE, STEVEN D & ROSE MARIE	970.96	WS		435 SUNSET AVE	
113	4		BOWMAN, JONATHAN S & CASANDRA L	1,557.23	WS		440 SUNSET AVE	
113	6.03		KADRIC, SENADIN & KOLENOVIC, KEMAL	89.39	WS		7 E MILL RD	
115	8		BURNS, JOHN J JR & FITZPATRICK,BETH	3,092.85	TWS		31 S COLES AVE	
115	26.02		FISHFAN LLC	7,534.91	TWS		300 W MAIN ST	
116	23		RODRIGUEZ, SUGEINY LEONARDO	2,143.79	WS		103 S COLES AVE	
117.0	14		R&R PETROLEUM PROPERTIES LLC	302.01	WS		106 W MAIN ST	15,16,17,18,19
118	4		SCHWANTES, JOSEPH & DIANE P SCHOEN-	2,634.13	WS		31 S TERRACE AVE	
119	4		HARTSHAW, THOMAS R & VITELLI, KL	155.20	S		62 S LIPPINCOTT AVE	
120	4		BUCHMAN, CHARLES & RITA	369.80	WS		110 S LIPPINCOTT AVE	
120	17.01		GLOVER, QASIYM	1,139.05	WS		122 S LIPPINCOTT AVE	
121	10		JIMINIAN,DIRALVI & SILVESTRE,PALOMA	489.29	W		237 S CLINTON AVE	
121	10.01		BUINICKY, JAMES A JR	590.31	WS		241 S CLINTON AVE	
122	3.07		BARRIENTOS, DAVID III	2,469.29	WS		219 S COLES AVE	
122.0	4		FLYNN, BRIAN R	601.87	WS		279 S COLES AVE	
123	1.01		GUILLE, JOHN F	792.05	WS		102 THOMAS AVE	
123	6.01		MCCUSKER, JENNIFER A	114.90	WS		136 THOMAS AVE	
123	10.02		WALTERS, JOSEPH T	550.41	WS		163 FREDERICK AVE	
126.0	1		MZV REAL ESTATE LLC	38,547.36	TWS		2-6 W MAIN ST	
126.0	4		MZV REAL ESTATE, LLC	8,360.44	TWS		14-16 W MAIN ST	
127	12		ANDERSEN, CATHERINE	2,113.77	WS		62 W MAIN ST	13
127	18.01		SHAW, SUSAN MARY	1,141.62	WS		45 HELEN AVE	
128	2.01		ROUTON, JOSEPH III & DOBASH, C	798.68	WS		36 HELEN AVE	
128	4.02		ANDERSON, DEBORAH & ANDREW K	858.35	WS		12 HELEN AVE	
128	6.02		DEVALERIO, YUDERKA & COLLADO, DELSY	936.88	WS		51 S LIPPINCOTT AVE	
129.0	28		MEREDITH, GARY L	1,198.35	WS		456 W MAIN ST	
129.0	8		DIEHL, CHRISTOPHER M & ASQUITH, H A	1,184.63	WS		24 OVERBROOK AVE	
129.0	9		JORDAN, JAMES F & JACQUELINE L	325.71	WS		22 OVERBROOK AVE	
129.0	16		CARVAJAL, EDWARD	1,638.04	WS		15 W WOODCREST AVE	
129.0	15		WALLACE, WILLIAM A & SHARON K	1,418.73	WS		18 FARNSWORTH AVE	
129.0	25		HENRY, LAWRENCE R & KATHY A	306.43	WS		19 BELAIR AVE	
129.0	10		ENGEL, LAURIE L	336.83	WS		16 BELAIR AVE	
129.0	18		FAUST, JOSEPH	724.08	WS		2 PAUL ROAD	
129.0	26		CHIERCHIO, MICHAEL	301.68	WS		15 ROSE AVE	
129.0	27		NORMAN, JAMES D & MARY K	212.38	WS		17 ROSE AVE	
129.0	5		BROUGHTON, BERYL	5,475.59	TWS		18 ROSE AVE	
129.0	8		READER SCOTT B & DIANE	2,051.73	T		56 W WOODCREST AVE	
129.0	9		TESLER, AMY E	1,180.08	WS		58 W WOODCREST AVE	
129.0	26		BARNIAK, AMY & HOOVER, FRANCIS E	930.13	WS		92 W WOODCREST AVE	
129.0	12		TACCONELLI, VINCENT A	247.93	WS		8 BRIAR RD	
131	8		LYONS, PATRICK J & BRANDY L	719.89	WS		427 RYNNING AVE	
134.0	7.02		TESSEIN, KURT & AMANDA RIDDELL	103.47	WS		135 W CENTER AVE	
139	6.03		LOUISAIME, JONAS & BEAUBRUN, SIMONE	1,582.61	WS		492 BUTTONWOOD AVE	
139	9.03		LEWIS, SHIRLEY	745.75	WS		447 ALEXANDER AVE	
140	2		CRAWFORD, ISHNA	4,120.03	WS		420 CUTLER AVE	
140	4.02		EARLY, HOLLY	863.65	WS		458 CUTLER AVE	
140	10.01		CAREY, GORMAN RAY III	1,177.85	WS		457 BUTTONWOOD AVE	
140	10.02		RAGONE, KEVIN	684.25	WS		461 BUTTONWOOD AVE	
141.0	4		PERLA, JERRY & DELANOY, DAWN	262.35	WS		600 ALEXANDER AVE	
141.0	5.01		MANCUSO, JAMES; ESTATE OF	2,433.47	T		616 ALEXANDER AVE	6.01
142	7		LEE, MING & CHUNG KEI	405.56	WS		455 ROUTE 38 WEST	
142	26.01		MCCORKLE, DAVID	654.78	WS		588 BUTTONWOOD AVE	
143.0	7		JAY, STANTON L & LORI A	2,666.79	T		481 ROUTE 38 WEST	
144	14.04		FIUME, ASHLEY M	302.54	WS		563 BUTTONWOOD AVE	
145	8		PERRY, JOHN L JR	612.42	WS		634 S FORKLANDING RD	
145	9.01		VALUE PURPLE, LLC	84.88	S		642 S FORKLANDING RD	
145	9.02		POPLI, ATIN & SABRINA	748.08	WS		644 S FORKLANDING RD	
146	6		ETHIER, BRANDI & WEBB, DENNIS	632.70	WS		15 WALNUT AVE	
146	13		GENZEL, DEBRA	184.58	WS		27 WALNUT AVE	
146	35		FREUND, LAWRENCE & ROBIN	428.03	WS		34 S HOLLY AVE	
147	17		CAMPBELL, WILLIAM E & VIOLET E	386.28	WS		35 S HOLLY AVE	
148	4		LEONETTI MANAGEMENT INC	1,979.23	WS		716 E MAIN ST	
148	8		HOWARD, DAMIAN R & JOSEPH, DENISE	423.66	WS		19 S PINE AVE	

Block	Lot	Qualif	Owner Name	Amount	Type	Other Qual	Property Location	Additional Lot
149	1		NIEVES, JONATHAN M	1,904.02	WS		802 E MAIN ST	
149	5		WALKER, WILLIAM & DOREEN	236.76	WS		816 E MAIN ST	
149	16		CONNORS, BRIAN M & ROTH, JENNIFER	774.13	WS		35 S CEDAR AVE	17
150	19.05		DANY & RANIA PROPERTIES, LLC	299.13	WS		49 S BOULEVARD AVE	
151	1		SMITH, DEREK	334.55	WS		103 S CEDAR AVE	
151	5		MCINNIS, LATASHA	303.48	WS		111 S CEDAR AVE	
151	7		SMITH, JASON C & LAVON	1,248.47	WS		115 S CEDAR AVE	8
153	29		CONNOR, ROBERT B	488.27	WS		102 S PINE AVE	
154	1		RANJO, PETER S & MARY C	292.16	WS		103 WALNUT AVE	
154	16		ALKIYAL, MOUHAMMED B	147.93	WS		159 S FELLOWSHIP RD	
158	5		SEMOLA, SEAN A & JESSICA	4,681.55	T		210 S BOULEVARD AVE	6
158	8		DECOLA, VALERIE A	1,500.11	WS		224 S BOULEVARD AVE	
162	16		HUMPHREY, NICOLE	721.86	WS		245 S FELLOWSHIP RD	
163	3.01		BANH, TUAN DAT	271.66	WS		538 BUENA VISTA AVE	
163	6		EDWARDS, DONALD	6,660.35	TWS		14 E MILL RD	
163	12		GDANSKI, ADRIANA D	451.74	WS		529 S FORKLANDING RD	
164	10		NELSON, MAXWELL A & JARGER, GRACE A	352.49	WS		547 BUENA VISTA AVE	
165	8		GRIFFIN, THOMAS & KERFOOT,GEORGETTE	260.78	WS		14 COUNTY AVE	
167	6		NYE, DAVID W	505.57	WS		659 SUNSET AVE	
168	5		HAYDEN, LAURA A	635.50	WS		474 ELM AVE	
168	12.04		TRIVINO, JENNY	178.22	WS		128 E MILL RD	
170	1.01		BARKHAMER,JASON & SULLIVAN,AMY	86.09	WS		316 E MILL RD	
170	9		DEIBERT, CHRISTIAN & HOLLY	1,173.73	WS		355 S MAPLE AVE	
173	6.03		SAI SHARAN, INC C/O DUNKIN DONUTS	123.89	WS		2891 ROUTE 73 SOUTH	
173.6	2.01		DIGIALLORENZO, JOSEPH & TERESA	1,015.12	WS		483 ROUTE 38 WEST	
185	15		SWIERSTRA, JEFFREY	1,131.47	WS		508 SPRUCE AVE	
188	11		HORWATH, CHARLES F & TONI MARIE	1,005.40	WS		328 S FELLOWSHIP RD	
189	4.04		VARGA BRO (USA)%GREG DISBOT	1,010.64	WS		300 S LENOLA RD	
189.6	5.02		BEST PROPERTIES	750.76	WS		450 S LENOLA RD	
196	2.02		KAHN, MICAH	109.75	T		CROOKED LN IN CHERRY HILL	
196.6	185	-CU:	PERROTTA, PETER & VERA A	310.15	T		25 S CHURCH RD UNIT #132	
196.6	185	-CU:	BRASWELL, GLENN & JANET	1,101.47	T		25 S CHURCH RD UNIT #173	
203	2		PATTERSON, LOUISE; ESTATE OF	154.04	WS		108 COUNTY AVE	
206	2		TILTON, KAREN S & DAVID N	1,422.44	WS		202 MILDRED AVE	
206	3		TILTON, KAREN S & DAVID N	473.10	WS		206 MILDRED AVE	
206	14		DALIBOR, GERHARD & HILDEGRADE	776.51	WS		215 ROCKLAND AVE	
208	2		HARRIS, PATRICIA	239.55	WS		302 MILDRED AVE	
209	8		SCHWARTZ, JOEL H & BONNIE L	65.00			318 RUDDEROW AVE	
Totals				0.00				
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								