

NOTICE OF TAX LIEN SALE OF PROPERTY FOR NON-PAYMENT OF REAL ESTATE TAXES AND OTHER MUNICIPAL LIENS

NOTICE IS HEREBY GIVEN THAT I, DANA KABALA, TAX COLLECTOR OF THE TAXING DISTRICT OF THE CITY OF BRIGANTINE, IN THE COUNTY OF ATLANTIC, STATE OF NEW JERSEY, ON TUESDAY, APRIL 7, 2026, AT 10:00 A.M. IN THE COURT ROOM OF THE MUNICIPAL BUILDING OF BRIGANTINE WILL EXPOSE FOR LIEN SALE AND SELL THE FOLLOWING DESCRIBED LANDS ON WHICH TAXES FOR 2025 AND PRIOR REMAIN UNPAID PURSUANT TO N.J.S.A. 54:5. SAID PROPERTIES WILL BE SOLD SUBJECT TO REDEMPTION AT THE LOWEST RATE OF INTEREST BUT IN NO CASE TO EXCEED 18% PER ANNUM. THE PAYMENT FOR LIENS PURCHASED SHALL BE MADE BY CASH, MONEY ORDER OR CERTIFIED CHECK PRIOR TO THE CLOSE OF THE SALE OR THE PROPERTY WILL BE RESOLD. AN IRREVOCABLE LETTER OF CREDIT LISTING THE CREDIT LINE WITH BANK ACCOUNT NUMBER WILL BE ACCEPTED AT THE DISCRETION OF THE TAX COLLECTOR ONLY IF SUBMITTED FIVE (5) DAYS PRIOR TO THE SALE DATE.

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.

AT ANY TIME BEFORE THE SALE, THE UNDERSIGNED WILL RECEIVE PAYMENT OF THE AMOUNT DUE ON ANY PROPERTY WITH INTEREST AND COST UP TO THE TIME OF PAYMENT PLUS INTEREST ON ALL DELINQUENT 2026 LIENS. THIS AMOUNT TO BE PAID BY CERTIFIED CHECK, CASH OR MONEY ORDER.

THE SAID LANDS AND THE NAMES OF THE PERSONS WHO HAVE BEEN ASSESSED AS OWNERS OF SAID LAND(S) ARE AS FOLLOWS:

| Block | Lot   | Qualifier | Owner Name                         | Amount   | Type | Other Qual |
|-------|-------|-----------|------------------------------------|----------|------|------------|
| 103   | 5.06  | -C0112--  | MARTINOVICH, MICHAEL               | 508.38   | S    |            |
| 103   | 5.17  | -C0215--  | CZAPOR, RICHARD J & DONNA          | 1,948.56 | TS   |            |
| 104   | 27    |           | GERVASIO, DOLORES & GALE           | 91.56    | W    |            |
| 202   | 1.032 | -C000B--  | HALLMAN, MICHAEL                   | 439.54   | WS   |            |
| 202   | 15    |           | MOLLO, FRANCESCO                   | 1,389.73 | WS   |            |
| 204   | 1     |           | 1001 BEACH AVE LLC                 | 1,038.46 | WS   |            |
| 204   | 7     |           | GREAGER, JARED                     | 683.64   | WS   |            |
| 302   | 3     |           | SHEVCHENKO, NATALY                 | 3,886.99 | T    |            |
| 302   | 5.01  | -C000A--  | SLOCUM, LEWIS R IV & SARA          | 259.11   | S    |            |
| 306   | 19.06 | -C0006--  | SMITH, BRENDAN & KOZAK, NICOLE     | 513.12   | S    |            |
| 406   | 6     |           | SARATOGA COASTAL PROPERTIES,LLC    | 880.76   | WS   |            |
| 503   | 4     |           | JOYCE, HELENE                      | 7,778.55 | TWS  |            |
| 603   | 30    |           | SCHECHTER, DAVID & BETH TTES       | 2,316.12 | T    |            |
| 604   | 1.01  | -C0001--  | PRAGER, GLENN A                    | 2,480.35 | T    |            |
| 605   | 1.38  | -C0504--  | COSLIT, MICHAEL E ET UX            | 3,451.98 | TS   |            |
| 703   | 1.11  | -C0011--  | HURLOCK, DAVID M JR                | 259.11   | S    |            |
| 704   | 18    |           | FINAZZO, VINCENT & VICTORIA        | 507.87   | S    |            |
| 706   | 13.03 | -C000C--  | PALLARINO, RALPH                   | 502.66   | S    |            |
| 1101  | 14.04 | -C0004--  | MALONE, MONICA                     | 1,492.88 | T    |            |
| 1101  | 14.05 | -C0005--  | MALONE, MONICA                     | 1,468.02 | T    |            |
| 1101  | 14.09 | -C000C--  | WBA 1012 LLC                       | 3,106.29 | TS   |            |
| 1101  | 15.03 | -C0003--  | FALUSI, ROBERT M & ANITA S         | 568.71   | TS   |            |
| 1105  | 13    |           | 1200 BRIGANTINE AVE LLC            | 5,944.45 | T    |            |
| 1106  | 2.01  | -C000A--  | GLICK, GEORGE M                    | 517.77   | T    |            |
| 1206  | 9     |           | KOWALESKI, DANIEL                  | 439.54   | WS   |            |
| 1601  | 8     |           | 1600 W BRIGANTINE LLC              | 3,569.78 | T    |            |
| 1703  | 8.02  |           | KOWALESKI, DANIEL                  | 480.98   | WS   |            |
| 2102  | 5     |           | MASON, RANDALL F & RICHARD F       | 97.97    | W    |            |
| 2402  | 12    |           | COYLE,JOSEPHINE LIFE ESTATE ET ALS | 5,017.19 | TWS  |            |
| 2506  | 4     |           | WITHERS, JOHN C IV                 | 882.38   | WS   |            |

|      |         |          |                                      |           |     |
|------|---------|----------|--------------------------------------|-----------|-----|
| 2603 | 9       |          | DELLISANTI, ANTHONY & JOANNE         | 135.68    | S   |
| 2703 | 8       |          | BROWN, ELIZABETH M                   | 3,467.64  | TWS |
| 2805 | 9       |          | MALONE, MONICA                       | 3,277.50  | T   |
| 2906 | 2       |          | WOLSKI, MICHAEL & DEVUONO, STEPHEN   | 464.65    | WS  |
| 2906 | 10      |          | 3201 BRIGANTINE PROP LLC             | 2,007.42  | WS  |
| 2908 | 10      |          | 229 34TH ST CONDO ASSN % I STORCK    | 196.88    | W   |
| 2908 | 17      |          | TEFANKJIAN, NICHOLAS R               | 195.43    | W   |
| 3201 | 17      |          | POLINO, MEGHAN                       | 259.11    | S   |
| 3202 | 15      |          | DIETERLY, ROBERT C 2ND & BARBARA A   | 868.12    | WS  |
| 3203 | 17.02   |          | MANZO, JOANNA C                      | 894.71    | WS  |
| 3302 | 2.06    | -C0006-- | STEIN, STEPHANIE J                   | 2,184.13  | T   |
| 3304 | 5.01    | -C0001-- | MARCANO, JASON L & KELLY, MARIA M    | 259.11    | S   |
| 3403 | 6.10    | -C302A-- | MINGONE, LILLIAN & WILLIAM           | 259.11    | S   |
| 3502 | 3.038   | -C1211-- | VAUGHN, KWANDA ALIYA                 | 512.42    | S   |
| 3502 | 3.097   | -C1416-- | SHRIVER, MATTHEW A & JONES, JENNIFER | 512.53    | S   |
| 3502 | 3.108   | -C1427-- | ALLEGRIANI, ANN M & WAGNER, LYNN A   | 4,525.00  | TS  |
| 3502 | 4.01    | -C0101-- | KERRIGAN, CHRISTINE                  | 2.05      | S   |
| 3502 | 4.05    | -C0105-- | MENA, MATTHEW C                      | 512.42    | S   |
| 3502 | 11.01   | -C0201-- | MALONE, MONICA                       | 4,019.63  | T   |
| 3503 | 7.40    | -C0118-- | BAURKOT, GEORGE M & PATRICE          | 259.11    | S   |
| 3503 | 7.45    | -C0123-- | MOULDER, ELIZABETH                   | 4,735.30  | TS  |
| 3504 | 8.36    | -C0C36-- | LITVAK, LISA M                       | 259.11    | S   |
| 3602 | 4       |          | SMITH, ARTHUR P                      | 8,089.72  | TWS |
| 3901 | 19.02   | -C124B-- | CLARK, THERESA M & BARLETT C         | 512.42    | S   |
| 3902 | 32      |          | MCDONALD, RYAN & SAMANTHA            | 527.12    | WS  |
| 4002 | 10      |          | FLINK, JASON A                       | 1,530.92  | T   |
| 4100 | 4       |          | A&M MAZEL LLC                        | 1,911.11  | T   |
| 4101 | 24.24   | -C208L-- | SHAFFER, JONATHON & SARAH            | 512.42    | S   |
| 4302 | 7       |          | MARILAKION LLC                       | 4,407.40  | T   |
| 4603 | 38      |          | FINAN, PATRICIA                      | 11,511.73 | TWS |
| 4604 | 31.02   | -C000B-- | MICHALOWSKI, ED & HUNDERTPFUND, JUL  | 882.38    | WS  |
| 4605 | 1.02    | -C000B-- | RAGAZZO, LUCILLE                     | 431.41    | WS  |
| 4605 | 20.01   | -C000A-- | CANOSE, RALPH                        | 1,117.07  | T   |
| 4700 | 13      |          | HENRIQUES, CHERYL ANN                | 882.38    | WS  |
| 4700 | 95      |          | MCGUIRE, JAMES M JR                  | 439.54    | WS  |
| 4700 | 120     |          | 38 LIGHTHOUSE DR CONDO ASSOCIATION   | 492.00    | W   |
| 4700 | 140.110 | -C0H14-- | ROBBINS, WAYNE P II & JESSICA EMILY  | 259.11    | S   |
| 4700 | 140.137 | -C00K9-- | BRACONNIER, JOHN F                   | 511.18    | S   |
| 4700 | 140.176 | -C00N4-- | DECKER, RICHARD E                    | 259.11    | S   |
| 4700 | 140.228 | -C00R8-- | PLUMLEY, ROBERT A & MONICA A         | 259.11    | S   |
| 4700 | 140.279 | -C0T19-- | SERITELLO, GATON                     | 259.11    | S   |
| 4702 | 22      |          | RAMIREZ, JOSE E PEREZ & PEREZ, J     | 874.24    | WS  |
| 4703 | 1       |          | FLAXMAN, KEVIN & TRACEY A            | 882.57    | WS  |
| 4703 | 13      |          | PATEL, VISHAKHA                      | 844.82    | T   |
| 4704 | 23      |          | SPENCER, DIANE B                     | 9,914.00  | TWS |
| 4901 | 47.01   | -C000A-- | DILLOW, ZACHARY                      | 4,916.73  | T   |
| 4902 | 9.02    | -C000B-- | CRAIG, BRIDGET                       | 259.11    | S   |
| 5201 | 22      |          | GAMAD, MICHAEL A                     | 1,008.92  | WS  |

|               |       |          |                                     |                   |     |
|---------------|-------|----------|-------------------------------------|-------------------|-----|
| 5304          | 24    |          | JUDGE, LEO H & MARY P               | 882.38            | WS  |
| 5305          | 25    |          | MALONE, MONICA                      | 217.11            | T   |
| 5401          | 50    |          | MALONE, MONICA                      | 99.79             | T   |
| 5402          | 1     |          | MALONE, MONICA                      | 278.91            | T   |
| 5603          | 1.02  | -C000B-- | 460 BRIG LLC                        | 5,766.59          | TS  |
| 5704          | 4.02  | -C000B-- | PERRY, JOSEPH C III                 | 871.58            | WS  |
| 5803          | 15    |          | JRG PROPERTIES LLC                  | 895.88            | WS  |
| 6001          | 39    |          | ESPOSITO, ANTHONY M & LINDSAY ALAIN | 882.38            | WS  |
| 6003          | 34.01 |          | URSINI, NICHOLAS & CAITLIN          | 882.38            | WS  |
| 6301          | 14    |          | PORRECA, BETH A                     | 439.54            | WS  |
| 6503          | 2.01  | -C000A-- | KOSH, GABRIEL T - TRUSTEE           | 259.11            | S   |
| 6704          | 3     |          | WILLITTS, ELIZABETH                 | 5,719.78          | TWS |
| 6801          | 4     |          | RUSSO, BRITTANY                     | 441.31            | WS  |
| 6901          | 64    |          | KELLY, MICHAEL ROBERT & JENNIFER K  | 882.38            | WS  |
| 6901          | 84    |          | SACCO, THERESA                      | 439.54            | WS  |
| 6901          | 106   |          | HEENAN, KELLE A                     | 566.45            | WS  |
| 6902          | 42    |          | FINDLEY, CRAIG & BARBARA            | 850.24            | WS  |
| 7002          | 6     |          | HUBER, EDWIN H III & THERESA E      | 506.54            | WS  |
| 7102          | 29    |          | PARSONS, GEORGE M                   | 1,569.25          | T   |
| 7205          | 13    |          | MCTEAR, MARK ET UX                  | 2,188.06          | T   |
| 7302          | 8     |          | RILEY, DAVID & ROBIN                | 294.05            | WS  |
| 7501          | 57    |          | DONOFRIO, DEANA M                   | 439.54            | WS  |
| 7801          | 9     |          | HANDLE, MARIA SACCO                 | 439.54            | WS  |
| 7902          | 15    |          | GIORDANO, JOHN W & LISA M           | 439.54            | WS  |
| 8001          | 10    |          | DEVINE, TODD W & HEIDI L            | 876.58            | WS  |
| 8301          | 1.02  |          | SUTTON, MICHAEL ET ALS              | 489.93            | WS  |
| 8302          | 6     |          | HANNAN, JOSHUA & TARA               | 439.54            | WS  |
| <b>Totals</b> |       |          |                                     | <b>163,883.06</b> |     |

T - Property Taxes W - Water S - Sewer E - Electric O - Utility A - Sp Assmnt 1 - Misc 2 - Boarding Up 3 - Demol