

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
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
1705	17		MCHUGH, ELIZABETH ET VIR	284.35	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
2904	2.21	-C0021--	OGOZALEK, ANTHONY H JR	2,737.47	TS
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--	ALLEGRI, 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	80		PATEL, KAMLESHKUMAR & JYOTSNABAHEN	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
5803	17.01	-C000A--	LAVERY, JOHN F & LUCY E & POLLY E	8,392.82	TWS
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

Totals

176,180.08

T - Property Taxes 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