

**NOTICE OF SALE OF REAL ESTATE FOR UNPAID TAXES
DOWNE TOWNSHIP, NEW JERSEY
DELINQUENT TAX SALE**

PUBLIC NOTICE IS HEREBY GIVEN THAT I, Jennafer Hernandez, Collector of Taxes, in the Township of Downe, County of Cumberland, State of New Jersey, pursuant to the provisions of "Act concerning unpaid taxes and assessments and other municipal charges on real property and providing for the collection thereof, by the creation and enforcement of liens thereon (revision of 1918 Title 54:5-19 Revised Statutes)" will sell at public venue, all the land and real estate mentioned in the following list, in fee subject to redemption at the lowest rate of interest, in no case exceeding 18% per annum, for the purpose of making the amount chargeable against said land for taxes, interest, and cost to date of sale.

The sale will take place in the Downe Township Municipal Building, 288 Main Street, Newport, New Jersey, 08345 in said Township on **Friday January 16, 2026, at 12:00 p.m noon.**

Purchasers will be required to pay by cash or certified check, for the municipal liens chargeable against each parcel of land purchased by them prior to the conclusion of the sale, or the property will be resold.

Certificate purchasers are herewith advised, pursuant to N.J.S.A. 13:K-6, that industrial property may be subject to the "Environmental Clean Up Responsibility Act", the "Spill Compensation and Control Act", or the "Water Pollution Control Act".

These laws preclude the municipality from issuing a Tax Sale Certificate to any purchaser who is or may be in any way connected to the previous owner or operator of such sites.

In the event that the owner of the property is on active duty in the military service, the tax collector should be notified immediately.

The following is a list describing the land to be sold, owner's name, and the total amount due thereon as computed to the date of sale.

Block	Lot	Owner Name	Amount	Property Location
2	44	PSZWARO, JOHN & KAREN	1,461.39	291 COVE RD
6	11	NOVAK, TONY & LORI	147.52	228 NANTUXENT DR
9	23	MARVI, DAVID D M.D.	284.12	NANTUXENT CREEK
10	6	COSSABOON, LISA DARLYNNE	1,129.93	173 LANDING RD
11	37	GALE, RALPH B JR	923.68	142 FORTESCUE RD
11	41	ALESZCZYK, CHRISTOPHER	246.93	255-275 HUSTED LANE
11	42	ALESZCZYK, CHRISTOPHER	181.98	245-253 HUSTED LANE
12	4	FUTURE GROWTH LLC	863.31	283 LANDING RD
12	9	SMITH, PHILIP SCHUYLER VI & KRISTA	1,138.83	295 LANDING RD
13	6	SPRINGER, III, LOUIS J & RITA A	497.32	288 LANDING RD
13	6.01	NEY, KRYSTAL & SCHREIBER, HARLEY	234.97	286 LANDING RD
13	25	METRO MORTGAGE LLC	534.41	48 FORTESCUE RD
14	4	ELLER, NORA S	1,349.62	310 METHODIST RD
14	12	SOLOMON, TIFFANY A	4,090.88	28 HALL ST
15	1	CHANCE, MARY B	1,486.91	314 METHODIST RD
15	5	SUMPTER, CHEYENNE	1,596.76	324 METHODIST RD
18	24	LINDWALL, C E ETALS%JENNIFER STEAD	427.00	329 + 331 METHODIST RD
18	25	ALCORN, JUSTIN RAYMOND & MELISSA	4,715.25	333 METHODIST RD
18	30	MUNSON, DUNCAN & HERRERA, MARQUITA	1,155.72	359-377 METHODIST RD
22	1	WOLBERT, CARL	53.64	698-700 ACKLEY RD
22	7	OLIVER, MARIE	1,287.57	856 ACKLEY RD
23	21	BROWN, JERRY LEE	950.05	301 MAIN ST
23	140	SEEHOUZ, HEATHER	1,943.31	611 OLD BEAVER DAM RD
23	210	PEPPER, MILTON + EMMA	25.51	551-561 CHURCH ST

23	226	CAMPBELL, CHESTER	1,328.70	506 BLIZZARD RD
30	1	PEPPER, MILTON T. & EMMA ELIZABETH	6,441.90	550 CHURCH ST
30	17	WATSON, DEBRA	700.52	553 HALEYVILLE RD
31	9	SYNTAX SERVICES LLC	3,192.52	584 HALEYVILLE RD
37	6	DILKS, M P ESTATE % J GASKILL	1,036.59	1076 DRAGSTON RD
37	16	NOVAK, KERRI	2,680.35	1055 MAIN ST
39	8	PEPPER CONSTRUCTION	207.33	1183-1211 HANSEY'S CRK RD
39	9	PEPPER CONSTRUCTION COMPANY	284.22	1213-1221 HANSEY'S CRK RD
39	16	PEPPER CONSTRUCTION CO INC	93.79	1223-1231 HANSEY'S CRK RD
39	19	PEPPER CONSTRUCTION	333.12	1265-1279 HANSEY'S CRK RD
39	20	PEPPER CONSTRUCTION CO	54.39	1281-1291 HANSEY'S CRK RD
39	47	PEPPER CONSTRUCTION	1,357.22	W CABINS GUT
39	48	PEPPER CONSTRUCTION CO.	556.70	HANSEYS CRK RD
39	49	PEPPER CONSTRUCTION CO	780.25	1318-1348 HANSEY'S CRK RD
39	50	PEPPER CONSTRUCTION	747.00	1288-1316 HANSEY'S CRK RD
39	52	PEPPER CONSTRUCTION	254.67	1236-1244 HANSEY'S CRK RD
41	27	MCVEY, MICHAEL	1,050.48	968 MAIN ST
41	28	WILFORD, DAWN M	2,435.44	972 MAIN ST
42	22	PEPPER CONSTRUCTION	1,406.07	1206-1234 HANSEY'S CRK RD
42	23	ROSTAING, JEANNE & MAXGREGOR, HEATH	383.03	W HANSEYS CRK RD
42	24	PEPPER CONSTRUCTION	612.52	MEAZLE RUN, DIV CRK
43	1	PEPPER, MILTON + EMMA	38.67	534-548 CHURCH ST
43	12	DOBROSKY, KATE & KUNKLE, DOUGLAS	5,818.92	925 UNION ST
43	16	LORE, ROBERT & CINDY	5,377.53	933 UNION ST
43	28	CHENEY, MEREDITH	4,539.36	957 UNION ST
43	29	PEPPER, EMMA E	43.92	517 HALEYVILLE RD
45	3	DRNL ASSET MANAGEMENT LLC	1,714.85	922 UNION ST
45	10	RUBIN, YEHUDA Y	4,319.12	938 UNION ST
45	18	ACEVEDO, EDWIN JUNIOR	4,448.35	951 MAIN ST
45	28	HANNAH, KIETH	1,376.09	919 MAIN ST
47	9	ANDERSON, JULIA	85.81	943 CAMPBELL ST
47	12	GREEN, ANNETTE	716.30	482 MAPLE ST
48	4	MURPHY, MICHAEL	4,998.14	912 MAIN ST
48	5	MURPHY, MICHAEL	3,084.29	914 MAIN ST
49	24	BLIZZARD, JAMES F	1,841.49	808 MAIN ST
49	29	LEE, EDNA & HENRY, MARY E	102.66	846-848 MAIN ST
49	40	MERRITT, VICTOR D + JOANN	1,067.56	477 HICKMAN AVE
50	14	WARNER, JAMIE	1,359.98	920 CAMPBELL ST
53	2	GREEN, ASIA L	100.65	408 MAIN ST
53	20.01	SPRINGER, LEWIS & KAREN	2,037.92	610 TURKEY POINT RD
54	14	PEREZ, PABLO MENDEZ	1,169.56	258 MAIN ST
54	44	SCHULZ, DONALD W & ROSEANN	8,323.74	287-293 FORTESCUE RD
54	50	BROWN, HARRY & JOANNA	1,542.13	237 FORTESCUE RD
54	53	REPP, HOWARD M	189.93	215-221 FORTESCUE RD
54	56	LOEW, TIFFANY A	3,050.69	187 FORTESCUE RD
54	64	MOROS, JAMES SR	3,815.28	159 FORTESCUE RD
54	67	MILLER, MARY ANN	68.15	121 FORTESCUE RD
54	68	MILLER, MARY ANN	2,462.72	119 FORTESCUE RD

55	4	BYERS, SARAH ANN	206.64	221-263 NEWPORT NECK RD
55	7	DOBISCH, LINDA L	1,294.05	364 FORTESCUE RD
55	8	DOBISCH, LINDA L	204.94	368-374 FORTESCUE RD
56	6	WEBBER, ELMER	1,963.68	534 NEWPORT NECK RD
56	15	BYERS, SARAH ANN	44.76	202-216 FORTESCUE RD
56	16	BYERS, SARAH ANN	6,786.07	248 NEWPORT NECK RD
56	22	GRACE, JOAN MARIE	1,992.84	322 NEWPORT NECK RD
57	7	KIEF, WAYNE & MARY	4,222.73	186 COVE RD
59	40	KUTTAB, SANAA	8,370.93	197 DYERS CREEK RD
59	46	METRO MORTGAGE LLC	6,974.29	177 DYERS CREEK RD
59	48	STEWART, WILLIAM	32.84	DYERS CREEK
60	17	SALOMSKAS, MICHAEL JOSEPH	537.81	264 SCHOOL HOUSE RD
60	21	SALOMSKAS, MICHAEL JOSEPH	1,822.69	266 SCHOOL HOUSE RD
61	3	SEDALISKY, JOHN	134.43	JOINS SMADBECK TRACT
63	18	TANNER, VIVIANNA	7,773.78	114 DELAWARE AVE
64	8	GRAVES, L & R % TIerno, MARIE E	5,880.09	79 STATE AVE
65	8	WOLBERT, CHRISTINE	962.80	59 VIRGINIA AVE
66	18	BICKING, KEVIN & PAULINE	1,410.52	126 GARRISON AVE
66	34	SWIERCZYNSKI, GERALD JR	6,599.04	92 GARRISON AVE
67	6	HIGBEE, CLARENCE	3,438.81	814 DOWNE AVE
67	7	HIGBEE, ELIZABETH E	68.01	10 LOUISIANA AVE
67	8	HIGBEE, CLARENCE JR + ELIZABETH	595.45	12 LOUISIANA AVE
67	9	KLUKIEWSKI, KELS Y L	683.79	14 LOUISIANA AVE
67	10	WALSH, F J & R B & PATRICIA	1,028.51	18 LOUISIANA AVE
68	19	WOLFE, JOHN VIRGIL	2,509.48	9 LOUISIANA AVE
68	22	HIGBEE, CLARENCE	121.02	816-818 DOWNE AVE
68	32	MACDONALD, PATRICIA L & LAUREN L	122.06	34-36 LAURA AVE
69	1	JAMHAZ PROPERTIES LLC	1,062.18	111 GARRISON AVE
69	2	SWIERCZYNSKI, GERALD JR	3,338.99	113 GARRISON AVE
69	7	ISSERTELL, JACQUELINE ANN	1,830.27	125 GARRISON AVE
69	22	BUEHLER, MICHAEL & AMY	1,738.09	21 LAURA AVE
69	25	BRACONNIER, STEPHEN	68.01	1-3 LAURA AVE
70	2	CONNOR, PATRICIA A	1,749.10	19 PRINCETON AVE
74	30	TONETTA, RICHARD P & NANCY	1,110.72	202 NEW JERSEY AVE
74	35.02	224 NEW JERSEY AVENUE LLC	8,478.16	224 NEW JERSEY AVE
74	59	FAY, PATRICK F	804.72	284 NEW JERSEY AVE
75	1	KLOSTERMANN, JOSEPH F JR TRUST	1,812.71	132 GARRISON AVE
76	4	DEMEGLIO, EDWARD + MARY ANN	1,387.84	141 GARRISON AVE
76	13	MILLER, THOMAS F	191.70	132 NEWPORT AVE
77	2	HUBBARD, NATHAN & PIERNIKOSKI, A	995.76	23 CORNELL AVE
78	7	VIRDEN, THOMAS	4,806.70	852 DOWNE AVE
78	13	PIGNATELLI, SEAN	3,802.74	870 DOWNE AVE
80	3	LOPEZ, MICHAEL	4,124.47	879 DOWNE AVE
82	1	GRABFELDER, AMY & SYBOLL	212.07	201 NEW JERSEY AVE
82	12	GRABFELDER, AMY & SYBOLL	212.07	200 PENNSYLVANIA AVE
84	1	SYBOLL	5,772.67	213 PENNSYLVANIA AVE
91	8	KEEFER, WILLIAM M & MARYLOU	4,620.57	247 NEW JERSEY AVE
91	11	MCBRIERTY, BRYAN	1,990.37	253 NEW JERSEY AVE

91	22	KEEFER, WILLIAM M & MARYLOU	570.33	244-246 PENNSYLVAN 4 AVE
92	16	RIPP, DANIEL & LEIGH ANN	824.42	330 NEW JERSEY AV
93	12	JOST, ALLAN & GLORIA J	1,472.48	291 NEW JERSEY AVE
94	10	MCGINLEY, TAMARA	5,312.86	313 NEW JERSEY AVE
95	9	STILES, LORIS + ALBERTA	1,291.49	10 BUDNEY AVE

Property
tax