

# Township of Montville

## NOTICE OF SALE OF UNPAID TAXES, WATER, SEWER AND/OR OTHER MUNICIPAL LEINS

PUBLIC NOTICE IS HEREBY GIVEN, that I, Christine M. Corcoran, Tax Collector of the Township of Montville, County of Morris, State of New Jersey, pursuant to the Authority of the statutes in such case made and provided, will set at Public Auction on **December 15, 2023 at 10:00 A.M.** in the Council Chambers of the Municipal Building, 195 Changebridge Road, Montville, NJ 07045, or at such later time and place to which said sale may be adjourned, the following described properties for nonpayment of **2022** and any prior year property taxes, water, sewer and/or other municipal charges remaining unpaid for the year **2022 and prior**, together with interest and cost computed to the date of sale.

Block	Lot	Owner Name	Property Location	Amount	Type
3	47.4	ANDALFT, MICHAEL J & VALERIE	18 MASAR RD	70.13	W
13	19	OZKUSAKSIZ, TANSEL	15 ROCKLEDGE RD	183.82	WS
31	1	DE JESUS, MARIA	1 KIRKBRIDE TER	633.54	WS
39.3	95	SMITH, FLOYD JR & GLADYS	29 VALHALLA RD	5,080.80	T
39.6	99.2	MICHEL, ERNST & KECIA CLARKE	34 ABBOTT RD	1,356.97	W
39.09	11.08	PAPPAS, ELAINE	61 HERITAGE CT	25.53	T
40	6	MB EQUITIES LLC	64 JACKSONVILLE RD	2,472.56	TWS
54	7	LUCIANO REALTY LLC	97 RIVER RD	295.19	T
57	1.2	GEDDES, KAREY	15 VALHALLA RD	5,312.26	TWS
69	1	GROSMAN, MICHAEL & CASTELLO, AMANDA M	21 HILLCREST AVE	650.12	WS
76.01	25.11	VAN HOOK, THOMAS	11 GENOBLE RD	128.67	WS
82.4	6	GOECKEL, THOMAS R & LISA	12 TIMBER DR	898.91	WS
88	14	MARCELL, CHARLES J & KATALIN T	42 DOUGLAS DR	2,883.62	T
98	13	DEVEREUX, JR., EUGENE J & BRENDA	4 JACOBUS LN	673.41	WS
102	4.11	CROKOS, ALEXANDER & MEGAN A	7 RYAN CT	1,308.65	WS
106	7	ABELSON, OWEN & ROBYN	17 REDDING PL	2,203.23	WSA
107	1	BOUDOUGHIAN, GEORGE K & ANISE A	13 FOREST PL	206.16	WS
109	18	TOKARSKI, GEORGE A JR	811 RT 202	445.53	WS
109	30.20	PETER NAGLE BUILDERS, LLC	34 FOREST PL	2,992.67	T
122	10	JUSTNES, JAMES	194 PINE BROOK RD	660.21	WS
122	18	HUNT, LEONOR ADMR	176 PINE BROOK RD	3,342.03	T
123	14	LUCIANO REALTY LLC	96 RIVER RD	8,026.92	TWS Q
123	14X	LUCIANO REALTY LLC	96 RIVER RD	28,003.76	T
124.7	8.2	REDDY HOLDINGS II LLC	35 PASSAIC VALLEY RD	1,893.13	T
124.10	7.03	DACUNHA, JOSEPH & ANTONIA	136 CHANGE BRIDGE UNIT G3	1,709.94	T
125.7	20	GONZEL, NATALIE & BARAHONA, ARMANDO	42 HORSENECK RD	570.34	WS
125.12	18	HASEENA HILLS PROPERTIES LLC	96 PASSAIC VALLEY RD	868.33	T Q
130	7	REED, DAISY	26 FOREMOST MT RD	76.88	T
139.9	29	MANGILI, RICHARD J JR & NICOLE	24 BRETON DR	1,036.88	WS
148	5	SCHETTINO, JOAN WERKO	32 CRESCENT RD	11,465.25	T
150	12	AIELLO, ROBERT & MARIA	100 KONNER AVE	2,576.64	WS
159	4	HILL TOP CARE CTR %HOOK MT RD ASSOC	43 HOOK MT RD	41,100.85	T
163	51	HAMZA HOLDING LLC	54 WINDSOR DR	242.40	WS
163.1	2	PATEL, BHARAT & NAMRATA	86 WINDSOR DR	242.91	WS
164	17	EMILI, GREGORY	52 HOOK MT RD	276.46	WS
164	18	GUARDASCIONE, ANTHONY & ERICA	50 HOOK MT RD	127.88	WS
170	4	CERRETO, CARMEN	7 KAREN RD	693.70	WS

T - Property Taxes W - Water S - Sewer O - Utility(Fire Line) A - Special Assessment  
Q - QFARM

The collector will sell in fee to the person who bids the amount due, at the lowest rate of interest, but in no case exceeding 18% per annum. Properties for which there shall be no purchaser, will be struck off and sold to the Township of Montville at an interest rate of 18%.

In compliance with Chapter 75 Public Law, for a property to be removed from tax sale, all delinquent interests must be paid, therefore, prior to remitting payment, please call this office for additional charges at any time before the sale. The undersigned will receive payment of the amount due on any property, with interest and cost incurred up to the time of payment. Only cash, certified check, or money order will constitute payment.

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.

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

Payment for the sale shall be made before the conclusion of same or the property shall be resold.

**CASH OR CERTIFIED CHECK ONLY** will be accepted as payment.

TAX COLLECTOR

CHRISTINE M. CORCORAN, CTC

11/17/2023, 11/24/2023, 12/01/2023 & 12/08/2023