

**The CITY OF ELIZABETH Announces the Sale of  
State Fiscal Year 2022 and Prior Year Delinquent  
Taxes and other Municipal Charges through an  
On-Line Auction on June 12, 2023 – 9:00 am.**

**For a Listing of all Parcels, Delinquencies and Costs,  
along with Bidding Instructions, Please Visit:**

**<https://elizabeth.newjerseytaxsale.com>**

**\*\*information can be viewed free of charge\*\***

## ***NOTICE***

### ***NOTICE OF SALE BY THE CITY OF ELIZABETH OF REAL PROPERTY SITUATED IN THE CITY OF ELIZABETH, UNION COUNTY, NEW JERSEY, FOR UNPAID TAXES, ASSESSMENTS, AND OTHER MUNICIPAL LIENS.***

Public Notice is hereby given that *I, PAUL M. LESNIAK, TAX COLLECTOR OF THE CITY OF ELIZABETH*, will offer at a public Online Auction ending on Monday, the 12<sup>th</sup> day of June, 2023 ending at *NINE* o'clock in the forenoon (Daylight Savings Time) via an Online Auction at <https://elizabeth.newjerseytaxsale.com> the several lots and parcels of land and real property hereinafter set forth which are described in accordance with the last tax duplicate, including the name of the owner as shown on the duplicate, in the City of Elizabeth. The list can also be viewed free of charge at the web address above.

The sale will be made at the time and place aforesaid or at such time and place to which the sale may be adjourned.

The amount set forth below represents a complete statement of all municipal charges against the property existing on June 30, 2022 together with interest and cost on all items computed to June 12<sup>th</sup>, 2023.

The sale will be made in fee to such person as will purchase the property, subject to redemption at the lowest rate of interest, but in no case in excess of 18% (eighteen) per annum. If at the sale a person shall offer to purchase, subject to redemption at the rate of interest less than 1% (one), they may in lieu of any rate of interest to redeem, offer a premium over and above the amount of taxes assessments or other charges, as in the law specified, due the municipality, and the property shall be struck off, and sold

to the bidder who offered to pay the amount of taxes, assessments, or other charges plus the highest amount of premium. Bidders can register, view bidding instructions, submit required deposits and bid by visiting: <https://elizabeth.newjerseytaxsale.com>

Payment for the sale shall be made before the conclusion of the sale by Wire Transfer only, or the property shall be resold. Wire Transfer instructions can be obtained by visiting: <https://elizabeth.newjerseytaxsale.com>

Any parcel of real property for which there shall be no other purchaser will be struck off and sold to the City of Elizabeth in fee for redemption at 18% and the City shall have the same remedies and rights as other purchasers, including the right to bar or foreclose the right of redemption.

The sale is made under the provisions of Chapter 75 of Public Laws 1991 and the revised Statutes of New Jersey entitled "Sale of Real Property to Enforce Liens" Section 54:5-19 to 54:5-111 et seq. and the 2009 Tax Lien Law Revisions. Also under the adoption of N.J.A.C. 5:33-1.1.

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 anyway connected to the prior owner or operator of the site. In the event an owner is on active duty with the military, the Tax Collector must be notified immediately.

At any time on or before the close of business on Friday June 9th, 2023, the owner may make payment of the amount due, together with interest and cost incurred to date of payment, and which payment, shall be made at the office of the Tax Collector, City Hall, Elizabeth, New Jersey. All checks must be certified and payable to the City of Elizabeth.

PAUL M. LESNIAK  
TAX COLLECTOR

DATED: May 15, 2023

Sale Date: 06/12/23

Block	Lot	Qual	Owner Name	Amount
2.	28.		TRANTAFYLLOU, GEORGE	2,767.11 T
19.	52.		ABE GEZINT, LLC	2,105.05 T
47.	8.		NUNEZ, JULIO & MELBA	13,734.25 T
60.	8.		AGOSTINHO, FILIPE & MARIA N	21,979.09 T
68.	27.		ACOCELLA, JR, RALPH T	1,166.26 T
84.	15.		LITTERER, SUE M	1,581.02 T
85.	8.		CISS, IBRAHIMA	1,445.85 T
88.	29.		BARRAGAN, CARLOS A & MARIA	13,819.86 T
98.	21.		GBOGI, EMMANUEL	11,731.84 T
112.	1.04		EASHVAR LLC	21,602.79 T
137.	2.		828 NEWARK AVENUE, LLC	20,140.79 T
137.	16.		NUNEZ, JULIO - NUNEZ, JULIO C	12,708.60 T
137.	17.		NUNEZ, JULIO & MELBA	13,531.73 T
137.	20.		1032 ANNA ST, LLC	13,581.23 T
139.	39.		THE TYRA WHEELER TRUST	751.77 T
140.	28.		MANUEL, MAMERTO & LEONORA	914.59 T
142.	4.		LUXURY AFFORDABLE'S LLC	8,919.35 T
146.	14.	-C0004- -	THE PEACEFUL CORPORATION	17,311.77 T
150.	6.		PINTO, JOSE M & MARIA SALOME	20,667.15 T
150.	7.		PINTO, JOSE M & MARIA SALOME	21,346.46 T
150.	8.		435 WESTMINSTER REALTY 2,LLC & 1LLC	9,070.63 T
159.	35.		BETANCOURT, MARTHA C RAMIREZ	7,088.66 T
160.	11.		BOYLE,JOHN TRUSTEE % MICHAEL WALSH	82.41 T
166.	15.		OLIVE, CHRISTOPHER W	1,169.89 T
168.	21.		PIZHA, LUIS E & MARIA R	7,378.03 T
169.	47.		KUTZNER, THOMAS	2,509.41 T
173.	25.		GUADALUPE, INES	624.42 T
184.	3.		321 MORRIS LLC	3,120.92 T
187.	11.		SANCHEZ, JR, DARIO - PADILLA, HUGO	10,834.60 T
191.	2.		PINTO, JOSE M & MARIA SALOME	10,835.95 T
205.	12.		MAJESTIC CAPITAL HOMES, LLC	8,087.22 T
223.	18.		VALERO, CAMELLIA - DEJOHN, JAMES	16,152.37 T
231.	27.		HELLO CONSTRUCTION, LLC	4,618.87 T
232.	18.		DELVA, AUBRY & MARY	3,180.13 T
239.	14.		BERMEO, LUIS EDUARDO-BERMEO,SEGUNDO	2,912.19 T
239.	18.		LITTLE MASON PROPERTIES LLC	7,735.22 T
239.	36.		DAILEY, F & D	7,860.46 T
250.	12.		MIAN, ASSAD & MEREDITH	3,133.93 T
262.	14.		496 SPRING STREET, LLC	127,920.69 T
262.	27.		JAIKE, LLC	2,720.56 T
263.	1.	-C0002- -	GAMBOA, LINO	991.31 T
263.	29.		RAZ, LEMUEL JOHN CERENEO	5,366.27 T
267.	11.		NUNEZ, JULIO & JULIO C	9,818.45 T
276.	1.		THE GREAT GATSBY REALTY, LLC	1,819.88 T
281.	9.		MAGNOLIA ESTATES LLC	168.21 T
295.	9.		125 BROAD PARTNERS LLC	35,866.36 T
299.	26.		ROCHA, JASON - ROCHA, LYNSEY	9,873.71 T
301.	6.		EKEANYANWU, CHRISTINA	2,026.92 T
301.	13.		1115 MARY LLC	2,408.51 T
303.	22.		1005 LAFAYETTE REALTY LLC	2,405.84 T
305.	37.		1057 E JERSEY ST LLC	3,671.33 T
308.	16.		FULTON 413, LLC	8,811.38 T

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Block	Lot	Qual	Owner Name	Amount
311.	11.		MUTHUPANI, SURESH B & LOGANAYAKI L	11,807.04 T
312.	15.		27 ERIE STREET LLC	2,622.02 T
319.	28.		1150 E JERSEY ST CORP	21.75 T
321.	14.		NATIONAL MGMT LLC	4,930.90 T
321.	15.		NATIONAL MGMT LLC	15,730.30 T
340.	7.		ACOSTA, M & C	8,216.68 T
343.	35.	-C0001- -	GIRALDO, NATHALIA A	691.60 T
343.	35.	-C0004- -	GIRALDO, NATHALIA	1,290.81 T
355.	11.02		KELNER LAND DEVELOPMENT, LLC	149.77 T
368.	7.		163 ELMORA LLC	10,093.54 T
368.	54.		DELGADO, JORGE L	11,497.93 T
370.	5.		GULYIVAN LLC	6,589.40 T
373.	23.		ECHO LAKE ENTERPRISES, LLC	2,332.82 T
379.	8.		SMITH, ANA - RODRIGUEZ, MARIELA	8,284.76 T
383.	6.	-C0042- -	ROWE, SHANNON K	5,095.72 T
394.	11.		MAYTA, ANTONIO - JIMENEZ, REYNA	627.48 T
394.	14.		DELGADO, JORGE L	22,134.19 T
395.	13.		EVANS, DUKE	14,242.09 T
410.	10.		MOREIRA, ANA C	591.89 T
415.	25.		J & J RE BUILDERS LLC	1,654.46 T
419.	17.		TRIARSI, ONOFRIO F	217.02 T
422.	5.		144-146 BURNET ST LLC	1,440.80 T
422.	7.		MAYNARD, DONITA LOUISE	14,448.10 T
422.	21.		BATISTA, CIRILO	2,295.80 T
424.	1.		LOBRACE, M-NIGRO, J- DAVI, S	15,905.75 T
424.	2.		LOBRACE, M- NIGRO, J - DAVI, S	1,491.67 T
426.	11.		GOINS, JOHN	4,169.02 T
430.	8.		BOTELHO, ARMINDO & FILOMENA	6,180.77 T
432.	6.		MESA, STACEY A - NIVAR, CHRISTINA	1,166.97 T
442.	5.		ESTEVEZ, CARMEN M	3,501.67 T
446.	51.		GELR HOLDINGS LLC	5,796.10 T
467.	23.	-C0017- -	CASILLANO, THOMAS L	11,056.55 T
474.	19.		S & R MOTORS, LLC	1,163.53 T
484.	15.		RIVERA, RAQUEL BELISSA	1,643.67 T
492.	24.		CIRONE, LUCIANO	13,975.99 T
494.	8.		708 POLONIA AVE LLC	6,367.50 T
494.	13.		RODRIGUEZ, OMAR	4,393.54 T
494.	22.01		729 MCKINLEY ST, LLC	21,411.27 T
551.	2.		JGA DEVELOPMENT LLC	3,469.97 T
552.	10.		JACOBSON, IRIS M	3,748.55 T
557.	42.		915 LAFAYETTE ST, LLC	13,269.16 T
562.	4.		NUNEZ, JULIO C - NUNEZ, JULIO	6,939.43 T
562.	14.		916 ANNA ST, LLC	7,045.55 T
565.	7.		ROMELUS, FRITZ	4,402.10 T
580.	1.		VANIYA GROUP HOLDINGS, LLC	4,563.28 T
587.	11.		850 LAFAYETTE ST LLC	6,471.04 T
588.	28.		NAJARRO, OSCAR N & KARIME	2,669.04 T
589.	47.		GAMBOA, LINO	139.92 T
590.	19.		REVE, HIRAM	5,738.79 T
593.	5.		REVE, H V & ELVIRA REVE, H C & AOREW, M	10,768.64 T
608.	3.		BELMONT, MARY E	7,241.12 T
623.	12.		CAMEJO, RAMON & DULCE	9,024.42 T
629.	13.		HADDAD, ISSA	318.54 T
631.	5.		HOME TRANSFORMATION & SERVICES LLC	1,368.92 T

Block	Lot	Qual	Owner Name	Amount	
631.	39.		PEREZ, JOSE F	4,968.70 T	
632.	13.		CHENG, JERRY	27.21 T	
637.	3.		MICHAEL J HARRIS, INC	1,957.82 T	
639.	4.		MONTILLA FRIERE, LLC	12,794.39 T	
640.	44.		SALGADO, ERICK & SONIA	5,942.99 T	
641.	4.		SANSARICQ, NOEMI	5,721.37 T	
642.	1.		VENEZIANO, ANTHONY & CAROL	2,326.91 T	
646.	22.		NAPOLI, MARIA	11,684.46 T	
657.	11.		510-516 ELIZABETH AVE, LLC	183.47 T	
657.	12.		FRANCHINI, JR, LAWRENCE	6,399.44 T	
659.	33.		FARRAGHER REALTY ASSOCIATES LLC	10,127.99 T	
660.	27.		500 FULTON STREET LLC	5,049.89 T	
660.	38.		CASTILLO, E - CASTILLO, S	7,794.75 T	
662.	41.		ROCHA, JASON & LYNSEY	10,904.40 T	
662.	44.		WORLDS, ETHEL M	6,207.55 T	
662.	45.		AL-KHULANI, HAYAT	1,360.63 T	
665.	10.		NEW HORIZON SOLUTIONS, LLC	1,511.69 T	
666.	25.		A & J ELITE PROPERTIES % M MUSTAFA	1,360.53 T	
669.	22.		LOVENGOOD, M	4,668.38 T	
671.	8.		LOPEZ, MANUEL A - LOPEZ, YISEL A	2,292.01 T	
672.	11.		NEW JERSEY EQUITIES LLC	6,836.29 T	
689.	6.		TAVARA, JUAN & MIRTHA	5,828.95 T	
719.	1.		TRUMBULL BROPHY PROPERTIES, LLC	6,127.10 T	
725.	14.		EIGHT COPELAND ROAD GROUP, LLC	2,667.23 T	
739.	16.		27 ERIE STREET, LLC	9,715.76 T	
742.	14.		SIMOES PARTNERS, LLC	13,259.43 T	R
742.	21.		GOERGE, J RAMIREZ, R - RAMIREZ, F	4,024.59 T	
771.	7.		MEDEIROS, JR, JOAO & LUZIA	495.64 T	
774.	9.		ANNA STREET REALTY, LLC	1,217.75 T	
779.	5.	-C0009- --	SANTIAGO, DAVID	798.88 T	
779.	9.		ROSALES, JR, ROBERTO E & SINDY	3,264.85 T	
783.	2.		MARSHALL EQUITIES LLC	8,257.37 T	
784.	28.		JACKSON, JEFFREY G & MARIA L	2,088.61 T	
784.	29.		A & G TERRACE REALTY CO	15,056.25 T	
785.	6.		GARCIA, SERGIO & GEORGINA	2,320.26 T	
792.	29.		109 FULTON ST LLC	10,509.74 T	
797.	26.		122 FIRST STREET, LLC	6,829.79 T	
803.	1.		167 3RD STREET, LLC	488.76 T	
813.	45.		SHREE PURUSHOTTAM INC	13,949.38 T	
818.	38.		CONS & INVEST GRP,LLC-3 GIRLS INVST	8,900.72 T	
825.	8.44		HARBORFRONT VILLAS, LLC	191.04 T	
828.	1.		EBRON, MARY	10,452.05 T	
828.	2.		EBRON, MARY	524.17 T	
1010.	22.01		CSX RAILROAD	1,508.61 T	

T-Property Tax    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