

Stafford Township

**Notice of Sale of Property for Nonpayment of
2025 & Prior Taxes, Water and Sewer Municipal Liens**

**Public notice is hereby given that I,
Margaret B. Favorito, Certified Tax Collector
of the taxing district of the Township of Stafford,
County of Ocean, State of New Jersey, will expose
for sale and sell at public online electronic sale**

Friday, the 13th day of February 2026

The lots and parcels of land and real property hereinafter set forth or any part of said lands or real property as may be necessary on which taxes for the year 2025 & Prior taxes and all delinquent water and sewer charges together with interest and costs computed up to the 13th day of February 2026 as required under the provisions of Article 4, Chapter 5, Title 54 of the revised statutes of New Jersey, 1937, entitled "sale of real property to enforce liens", section 54:5-19 to 54:5-111, and amendments thereto.

Take further notice, that said lands will be sold at 18% interest or less to make the amount of municipal liens chargeable against redemption at the lowest rate of interest. The payment for the sale shall be made before the conclusion of the sale or the property shall be resold.

At any time before the sale, said collector will receive payment of the amount due on any property with interest and costs incurred by **CASH, CERTIFIED CHECK OR MONEY ORDER ONLY.**

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. 58:13:1k-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 IS ON ACTIVE DUTY WITH THE MILITARY, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.

This year, the tax sale is an online electronic tax sale. The list can be viewed at <https://stafford.newjerseytaxsale.com>.

**Margaret B. Favorito
Collector of Taxes**

Dated: January 13, 2026

The land and premises to be sold are described as follows:

BLOCK	LOT	QUAL	OWNER	AMOUNT	CHANGE
1 - -	14 - -	-	LAUREL SPORTSMAN CLUB	2,663.09 -	;
9 - -	7 - -	-	FLYNN, KAREN L	1,081.71 -	;
14 - -	1 - -	QFARM	ROSS, DOMINICK JR & MARISA L	106.37 -	;
25 : 02	2 - -	-	WESSELS, KORINE M & SIMONE, LANCE J	259.25 ±	;
25 : 02	40 - -	-	D'AMBROSIO, MICHAEL & KIMBERLY M	107.05 ±	;
25 : 02	74 - -	-	PULIZZANO, MICHAEL J & JENNIFER A	2,719.40 -	.XX
25 : 02	75 - -	-	REID, NAZREON	480.00 ±	;
25 : 03	8 - -	-	KOSTECKI, JOSEPH A & SIOBHAN, E	391.12 ±	;
25 : 04	8 - -	-	SENESIE, JOSEPH V & BRIDGET J	408.88 ±	;
25 : 06	21 - -	-	PASSAFARO, THOMAS R & LAUREN M	63.91 ±	;
25 : 08	1 - -	-	NNANTA, NGOZI CHIGBUNDU	864.01 ±	;
25 . 10	23		SOBAYO, OLUGBOYEG A & ADUNOLA	333.49 *	
25 : 11	3 - -	-	RANDAZZO, JOHN JOSEPH & MELISSA	366.19 -	.X
29 - -	2 - -	G0009	GRABOWSKI, CLIFFORD & AMANCIA	276.02 ±	;
31 - -	16 - -	-	TUNES, DAVID & BARLOW, WILLIAM	289.04 ±	;
32	1	C0034	HOO, ROBERT	1,023.61	
34 - -	1 - -	G0001	AQUINO, CHRISTOPHER DOMINIC	501.35 ±	;
34 - -	1 - -	G0009	LOVROVIC FAM IRREV TST (ZDRAVKO-LE)	755.16 -	;
34	1	C0037	GILCHRIST, DANIEL & HELEN	963.29 **	
35 - -	1 - -	G0015	POWELL, CAROL	376.01 ±	;
37	1	C0006	O'MEARA, RICHARD	708.31 *	
38 - -	2 - -	G0006	ARAHILL, THOMAS & VARKALA, DAWN J	516.99 -	;
38 - -	2 - -	G0011	FRIEDLAND, CYNTHIA T	693.42 **	;
38	2	C0023	FEATHER, B SPECIAL NEEDS TRUST	1,298.55 **	

39	1	C0013	BROWN, PAMELA J	903.23 **	
40	1		D'ALFONSO,DARREN M& HARRIS,LOREATHA	1,982.68	
42 . 05	20		BARRY, PATRICIA	692.72 *	
43 . 12	20		ESTADT, BROOKS	9.40 *	X
43 : 12	29 - -	-	TOUCHETTE, WALTER M & JOANNE L B	264.58 ±	✖
44 : 01	7 - -	-	SOUTHERN OCEAN CTY HOSP % MERIDIAN	61.74 ±	✖
44 . 02	2		PARKER, CHRISTOPHER J	486.48 *	
44 : 03	8 - -	-	ADAR CHAI LLC	307.83 ±	:
44 : 03	31 - -	-	GUZEWICZ, FRANCIS T & ANTOINETTE M	309.86 ±	:
44 : 07	8 - -	-	ERNST, LISAMARIE & ERNST, HELEN M	284.98 ±	:
44 : 07	24 - -	-	HARTMAN, ASHLEY K & NICHOLAS S	286.45 ±	:
44 : 08	22 - -	-	BERGEN, JOHN	70.27 ±	:
44 : 08	31 - -	-	HOYT, SANDRA	485.57 ±	:
44 . 09	3		RCF II SFR GSB HOLDING LLC	509.80 *	
44 : 10	8 - -	-	MANDRONA, SUZANNE P	1,864.56 -	:
44 : 10	21 - -	-	GELLIS, PERRY S & ERIKA K	505.48 ±	:
44 : 12	1 - -	-	GUNN, DENNIS M JR	273.32 ±	:
44 : 12	5 - -	-	ROTONDELLA, DARREN & JESSICA	307.85 ±	:
44 : 13	17 - -	-	150 LIGHTHOUSE LLC	80.90 -	:
44 : 14	6 - -	-	KUIKEN, KENNETH & DOREEN	592.01 ±	:
44 : 18	5 - -	-	CULLIGAN, KENNETH	374.40 ±	:
44 : 19	14 - -	-	1137 HAWSER AVE LLC	481.03 ±	:
44 . 20	8		NGUYEN, LONG H	2,565.31 **	
44 : 20	30 - -	-	DELL, MARGARET ANN	1,722.37 -	:
44 : 20	40 - -	-	STEELE, STACY	281.32 ±	:

44	:	22	10	-	-	AMAKER, SHANTEL	291.81	±	:
44	.	22	13			HEINSOHN, DAVID & STACEY	66.60	*	X
44	:	23	9	-	-	NIEWOJNA, MERRY LOUISE	491.22	±	:
44	:	23	21	-	-	WEGNER, LORI	282.66	±	:
44	:	24	15	-	-	PHILLIPS, PATRICK	284.20	±	:
44	:	24	34	-	-	SCHULTZ, LINDA E	3,319.03	-	:
44	.	25	2			CATALANO, ANGELA M	273.11	*	
44	:	25	17	-	-	MITCHELL, JOHN P & CASSANDRA	281.63	±	:
44	:	26	5	-	-	WAY, S & LN & KRAMS, C	695.88	±	:
44	:	26	11	-	-	KEARNEY, DJ & KOHLER, CM	339.01	±	:
44	:	27	24	-	-	RAIMONDI, SEAN P	279.37	±	:
44	:	27	63	-	-	BARBOSA, OLYMPIA	6,590.34	-	:
44	.	28	19			RACANIELLO, CHRISTOPHER	604.55	*	
44	:	28	20	-	-	BRYANT, JAMES G III	298.30	±	:
44	.	28	22			SANCHEZ, ROY	503.63	*	
44	.	30	13			ROGERS, JACK W & ROSEMARY	2,883.49	**	
44	.	31	17			MCCARTER, JOSEPH P & MCCARTER, TODD	626.28	*	
44	:	33	10	-	-	RIVERA, TONYA	64.35	±	:
44	:	33	24	-	-	BELL, LOUISE T	277.32	±	:
44	:	33	61	-	-	GLIDDEN, DONALD MARITAL TRUST	557.29	±	:
44	:	33	84	-	-	SICA, JEFFREY M & PATERNOSTER, L	373.38	±	:
44	:	34	4	-	-	HEMHAUSER, ERICA D	288.24	±	:
44	:	34	12	-	-	MILLER, ANDREA C & WILSON, KEVIN R	497.97	±	:
44	.	34	33			SANTILLAN, EDGAR CARO	364.42	*	
44	.	34	36			EBLE, REBECCA & RONALD & CINDY	604.44	*	

44	:	36	21	-	-	-	BRIGLIADORO, M & NAVA, M	288.77	±	:
44	:	36	32	-	-	-	DEEDY, MATTHEW	557.16	±	:
44	.	36	35				ADAR CHAI LLC	603.90	*	
44	:	37	1	-	-	-	LOVROVIC FAM IRREV TST(ANGELA-LE)	1,730.36	**	:
44	:	37	25	-	-	-	CMRR HOLDINGS LLC	280.72	±	:
44	:	39	5	-	-	-	GILBERT, GARRY & AMANDA	1,327.51	-	:
44	:	39	20	-	-	-	GUINEE, JAMES R	292.36	±	:
44	:	41	14	-	-	-	LECOMPTE, MICHAEL C	508.16	±	:
44	:	42	13	-	-	-	NEYER, JOHN H & RITA M	278.76	±	:
44	:	42	21	-	-	-	MALLUK, ROBERT J & SUSAN B	4,763.71	**	:
44	.	42	22				ARENA, JOSEPH & LYNN	333.40	*	
44	:	43	3	-	-	-	FASOLO, BARBARA A	836.86	-	:
44	:	43	6	-	-	-	COATES, JUDITH A	396.63	-	:
44	:	43	8	-	-	-	LOVELL, RANDY	592.99	±	:
44	:	44	8	-	-	-	PFANCOOK, MICHAEL T & CAROLYN M	292.02	±	:
44	:	44	12	-	-	-	ADAR ALEPH LLC	270.24	±	:
44	:	44	16	-	-	-	LABOLLITA, NICHOLE & DEAN J	500.62	±	:
44	.	47	15				COHEN, MICHAEL W & DAWN A	3,591.32		
44	:	47	22	-	-	-	GRONIN, KEVIN V	74.08	-	:
44	.	48	16				PESCE, CHRISTINE & THOMAS	332.87	*	
44	:	48	27	-	-	-	WILSON, DEREK C	306.87	±	:
44	:	48	30	-	-	-	PONZIO, TRACEY	505.49	±	:
44	:	50	12	-	-	-	SKINNER, BARBARA & BURNS, MILDRED	465.30	±	:
44	:	52	3	-	-	-	MAZZOLA, LISA MARIE	3,341.99	-	:
44	:	53	20	-	-	-	DALMAU, RICHARD & LAUREN	696.63	±	:

44	:	53	38	-	-	-	GOBLE, MICHAEL & DANIELLE CHRISTINE	285.90	±	:
44	:	53	41	-	-	-	TISO, BRIAN	503.43	±	:
44	.	54	23				CHOCTAW AMERICAN INSURANCE INC	339.86	*	
44	.	55	6				GORDON, RICHARD C & CROWLEY, S F	552.25	*	
44	:	56	13	-	-	-	ROSENBERG, ZACHARY	6,733.69	**	:
44	.	58	11				ROJAS, AMANDO & ADRIANA	289.41	*	
44	.	59	9				MARZULLO, CHRISTOPHER A	523.95	*	
44	:	59	36	-	-	-	7601 LBB LLC	7,196.36	-	:
44	:	65	3	-	-	-	CONROY, SEAN P & KELLY, LISA M	464.85	±	X
44	:	65	10	-	-	-	DALY, CAROL A	381.89	±	:
44	:	67	11	-	-	-	HEITZMAN, WILLIAM & JENNIFER	496.99	±	:
44	.	67	13				DONATO, KAITLYN	5,097.08		X
44	:	67	14	-	-	-	VOSS, DAVID & PUTZ, CASSIE	591.97	±	:
44	:	69	15	-	-	-	BUCK, NICKY & JENNIFER	520.68	±	:
44	:	70	2	-	-	-	BOBER, CHRISTOPHER & GAIL	271.55	±	:
44	.	70	14				VEHSLAGE, PETER DRAKE	530.13	*	
44	:	70	15	-	-	-	HORNER, MICHAEL J	685.15	±	:
44	:	70	22	-	-	-	CHRISTENSEN, JOSEPH E & GERALDINE	5,279.76	-	:
44	:	71	5	-	-	-	ZIGCARDI, VINGENT J SR	290.46	±	:
44	:	72	9	:	01	-	GHIZHIK, MICHAEL	308.97	±	:
44	:	74	12	-	-	-	JOHNSON, JAMES R & CAITLIN A	297.91	±	:
44	:	75	1	-	-	-	DUFFY, ERIN	294.10	±	:
44	:	75	12	-	-	-	THERIEN, KEVEN JR	282.55	±	:
44	.	76	15				MORAN, JAMES C	319.12	*	
44	:	78	9	-	-	-	WILTON, TYLER & STANSEN, AMANDA	603.04	±	:

44	:	79	1	-	-	CROJ, MIRLINDA	302.17	±	:
44	.	82	4			MARKOWSKI, JOHN & MELISSA	323.15	*	
44	:	83	11	-	-	NIELSON, ANTHONY & DOLORES	877.44	±	:
44	.	85	3			HAMERSMA, KENNETH & KERRI	2,186.71		X
44	:	85	11	-	-	PIANETTI, ROBERT P JR	270.96	±	:
44	:	86	2	-	-	DOYLE, CR & MULLEN, ZR	331.51	±	:
44	:	89	2	-	-	MENDEZ, MARCUS & LORI	500.04	±	:
44	:	89	4	-	-	RUSSO, NICHOLAS M & HEIDI	304.54	±	:
44	:	89	12	-	-	SRAMATY, JOSEPH WILLIAM & EMILY R	270.24	±	:
44	:	90	22	-	-	WILTON, TYLER	283.89	±	:
44	:	91	1	-	-	BARRETT, AMANDA L	325.85	±	:
44	:	92	5	-	-	KUROWSKY, KEITH & BOCCHINI, NICOLE	227.44	±	:
44	:	94	23	-	-	LEVY, JOSEPH & PAIGE	277.12	±	:
44	.	95	6			CREASY, THOMAS	277.53	*	
44	:	96	20	-	-	COMMITTEE, WILLIAM & HEATHER	527.17	±	:
44	:	98	12	-	-	LEVINE, ERIC B & CHRISTINA L	709.02	±	:
44	:	100	20	-	-	GARCIA, PEDRO & VALENZUELA, MONIQUE	375.55	±	:
44	:	101	13	-	-	COLMAN, PA & KELLY, CM	282.66	±	:
44	:	101	18	-	-	MCDOWALL, WILLIAM & CARRIE ANNE	290.52	±	:
44	:	102	14	-	-	HERRING, MONROE & FLORENCE	184.21	±	✖
44	.	103	25			ECKERT, JM & LM & ECKERT, JA	363.30	*	
44	:	104	42	-	-	CANNATA, VITO & CANNATA, JAMES P	4,788.14	-	:
44	:	105	7	-	-	SHERRY, BRETT I & CHRISTINE F	231.50	±	:
44	:	105	9	-	-	DRINGUS, MICHAEL ANDREW	79.53	±	:
44	.	105	27			CUOMO, DOMINIC	333.40	*	

44	:	106	14	-	-	-	KARCH, JOSEPH J JR & KARCH, KELLY	5,753.88	-	:
44	:	106	31	-	-	-	HILL, JOHN	386.20	±	:
44	.	107	18				MYBADAR LLC	555.93	*	
44	:	108	10	-	-	-	SCALA, EDWARD A	202.45	±	:
44	:	108	13	-	-	-	FLAGG, FRANK E & VEGA, TANYA L	377.63	±	:
44	.	108	16				ADAR CHAI LLC	496.89	*	
44	:	108	20	-	-	-	CLEMENT, AMY M KNOX & ROBERT	280.30	±	:
44	:	109	5	-	-	-	GAUTIER, MICHAEL JR	347.13	±	:
44	.	111	5				SIEBER, DANA & VITUCCI, LINDA	676.99	*	
44	:	111	9	-	-	-	GUNDLACH, GH III & SMAHAJ, JN	605.46	±	:
44	:	112	19	-	-	-	DRAGOVCIC, SUZANNE & EGAN, BRIAN	404.11	±	:
44	:	113	8	-	-	-	ADAR CHAI LLC	283.26	±	:
44	:	113	18	-	-	-	FUGEE, JOHN JR & HEATHER A	281.73	±	:
44	.	115	2				KNORR, ASA & JENNIFER	336.82	*	
44	:	116	4	-	-	-	NLL PROPERTIES LLC	275.58	±	:
44	:	118	12	-	-	-	NEWMAN, ERIC & ELIZABETH	285.90	±	:
44	:	118	26	-	-	-	GORKA, NICHOLAS J	284.79	±	:
44	.	119	25				CIANFRONE, RICHARD	5,097.71		
44	.	121	3				SANICKI, MARK & SUSAN	398.78	*	
44	:	121	11	-	-	-	HAGAMAN, JOHN C & DEBORAH A	1,570.33	-	:
44	:	123	13	-	-	-	KEANY, CAROLYN	3,348.11	**	:
44	:	123	15	-	-	-	BURNS, RAYMOND & RAMONA	279.48	±	:
44	.	127	21				MAPLETREE EQUITIES LLC	4.12	*	X
44	.	128	11				MBJ EQUITIES LLC	1,039.07	*	
44	:	132	17	-	-	-	GRIFFIN, SEAN & CARRIE	317.84	±	:

44 . 132	23		MORAN, ROBERT M & MORAN, JAMES A	276.09 *	
44 : 134	3 - -	-	KAMINSKI, EDWARD J	331.75 ±	:
44 . 134	6		DEVIN, NORA	6,587.43	
44 : 134	17 - -	-	SANTILLAN, LUIS CARO	307.96 ±	:
44 : 135	17 - -	-	BROWN, ANDREW	698.42 ±	:
44 : 138	9 - -	-	ROGERS, JASON SR & JENNIFER L	266.24 ±	:
44 : 140	3 - -	-	PATEL, AMITKUMAR	331.02 ±	:
44 : 141	5 - -	-	HARTH, KRISTINA	475.72 ±	:
44 : 143	1 - -	-	OLIVER, KIMBERLY M	629.67 ±	:
44 : 143	2 - -	-	DOOLEY, SEAN & WILLIAMS, NICOLE	330.88 ±	:
44 : 143	23 - -	-	CARAVELLA, STEPHEN M & JAIME	66.40 ±	:X
44 : 144	20 - -	-	PRINCE, ASHWELL	143.90 ±	:XX
44 : 144	60 - -	-	WALKER, BRETT C & PAIGE	301.42 ±	:
44 : 144	62 - -	-	DELLER, JOSEPH R	285.69 ±	:
44 : 145	24 - -	-	BOULL-BELIZAIRE, MAGARIE ETAL	476.15 ±	:
44 : 146	25 - -	-	JONES, JO ANN & JOHNSON, JEFFREY A	65.67 ±	:X
44 : 147	1 - -	-	SODANO, RONALD & BARBARA	4,103.79 -	:
44 : 149	4 - -	-	FOULKS, ALLYSON	282.96 ±	:
44 . 153	3		DANG, LINH MY	2,119.09 **	
44 : 153	28 - -	-	ERNST, NATHAN	481.74 ±	:
44 : 154	10 - -	-	MGBRIDE, FRANCIS P & JEANETTE F	4,520.81 -	:
44 . 154	30		DOWENS-CERALDI, K & CERALDI, S	278.76 *	
44 : 156	13 - -	-	CAPUTI, JOSEPH R	254.33 ±	:
44 : 156	23 - -	-	PELLICCIO, VINCENT & MARIA	304.10 ±	:
44 : 157	3 - -	-	DEMBROE, DEBRA	281.32 ±	:

44 . 161	1		SOMMER, JEFFREY & NICOLE	585.64 *	
44 : 164	16 - - -		NEST, FREDERICK W & ANN MQ	2,127.58	✖
44 : 165	1 - - -		GROSS, LAUREN & GALLAGHER, JAMES	270.24 ±	;
44 : 165	6 - - -		CALABRESE, KRISTAMARIE	519.39 ±	;
44 : 167	12 - - -		32 LOCKER ST LLC	275.06 ±	;
44 : 170	19 - - -		ZITZNER, GREGORY & KIMBERLY	294.67 ±	;
44 : 170	29 - - -		MONTALBANO, SUZANNE; ERIC G; EMILY S	70.53 -	;
44 : 171	5 - - -		QUIMBY, ROBERT H	64.90 ±	;
44 . 173	8		WOLFER, MATHEW	519.87 *	
44 : 177	15 - - -		ZUHL, KYLE	53.26 -	;
44 : 177	16 - - -		BLACK, THOMAS	499.61 ±	;
44 : 178	5 - - -		BOESMAN, KEVIN & VERONICA	614.90 ±	;
44 : 178	26 - - -		BIVINS, ALICIA S & JOSEPH	377.96 ±	;
44 . 178	38		KELLER, WILLIAM C	584.98 *	
44 : 179	34 - - -		BONSKY, DONNA L & MICHAEL P	278.87 ±	;
44 : 180	16 - - -		ROSEN, SCOTT & MARIA	268.42 ±	;
44 . 181	36		PETRACCORO, SARA J	7,177.81	
44 : 182	11 - - -		MACOLINO, SALVATORE & MELANIE	524.59 ±	;
44 : 183	2 - - -		DOS SANTOS, BRENDA	301.06 ±	;
44 : 185	13 - - -		LUKOWITZ, GEOFFREY & DENA	821.60 ±	;
44 : 189	11 - - -		WARD, KEVIN & LINDSAY	157.70 ±	;
44 : 190	12 - - -		KLINE, JOSHUA J	345.93 ±	;
44 . 193	8		HARGROVE, CHRISTOPHER H & AIMEE R	610.00 *	
44 . 194	7		CONA, DENISE M	2,877.47	
44 . 195	19		MILLS, ROBERT J & KAREN N	411.83 *	

44	:	195	25	-	-	MORRIN, MICHAEL F & TONIE	399.52	±	:
44	:	196	17	-	-	GRIMM, BARBARA	212.51	±	:
44	.	198	3			GONZALEZ, ZA & PORTILLO, VY	326.48	*	
44	:	199	21	-	-	KENSLER, SHAWN & SHARY	271.16	±	:
44	:	199	26	-	-	BREITWEISER, DAVID M & MICHELLE	273.42	±	:
44	:	200	1	-	-	VAN LUVENDER, CHRISTOPHER & JESSICA	331.49	±	:
44	.	200	9			ROCHLITZ, YERMIA	7,290.23	**	
44	:	201	4	-	-	ROSS, DARROL W JR & DENISE A	69.07	±	:
44	:	201	11	-	-	CORDASCO, ANGELO P & KARA A	293.66	±	:
44	:	201	21	-	-	BELLAVITA, ROSEANN	510.38	±	:
44	.	205	13			DIAMONDFINGER LLC	296.06	*	
44	:	205	27	-	-	MIXON, ROSS & COFIELD, STEPHANIE	79.41	±	:
44	:	206	4	-	-	WOODS, DAWN CHARLOTTE MORRIS	494.41	±	:
44	:	207	11	-	-	ALEXANDER, JAMES R III	549.42	±	:
44	.	207	19			WICKHAM, STEPHEN C	74.68		
44	.	210	22			CHESELKA, JOSHUA & CORINNE	521.34	*	
44	.	215	13			LAZARO, CRISANTO R & RUTH	63.29	*	X
44	:	218	6	-	-	JASANOVSKY, S & PEREZ, A	509.08	-	:
44	.	219	4			BANKS, CHARLOTTE B	765.65		
44	.	222	7			TOLENTINO, DOMINGO & ASUNCION	583.30		
44	.	222	8			TOLENTINO, DOMINGO & ASUNCION	528.16		
44	:	222	14	-	-	STS OF BREVARD INC	201.33	-	:
44	:	226	8	-	-	BATISTA, ALEXANDRIA & SIMMONS, RYAN	348.59	±	:
44	.	371	4			CAPRIOTTI, PATRICK	273.73	*	
44	:	371	12	-	-	SEABERT, ERNEST W & BEVERLY D	2,585.15	**	:

44	:	471	2	-	-	STIVALA, DANIEL & ROBYN G	535.58	*	:
44	:	471	15	-	-	MUIRHEAD, SEAN E & AMY M	279.17	*	:
44	:	471	19	-	-	DURANTE, ROUMIL & SAVANNAH	143.41	*	:
44	:	741	6	-	-	WAYNE, STEPHANIE J & STEPHEN M II	359.20	*	:
46	-	-	12	:	06	ADANATZIAN,S; ADANATZIAN,J;OLCOTT,K	3,999.39	-	:
46	-	-	12	:	07	ADANATZIAN,S; ADANATZIAN,J;OLCOTT,K	3,939.98	-	:
46	-	-	13	-	-	& QFARM ADANATZIAN,S; ADANATZIAN,J;OLCOTT,K	9,822.18	**	:
46	-	-	14	:	03	LEITER, MARK E JR & MEGAN E	274.45	*	:
46	-	-	15	-	-	& QFARM ADANATZIAN,S; ADANATZIAN,J;OLCOTT,K	4,032.59	-	:
48	.	01	1	.	02	LUONGO, JOHN F	125.72	*	
48	.	01	1	.	06	DEARAUJO, MATHIAS & VIVIANA P	543.74	*	
50	-	-	5	-	-	TITUS, KENNETH S & NOVEY, IRENE	6,446.93	**	:
51	-	-	3	:	21	MANFRA, CARL J	496.16	*	:
51	:	15	1	:	08	CASSIDY, ROBERT J & MARIA CHEMMENE	287.93	*	:
54	-	-	3	-	-	CACCURO, JOANN	80.53	-	:
55	-	-	6	:	07	NOLAN, THOMAS P	1,158.83	-	:
56	:	06	17	-	-	FOOKER, DANIEL K III	274.14	*	:
56	:	09	1	-	-	JOHANN, STEPHEN & HEATHER E	355.81	*	:
57	.	01	8			BAUTISTA,JUSTINIANO & GARCIA,ARUMI	1,549.66		
58	-	-	6	-	-	TEDESCO, JEFFREY L JR & CHRISTINE L	312.21	*	:
59			2			182 N MAIN STREET LLC	1,729.04		
59	-	-	4	:	09	PROPERTIES BY STONEHENGE LLC	3,533.64	-	:
59	-	-	15	-	-	CROGE-POTTS,TANYA M & POTTS,JAMES S	369.30	*	:
61	-	-	40	-	-	THOMAS, JAMES M & JAN L	4,507.43	**	:
66	-	-	6	-	-	FAGAN, BRIANNA & AMBROSE, DAVID	278.24	*	:

66	-	-	15	-	-	-	EVANS, PHILIP & BARBARA	7,126.46	-	;
73	-	-	5	-	-	-	TAYLOR, JERRY S JR	489.31	*	;
77	-	-	1	:	10	C1311	EPIFANIA, LOUIS	347.70	**	;
77			1	.	10	C1406	BIANCO, JENNIFER	175.96	*	
77	-	-	1	:	10	C1410	330 CORPORATION % SUVINO, A	1,829.23	-	;
120	:	01	3	-	-	-	VARGAS, LUCAS	389.39	*	;
120	:	07	4	-	-	-	ROBINSON, NEIL J & NORA ANNE	488.47	*	;
121	-	-	7	-	-	-	TOTTEN, HERBERT J & MINTIENS, JEANETTE	54.64	*	;
123			3				CLEVINGER, JOSEPH P	493.98	*	
123	:	01	31	-	-	-	GRANMER, ROGER L ESTATE	463.71	*	;
124			32	.	02		MAZZELLA, VINCENT & DOMINICK	378.92	*	
124			50				WOLFE, SHARON L	65.47	*	
124	-	-	88	-	-	-	STANKUS, MICHAEL J	648.48	*	;
124	-	-	89	-	-	-	STANKUS, MICHAEL J	650.53	*	;
124	.	01	55				CORCIONE, FRANCES J	67.85		
129			10	.	02		TRUEX, CURTIS & DEBORA R	3,402.23		
131			1				TORRES, LUCAS ANTONIO ROMERO	1,127.99		
133	-	-	93	-	-	-	PASHALIAN PROPERTY MNGMT GROUP LLC	4,346.24	-	;
133	:	01	4	:	01	-	GRANMER, CYRUS A	650.60	-	;
134	-	-	18	-	-	-	ROBILLARD, WILLIAM D & CATHERINE B	353.06	*	;
135	-	-	9	-	-	-	SHEPLIN, JK & PM & LAMICA, B	207.64	*	;
142	-	-	8	:	01	-	GIBERSON, JEFFREY C & NICHOLE A	273.32	*	;
144	.	01	11				YCLBC LLC	30,059.95		
146	-	-	23	-	-	-	JOHNSON, DANIEL B & BEATRICE D	277.44	*	;
146	:	01	6	-	-	-	MC CARTHY, PETER & MAUREEN	2,038.89	-	;

147	:	01	18	-	-	-	SPORER, BEVERLYANNE & JOHN	3,478.51	-	:
147	:	01	37	-	-	-	REHRIG, KENNETH & CAROLYN	6,854.55	**	:
147	:	02	81	-	-	-	RUBBO, J JR. & D & POTOCKI, E & P	317.84	*	:
147	:	03	143	-	-	-	NOBLE, THOMAS	6,992.42	**	:
147	:	04	165	-	-	-	DE BETTA, CHRISTINE F	9,572.86	**	:
147	:	05	205	-	-	-	MACCA, ANTHONY & NICOLE	497.88	*	:
147	.	05	214				BLACKER, ALAN & MARCIA	3,900.79		
147	.	05	218				STANGER, K&KR; BUCCI, M; DEMEO, LK	7,214.68	**	
147	:	07	313	-	-	-	JGDCBC LLC	271.16	*	:
147	:	10	375	-	-	-	LAZORCHAK, CAMILLE & CALANNI, ROSE	2,030.73	**	:
147	:	11	45	-	-	-	MACKO, JANUSZ P	694.22	*	:
147	.	11	74				HERRMANN, JOHN P	65.97	*	X
147	:	11	391	-	-	-	SPARANO, GINA M IOVINO	529.08	*	:
147	:	17	33	-	-	-	URBANOWYCZ, SA & EDWARDS, CA	480.51	*	:
147	:	17	70	-	-	-	CIRILLI, SERGIO & MADDALENA	5,733.22	-	:
147	.	17	90				SECRETARY OF HUD	323.21	*	
147	:	19	35	-	-	-	BOCK, MICHAEL & LISA	270.24	*	:
147	.	23	152				RICHARDS, THOMAS & KATHLEEN	7,567.81	**	
147	:	23	154	-	-	-	PERNA, ALBERT	4,246.88	**	:
147	:	24	196	-	-	-	HAWRYLO, RICHARD J & DOLORES	290.15	*	:
147	.	32	431				DORSEY, MS & JM #2C	280.71	*	
147	:	33	399	-	-	-	JULIANO, LISA ; ANTHONY ; SALVATORE J	8,611.04	-	:
147	.	33	423				LAMARTINE F.T.&B., SIERANT, J.&B.J.	4,640.37		
147	:	38	257	-	-	-	DADDONA, CHARLES P III	409.88	*	:
147	:	41	114	-	-	-	KERR, ROBERT & PATRICIA	3,292.37	-	:

147	.	41	118		RAO, JOSEPH & GLORIA E	110.03	**	
147	:	44	496	- - -	NASELLA, JOSEPH & DIANNE	272.01	±	✖
147	.	52	258		WOOD, ANDREW	499.30	*	
147	:	54	4	- - -	SHORT, WILLIAM, NINA & MICHELLE	2,721.32	-	;
147	.	54	115		CREEGAN, ROBERT W & BARBARA S	4,373.74	**	
147	:	55	2	- - -	BOGOSTA, JOHN P & LINDA K	3,292.63	-	;
147	:	59	2	- - -	HOYEN, HARRY A III & HOYEN, HARRY A	482.37	±	;
147	.	62	2		URDIALES, TANYA & PATRICIA	642.73	*	
147	:	65	13	- - -	BORUCH, BRIAN & TYCH, STEFANIE	270.75	±	;
147	:	67	10	- - -	YUCIS, EDWARD C II	287.75	±	;
147	:	67	24	- - -	TIMPANARO, JAMES & DEBORAH	300.12	±	;
147	.	68	7		PAJTOK, PETER & ERDELYI, ANNAMARIA	273.63	*	
147	.	68	34		ROEM, ROBERT L JR	1,452.16		
147	:	70	10	- - -	GIAFAGLIONE, MARLENE A & BRIAN M	208.46	±	;
147	:	72	6	- - -	MARQUES, RICARDO A	400.53	±	;
147	.	74	13		BAL ENTERPRISES LLC	700.84	**	
147	.	75	12		TORRAO, JOHN A	6,419.57	**	
147	:	75	40	- - -	GRAM, THOMAS & ALISON	289.78	±	;
147	:	78	17	- - -	BONNER, MICHAEL & SABRINA	339.10	±	;
147	:	84	20	- - -	HUDAK, CHRISTOPHER K & RUSSO, TAMMY	409.12	±	;
147	:	85	35	- - -	PULASKI, RICHARD A JR	350.60	±	;
147	:	85	58	- - -	WEISDOCK, JON (DOLORES P-L/E)	282.86	±	;
147	:	86	19	- - -	SAMBUCKETTI, LUIS & ELLIS, AIDA KARINA	277.83	±	;
147	:	86	41	- - -	DESANTIS, LOUIS & GINA L	72.62	-	;
147	:	87	31	- - -	KRAMER, GERARD T & PATRICIA B	241.64	-	;

147	:	88	2	-	-	REX, RONALD A & MALIN, STEPHANIE A	546.97	±	:
147	:	89	31	-	-	VIGNEAULT, THOMAS HJR	438.23	±	:
147	.	94	7			MAINARDI, SAMANTHA ROSE	283.79	*	
147	:	94	11	-	-	KRUSE, JOHN	441.05	±	:
147	:	98	10	-	-	PETERS, AMY & COLALILLO, CHARLES D	280.50	±	:
147	:	99	9	-	-	247 JENNINGS MANAHAWKIN LLC	3,331.58	**	:
147	:	103	8	-	-	GIDOS, JARED & SANDRA	369.78	±	:
151	-	-	1	-	-	ADAR CHAI LLC	375.02	±	:
151	-	-	2	-	-	BRUEMMER, CHANCE A	537.30	±	:
151	-	-	15	:	02	DOWNEY, JACKSON & BLANCHARD, C	68.66	-	:
158	-	-	10	:	01	FORTUNATO, EDWARD	2,133.20	-	:
158	-	-	10	:	54	BECKER, MARY	7,340.17		✱
158	-	-	17	-	-	& B03 FOOKER, JEFFREY A	341.18	-	:
158	.	01	21	.	01	AYNILIAN, NJ & VAH RAM N.-TTEES	7,899.32		
158	:	01	114	:	01	& B03 FOOKER, JEFFREY	825.09	-	:
159			515			464 MORRIS BLVD LLC	2,759.20		
159	-	-	579	:	02	DAMPIER, NIKKI JAMES & SALLY E	278.86	±	:
159	.	01	501			DENNY, ROBERT S & SHARON M	157.12	*	
159	:	03	612	-	-	VALENTIN, RAMON A & HELEN	275.95	±	:
159	:	04	521	-	-	SCOTT, MICHAEL D	387.09	±	:
164	-	-	474	-	-	SOMMERS, CAROLE J	70.34	-	:
167	-	-	17	-	-	1262 JENNIFER LANE CORP	486.31	±	✱
168			47			1225 JENNIFER LN LLC	2,393.27		
168	-	-	48	-	-	DARCONTE, C J & NEHRBAUER, J	671.34	±	:
169			68			10 SUSAN DRIVE LLC	309.42	*	

175	252		PRECHTEL, MICHAEL	499.83 *	
177	8		71 MORRIS BHW LLC	2,261.53	
177 - -	16 - -	-	BLANCHARD, LISA	59.60 ±	;
177	33		CHARBONNEAU FAMILY TRUST	286.81 *	
178	37		DIMINNI, ROSARIO	1,021.36 *	
178 - -	61 - -	-	SCHWEGLER, JE TRUST % MARY-ANN	2,290.16 -	;
185	2		COLVILLE, THOMAS J.,C/O FRANCIS V.	616.91	
185 - -	8 - -	-	OWENS, WL & HR % OWENS, BRIAN	75.59 -	;
185 - -	9 - -	-	OWENS, B & SOFKA, PO C/O H OWENS	920.17 **	;
186 : 01	7 - -	-	WESTRICH, JUSTIN	197.63 -	;
189 - -	11 - -	-	SABBETH, BRIAN & JI YEONG	207.64 ±	;
190 - -	5 - -	-	WEAVER, DAVID P JR	207.64 ±	;
204 - -	12 - -	-	SCHMIDT, BRIAN	646.49 ±	;
209 - -	5 - -	-	FLOOD, PAUL & VERONICA	73.56 -	;
209 - -	12 - -	-	CRYAN, SUZANNE & BARRIE T JR	207.64 ±	;
209	23		CHAN, LAM PUN	1,545.05 **	
209 - -	75 - -	-	ACCIARDI, CHRISTOPHER & TRICIA M	3,104.34 **	;
209	207		REED, WT & PH % SHELLEY, D	73.56	
212 - -	1 - -	-	SCHMUTZ, WILLIAM M & ARETZ, TAMMY	3,671.63 -	;
226	1 . 01		RIVERSTONE 610 E BAY AVE MANAHAWKIN	1,940.84	
229	25		GUERRERO HOLDINGS LLC	2,397.68	
232 - -	14 - -	-	JIMENEZ-MELENDEZ, DONNY JAVIER	8,907.81 **	;
235	3		STEADMAN, R & STEADMAN, DW	3,046.47	
236 - -	6 - -	-	VREELAND, JASON	360.76 ±	;
237 - -	9 - -	-	CATHCART, CHRISTINE	351.63 ±	;

237	10 . 01		SEEGERS, DAVID J	275.17 *	
242 . 05	7		GOGANZER, ROBERT H	1,180.52	
244 : 01	13 - -	-	FIFE, ME & PATTERSON, LT	1,192.98 -	;
263 - -	1 - -	-	HALL, JAMES M C/O LIPSCOMBE	80.68 -	;
272 - -	32 - -	-	WADE, CARRIE % EDWARD WADE	68.53 -	;
296 - -	4 : 02	-	WEST PALM ARIZONA REALTY CO LLC	68.39 ±	;
296 - -	27 - -	-	KATE, VASANT V. PAUL	88.62 -	;
300 - -	22 - -	-	MANSFIELD, DAVID	271.06 ±	;
300	33 . 02		LAMBERTSON, ROBERT & LINDA	273.43 *	
301	10		SZESZKO, THOMAS R ETALS	5,696.33 **	

***INCLUDES WATER AND/OR SEWER**
****INCLUDES TAXES, WATER AND/OR SEWER**
AS OF 02/12/2026 FINAL