

LEGAL NOTICE  
BOROUGH OF MATAWAN TAX SALE

Public Notice is hereby given that I, Michael J. Schnurr, MPA, CTC, for the Borough of Matawan, in the County of Monmouth and the State of New Jersey, pursuant to the authority of the statute in such case made and provide, will sell at public online auction on the 25th day of November 2025 closing at 8:30 a.m. prevailing time on the website <https://matawan.newjerseytaxsale.com> described lands attached.

Liens shall be sold on such lands for so much as is sufficient to satisfy the municipal lien, with interest and cost on said amount. Interest and costs are computed to date of sale. Liens shall be sold on said lands to such persons as will purchase the same, subject to redemption, at the lowest rate of interest, but in no case in excess of 18% per annum. Payment shall be made before the conclusion of the sale or the property lien shall be resold. Any parcel or real estate for which there shall be no other purchaser will be struck off and sold to the Borough of Matawan at 18% and the municipality shall have the same remedies and rights including the right to bar or foreclosed on the right of redemption.

The sale will be made in accordance with the provision of the revised statutes of N.J.S.A., 54:5 et seq. as amended and supplemented. Industrial Property may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:58:10-23 et seq.), the Water Pollution Control Act (N.J.S.A. 58:10-A-1 et seq.) and the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq.). 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 proper owner or operator of the site. **IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.**

Michael J. Schnurr, MPA, CTC  
State of New Jersey  
Borough of Matawan

Sale Date: 11/25/25

| Block | Lot   | Qual | Owner Name                          | Amount      |
|-------|-------|------|-------------------------------------|-------------|
| 8.    | 2.    |      | 65 MAIN ST MATAWAN, LLC             | 2,142.45 WS |
| 8.    | 3.    |      | 67 MAIN ST MATAWAN, LLC             | 1,370.30 WS |
| 8.    | 6.    |      | RBSM CONSULTING SERVICES, LLC       | 925.59 WS   |
| 9.    | 7.    |      | RUSSO, JOHN P & KATE                | 1,098.01 WS |
| 9.    | 20.   |      | PHOENIX OF MATAWAN, INC.            | 9,981.99 T  |
| 9.    | 21.   |      | PHOENIX OF MATAWAN, INC             | 4,246.12 WS |
| 9.    | 22.   |      | PHOENIX OF MATAWAN                  | 7,213.35 T  |
| 11.   | 22.   |      | THOMAS, RUSSELL & CAROL             | 1,760.88 WS |
| 11.   | 32.01 |      | ANTONACCIO, JULIA & ANTHONY JOSEPH  | 537.55 WS   |
| 13.   | 2.    |      | CAMMARANO, NICHOLAS J               | 1,564.25 WS |
| 16.   | 19.   |      | PETACCIA, THOMAS & GIOIA            | 393.43 WS   |
| 19.   | 11.   |      | SERRANO, ARCELIO & HOFFMAN, LAUREN  | 345.40 WS   |
| 19.   | 17.   |      | MANDEVILLE, SR., PAUL & LIZZIE      | 1,002.05 WS |
| 22.   | 6.    |      | PHOENIX OF MATAWAN, INC.            | 16,825.79 T |
| 24.   | 10.   |      | 136 JACKSON ST CO.                  | 1,319.24 WS |
| 25.   | 4.01  |      | 128-130 MAIN STREET LLC             | 787.85 WS   |
| 26.   | 1.    |      | 140 MAIN STREET PROPCO LLC          | 2,083.70 T  |
| 29.   | 8.    |      | SPENCE, ALANNA                      | 1,396.80 WS |
| 29.   | 37.   |      | FELIZ, MENCIA                       | 1,314.97 WS |
| 30.   | 7.01  |      | RISSIOTIS, CONSTANTINE & SAVAS      | 1,186.81 WS |
| 32.   | 5.01  |      | MINUTILLO, MICHAEL P & MICHELLE C   | 324.65 WS   |
| 33.   | 13.   |      | ALLEN, ANTHONY                      | 1,924.64 WS |
| 35.   | 19.   |      | RICH, TIMOTHY                       | 433.31 WS   |
| 35.   | 30.   |      | KEE, ROBERT T. III & DEBRA          | 1,839.00 WS |
| 37.   | 6.    |      | HEMY, NADINE & KISSILEFF, ELIOT     | 1,409.41 WS |
| 39.   | 25.   |      | ALLAN, DAMAR & LYNETTE              | 458.56 WS   |
| 41.   | 6.01  |      | MALEY, MICHELE LYNNE                | 1,205.65 WS |
| 41.   | 9.    |      | SHALABY, TAMER M                    | 1,599.47 WS |
| 42.   | 12.   |      | PREFERRED PROPERTY ONE, LLC         | 8,810.36 T  |
| 42.   | 13.   |      | PREFERRED PROPERTY TWO, LLC         | 1,422.03 T  |
| 42.   | 14.   |      | PREFERRED PROPERTY ONE, LLC         | 4,139.33 T  |
| 45.01 | 12.   |      | OPRE, FATMIRE & KRKUTI, EGZON       | 530.67 WS   |
| 47.   | 1.    |      | BANNY, IAN & PERALTA, GINA          | 1,265.48 1  |
| 47.   | 11.   |      | KING, DILLAN & JENNIFER             | 1,840.63 WS |
| 47.   | 19.02 |      | SIDDIQUI, MOHAMMAD A & SUMAIRA P    | 257.25 WS   |
| 47.02 | 6.    |      | MAXWELL, DONNA                      | 1,682.14 WS |
| 47.02 | 45.01 |      | PASQUARELLA, JOYCE                  | 2,356.73 WS |
| 47.02 | 50.   |      | NEVLIN, CHARLES & LISA J            | 2,028.78 WS |
| 49.   | 27.01 |      | MAYO, LINDA                         | 1,233.99 WS |
| 49.   | 29.01 |      | SANDERS, BARRY                      | 1,747.18 WS |
| 49.   | 31.   |      | NINE FORTY TWO MATAWAN ASSOCIATES L | 4,084.29 T  |
| 51.   | 14.   |      | ROGERS, JAMES & MICHELE             | 459.71 WS   |
| 54.   | 2.    |      | CELLA, JON MICHAEL & VERONICA ANALI | 2,411.25 WS |
| 54.   | 5.    |      | BRITT, THOMAS E & NANCY E           | 2,279.32 WS |
| 57.   | 5.    |      | MAIORANA, JOHN A & CAROLYN          | 527.06 WS   |
| 58.   | 15.   |      | GIORDANO, MELISSA A                 | 1,495.12 WS |
| 61.   | 4.13  |      | JONES, RUTH GREGO                   | 1,194.98 WS |
| 64.01 | 15.   |      | POWERS, DANIEL                      | 692.18 WS   |
| 65.01 | 3.    |      | BETSO, MATTHEW & ALLISON            | 2,109.99 WS |
| 65.01 | 6.    |      | MONTERROSA, JERRY ALBERT & RAUL     | 1,445.28 WS |
| 65.02 | 38.   |      | LOBELLO, CHRISTOPHER & KIERA        | 1,799.83 WS |
| 65.04 | 3.    |      | HOLYNSKYJ, NESTOR & LARISSA         | 1,412.28 WS |

| Block  | Lot    | Qual    | Owner Name                           | Amount       |
|--------|--------|---------|--------------------------------------|--------------|
| 65.07  | 8.     |         | GROMADZIN, JOHN & SHERMAN, DAVID     | 1,124.47 WS  |
| 66.    | 11.01  |         | BLOW, ANGELA D                       | 1,059.59 WS  |
| 66.12  | 16.    |         | VILELA, MARK J & NUNEZ, HAROLD F     | 1,798.25 WS  |
| 66.12  | 19.    |         | MCLAUGHLIN, BERNARD & REGINA         | 540.97 WS    |
| 67.    | 14.    |         | CIPRIANI, SAVERIO                    | 2,176.00 WS  |
| 68.    | 1.09   |         | LUO, JING & LI, NINA                 | 19,963.30 T  |
| 69.    | 3.0311 |         | ANNIBALE, JOHN                       | 1,184.04 T   |
| 70.    | 3.01   |         | CORTOPASSI, MATTHEW J & CHERYL ANN   | 1,217.17 WS  |
| 71.    | 14.    |         | CENTRAL NJ REAL ESTATE, LLC          | 3,072.55 1   |
| 71.    | 53.02  |         | SIMON, SHARON BELLA                  | 1,560.02 WS  |
| 86.    | 6.     |         | LECHNER, GEORGE W & LEANN M          | 2,159.03 WS  |
| 90.    | 1.     |         | DOS SANTOS, FILIPE J.                | 2,380.13 WS  |
| 90.    | 4.     |         | KLAUSMAN, NICOLE & CAVIGLIANO, RONA  | 1,070.61 WS  |
| 93.    | 2.     |         | RIZKALLA, HESHAM & LINDA             | 650.05 WS    |
| 105.   | 3.     |         | DORATA, ASHLEY & NICHOLAS            | 286.47 WS    |
| 107.   | 12.    |         | WHARTON, FREDERICK & GENEVIEVE ISID  | 1,972.92 WS  |
| 112.   | 3.06   |         | CHARLES GAVARIS ESTATE               | 2,760.16 TWS |
| 114.   | 8.     |         | RUSZNICA, PATRYK, OLBETER, ASHLEY    | 1,639.69 WS  |
| 115.   | 4.     |         | COX, WILLIAM J & COSTANZA, JENNY     | 2,046.14 WS  |
| 115.   | 5.     |         | SCOTTI, STEPHEN                      | 1,056.02 WS  |
| 117.   | 13.    |         | SANCHEZ, CARMEN                      | 1,438.74 WS  |
| 117.   | 22.    |         | ROSAS-CALLE, JUAN P & ROSAS, LILIANA | 1,246.91 WS  |
| 119.   | 2.03   |         | LIGUORI, BERNADETTE                  | 1,126.08 WS  |
| 119.   | 24.    |         | AMENO, EMILIO & DAWN                 | 2,041.33 WS  |
| 119.01 | 20.03  |         | MATHIAS, DIGNA E & STORM J           | 698.50 WS    |
| 119.01 | 20.05  |         | SZOC, JEREMY & ELIZABETH             | 7,804.38 T   |
| 120.   | 5.01   | -C0234- | KENNEDY, GRANT M                     | 1,322.33 WS  |
| 120.   | 5.01   | -C0335- | STEINBERG REALTY, LLC                | 4,882.22 T   |
| 120.   | 5.01   | -C0411- | NOYES, ROBERT                        | 951.63 WS    |
| 120.   | 5.01   | -C0428- | HANZELY, CHRISTOPHER N & SCHIANO, C  | 1,736.22 WS  |
| 120.   | 5.01   | -C0618- | BARRANCA, STEVEN                     | 5,449.41 T   |
| 120.   | 5.01   | -C0635- | STEINBERG REALTY, LLC                | 4,882.22 T   |
| 120.   | 5.01   | -C0711- | MATAWAN FINANCIAL, LLC               | 1,195.84 T   |
| 120.   | 5.01   | -C0712- | MATAWAN FINANCIAL, LLC               | 1,184.28 T   |
| 120.   | 5.01   | -C0713- | MATAWAN FINANCIAL, LLC               | 945.07 T     |
| 120.   | 5.01   | -C0714- | MATAWAN FINANCIAL, LLC               | 945.07 T     |
| 120.   | 5.01   | -C0715- | MATAWAN FINANCIAL, LLC               | 1,350.88 T   |
| 120.   | 5.01   | -C0717- | MATAWAN FINANCIAL, LLC               | 469.93 T     |
| 120.   | 5.01   | -C0721- | MATAWAN FINANCIAL, LLC               | 645.01 T     |
| 120.   | 5.01   | -C0722- | MATAWAN FINANCIAL, LLC               | 1,185.68 T   |
| 120.   | 5.01   | -C0723- | MATAWAN FINANCIAL, LLC               | 1,185.68 T   |
| 120.   | 5.01   | -C0724- | MATAWAN FINANCIAL, LLC               | 343.67 T     |
| 120.   | 5.01   | -C0725- | MATAWAN FINANCIAL, LLC               | 1,063.54 T   |
| 120.   | 5.01   | -C0727- | MATAWAN FINANCIAL, LLC               | 858.37 T     |
| 120.   | 5.01   | -C0731- | MATAWAN FINANCIAL, LLC               | 1,127.98 T   |
| 120.   | 5.01   | -C0733- | MATAWAN FINANCIAL, LLC               | 768.81 T     |
| 120.   | 5.01   | -C0735- | MATAWAN FINANCIAL, LLC               | 1,063.54 T   |
| 120.   | 5.01   | -C0736- | MATAWAN FINANCIAL, LLC               | 1,031.17 T   |
| 120.   | 5.01   | -C0810- | MATAWAN FINANCIAL, LLC               | 466.26 T     |
| 120.   | 5.01   | -C0811- | MATAWAN FINANCIAL, LLC               | 1,185.68 T   |
| 120.   | 5.01   | -C0812- | MATAWAN FINANCIAL, LLC               | 945.07 T     |
| 120.   | 5.01   | -C0813- | MATAWAN FINANCIAL, LLC               | 1,351.19 T   |
| 120.   | 5.01   | -C0814- | MATAWAN FINANCIAL, LLC               | 1,063.54 T   |
| 120.   | 5.01   | -C0820- | MATAWAN FINANCIAL, LLC               | 1,031.17 T   |

| Block  | Lot   | Qual    | Owner Name                          | Amount      |
|--------|-------|---------|-------------------------------------|-------------|
| 120.   | 5.01  | -C0821- | MATAWAN FINANCIAL, LLC              | 945.07 T    |
| 120.   | 5.01  | -C0822- | MATAWAN FINANCIAL, LLC              | 1,127.98 T  |
| 120.   | 5.01  | -C0823- | MATAWAN FINANCIAL, LLC              | 1,063.54 T  |
| 120.   | 5.01  | -C0824- | MATAWAN FINANCIAL, LLC              | 1,350.88 T  |
| 120.   | 5.01  | -C0830- | MATAWAN FINANCIAL, LLC              | 466.26 T    |
| 120.   | 5.01  | -C0831- | MATAWAN FINANCIAL, LLC              | 1,185.68 T  |
| 120.   | 5.01  | -C0832- | MATAWAN FINANCIAL, LLC              | 945.07 T    |
| 120.   | 5.01  | -C0833- | MATAWAN FINANCIAL, LLC              | 1,350.88 T  |
| 120.   | 5.01  | -C0834- | MATAWAN FINANCIAL, LLC              | 998.14 T    |
| 120.   | 13.   |         | PONTIC, SANELA & JASMIN             | 2,874.24 WS |
| 120.   | 14.   |         | GABOFF, JENNY & CARDENAS, KATHERINE | 521.53 WS   |
| 120.   | 21.   |         | TRENSKE, ROBERT J & KATHLEEN T      | 1,396.51 WS |
| 121.   | 13.   |         | VASQUEZ, CONRRADO HERRERA           | 6,523.97 T  |
| 123.   | 13.   |         | FRUNZI, MARK & ELIZABETH            | 1,321.97 WS |
| 123.   | 33.12 |         | PATEL, NIMESH & KAVI, SONAM         | 1,497.76 WS |
| 123.   | 70.   |         | MAURIELLO, CHARLES & DESIRAE        | 1,760.50 WS |
| 123.01 | 13.   |         | KLIMCZAK, MALGORZATA                | 654.37 TW   |
| 123.02 | 8.    |         | SPINELLI, CHRISTA & PAUL            | 607.13 WS   |

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

| List Type    | Count | Principal  | Interest  | Cost     | Total      |
|--------------|-------|------------|-----------|----------|------------|
| Property Tax | 48    | 118,920.31 | 16,156.37 | 1,946.61 | 137,023.29 |
| Water        | 76    | 39,016.00  | 13,190.96 | 2,080.62 | 54,287.58  |
| Sewer        | 75    | 36,986.16  | 12,578.48 | 0.00     | 49,564.64  |
| Misc         | 2     | 3,824.00   | 428.97    | 85.06    | 4,338.03   |
| Final Totals | 201   | 198,746.47 | 42,354.78 | 4,112.29 | 245,213.54 |

-----  
Total Tax Sale Properties: 124  
-----

Note: 1st, 2nd, and 3rd 'In Lieu Of Cost' is included in the Cost.