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 24th day of November 2026 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 in 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 statues 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:IK-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: 11/24/26

Block	Lot	Qual	Owner Name	Amount
7.	1.		74 MAIN MY 5 SONS, LLC	5,683.79 WS
9.	7.		RUSSO, JOHN P & KATE	1,019.12 WS
9.	20.		PHOENIX OF MATAWAN, INC.	147.17 T
9.	21.		PHOENIX OF MATAWAN, INC	5,678.72 WS
9.	22.		PHOENIX OF MATAWAN	34,390.88 TWS
9.	25.		PHOENIX OF MATAWAN, INC.	12,754.95 T
14.	13.03		FRYE, DAVID & CHRISTINE	1,767.68 WS
15.	6.		CUSUMANO, CHRISTOPHER	2,156.50 WS
19.	11.		SERRANO, ARCELIO & HOFFMAN, LAUREN	1,592.82 WS
29.	8.		SPENCE, ALANNA	3,648.52 WS
32.	5.01		MINUTILLO, MICHAEL P & MICHELLE C	598.18 WS
33.	13.		ALLEN, ANTHONY	2,278.31 WS
34.	15.		JONES, ANTHONY & DRUMBOOLE, MELVIN	1,347.42 WS
35.	6.		CHAMPION CONTRACTING CO,	4,330.63 T
35.	7.		MARROQUIN, RAFAEL & HERNANDEZ-ROJAS	326.08 WS
35.	30.		KEE, ROBERT T. III & DEBRA	2,425.90 WS
37.	6.		HEMY, NADINE & KISSILEFF, ELIOT	1,497.52 WS
41.	3.		ANFUSO, ROBERT A & SUSAN	1,627.94 WS
41.	7.		H.A.L.E. BROTHERS REALTY, LLC	16,239.06 TWS
44.	22.		HOURIHAN, JEREMIAH E JR & KATHLEEN	116.11 WS
44.	26.		GRANT LIMITED LIABILITY COMPANY	1,385.18 WS
44.	27.		GRANT LIMITED LIABILITY COMPANY	856.69 WS
44.	28.01		ANDERSON, BARBARA	1,080.28 T
47.	11.		KING, DILLAN & JENNIFER	1,117.27 WS
47.	22.		GRAHAM, KATIE	3,198.20 T
47.01	32.		BERTOLI, THOMAS & DOREEN	3,124.31 WS
47.02	30.		HANNA, ASHRAF	949.95 1
47.02	77.		SHONK, JASON	1,035.44 WS
47.02	79.		BROWN, WILLIAM R	942.92 WS
49.	29.01		SANDERS, BARRY	2,145.52 WS
50.	10.		ROSADO, LAURIE L	219.75 WS
50.	16.		347 MAIN STREET RC&347 MAIN STREET	1,391.94 WS
51.	14.		ROGERS, JAMES & MICHELE	1,807.49 WS
54.	2.		CELLA, JON MICHAEL & VERONICA ANALI	2,922.59 WS
57.	5.		MAIORANA, JOHN A & CAROLYN	2,090.52 WS
58.	12.		ABRAMS, WARREN & MARGARET	1,558.78 WS
60.	3.		YU, YOUZHE	3,756.37 WS
61.	4.46		SALIBA, GEORGE & SOPHIA	1,185.17 WS
62.	2.18		GONZALEZ, FRANCIS R & CHRISTINA E	555.10 WS
62.01	18.		MAY, LARA	3,377.33 WS
64.01	13.01		COLLAZO, FRANK & CAROLYN	415.07 WS
64.01	17.		KRAMER, DAVID & DIANE	481.01 WS
64.01	20.		NAGY-MELYKUTI, ANDRAS & MELINDA	954.74 WS
65.01	3.		BETSO, MATTHEW & ALLISON	2,260.10 WS
65.02	38.		LOBELLO, CHRISTOPHER & KIERA	2,369.06 WS
65.07	8.		GROMADZIN, JOHN & SHERMAN, DAVID	1,729.36 WS
65.08	37.		SAPORITO,HEDRICK M,RALPH J & JOSEPH	4,044.92 WS
66.	11.01		BLOW, ANGELA D	981.21 WS
67.	10.		PILIPETSKII, ANDREI & SHANNON ET AL	1,136.84 WS
68.	1.09		LUO, JING & LI, NINA	20,446.20 T
70.	3.01		CORTOPASSI, MATTHEW J & CHERYL ANN	1,416.24 WS
71.	26.		FORANOCE, LUCIEN & LINDA	923.54 WS

Block	Lot	Qual		Owner Name	Amount
71.	53.02			SIMON, SHARON BELLA	1,768.64 WS
71.	53.09			PIELLI, LAURIE	153.51 WS
74.	4.			CARABEL, MANUEL	1,507.61 WS
74.	5.			MIDTBO, ERIK RUSSELL & ANGELA MARIE	2,359.03 WS
75.	11.			TILLOTSON, KEVIN & AMANDA	928.16 WS
77.	6.			CASO, JUSTIN	597.93 WS
78.	3.			RIBAUDO, GENINE M	2,005.54 WS
85.	7.			MCCONNON, EUGENE & JANICE	1,683.60 WS
86.	6.			LECHNER, GEORGE W & LEANN M	829.24 WS
90.	1.			DOS SANTOS, FILIPE J.	2,598.48 WS
105.	3.			DORATA, ASHLEY & NICHOLAS	1,113.92 WS
107.	12.			WHARTON, FREDERICK & GENEVIEVE ISID	3,422.82 WS
110.	4.01			UNKNOWN	30.00 T
111.	2.			COCOZZA, SUZANNE & JOHN R	1,044.00 WS
112.	3.01			KURIAN, BENJAMIN & XIOMARA	10,475.67 T
115.	4.			COX, WILLIAM J & COSTANZA,JENNY	2,377.43 WS
115.	5.			SCOTTI, STEPHEN	1,781.85 WS
117.	13.			SANCHEZ, CARMEN	1,660.11 WS
118.	7.			RODRIGUEZ-BERRIOS, LILLIAN	1,019.60 WS
118.	18.			CALVANICO, KRISTINA MARY	781.36 WS
119.	47.			WICINSKI, MARK F	422.01 WS
119.01	20.02			SINGH, JASPAL & SAMAROO, SARAH	618.22 WS
119.02	20.05			SZOC, JEREMY & ELIZABETH	1,478.09 WS
120.	5.01	-C0233-	-	BLUE CLOUD, LLC	1,160.99 WS
120.	5.01	-C0234-	-	KENNEDY, GRANT M	1,714.39 WS
120.	5.01	-C0428-	-	HANZELY,CHRISTOPHER N & SCHIANO, C	1,063.36 WS
120.	13.			PONTIC, SANELA & JASMIN	2,104.78 WS
120.	44.			GONZALEZ, MARY E DIAZ	335.28 WS
120.01	37.			SPITZFADEN, BROOKE & RODGERS,JORDAN	478.45 WS
120.01	44.			NATAL, DAVID	1,943.66 WS
121.	16.			CASSIDY, JR., KENNETH	545.68 WS
121.	35.02			DIPALMA, MARK & NADINE	126.91 WS
123.	2.			HARRIS, DARNELL STEPHEN	487.47 WS
123.	13.			FRUNZI, MARK & ELIZABETH	3,305.07 WS
123.	21.			REIS, JASON	324.93 WS
123.02	15.01			YUILLE, SARAH A	2,183.19 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	10	86,478.85	14,158.22	698.80	101,335.87
Water	79	48,720.26	16,074.63	2,527.73	67,322.62
Sewer	79	43,348.64	14,960.29	0.00	58,308.93
Misc	1	847.00	84.32	18.63	949.95
Final Totals	169	179,394.75	45,277.46	3,245.16	227,917.37

Total Tax Sale Properties: 88

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