West Caldwell Township

STATE OF NEW JERSEY

NOTICE OF TAX SALE OF PROPERTY FOR NONPAYMENT OF TAXES, WATER, & SEWER AND/OR OTHER MUNICIPAL LIENS

NOTICE IS HEREBY GIVEN that I, Kathryn A. Caplan, Collector of Taxes of the Township of West Caldwell, in the County of Essex, will sell at public auction on **Friday, June 5, 2026 at 11:00 o'clock** in the morning, in the Municipal Building, located at 30 Clinton Road, West Caldwell, New Jersey, or at such time and place to which said sale may then be adjourned, all of the lots and parcels of land assessed to the respective persons whose names are set opposite each respective parcel as the owner thereof for the total amount of Municipal liens chargeable against said lands respectively, in accordance with N.J.S.A. 54:5-1, et seq. as computed to the 5th day of June 2026.

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).

In addition, the municipality is precluded from issuing a tax sale certification to any prospective purchaser who is or may be in any way connected to the prior owner or operator of the site.

Take further notice that the hereinafter described lands will be sold for the amount of Municipal liens chargeable against each parcel of said land assessed as one parcel, together with interest and costs to the date of sale. Said land will be sold at the lowest rate of interest bid, not to exceed 18%. Payment of said parcels shall be made prior to the conclusion of the sale in the form of cash, certified check, money order or the parcels will be resold. Properties for which there are no purchasers shall be struck off to the Township of West Caldwell at an interest rate of 18%.

At any time before the sale, payment will be accepted for the amount due on any property with interest and costs. **Payment must be in the form of cash, certified check, or money order.**

The lands to be sold are described in accordance with the last tax duplicate as follows:

BLOCK	LOT	QUALIFIER	OWNER NAME	PROPERTY LOCATION	AMOUNT	TYPE
205	12		199 FOREST AVE LLC	199 FOREST AVENUE	4,964.01	TW
206	6		HARRITY DANIEL R W JR	12 CRANE AVENUE	4,752.96	T
300	3		GARVEY MATTHEW & SHERI	2 MARSHALL STREET	352.07	W
302	30		FLAXMAN BARBARA & FROMHOLZ ALEXANDR	56 ELMWOOD TERRACE	14,056.47	TW
405	7		BALZER HENRY C & DANIELLE	16 CROSSBROOK LANE	607.07	W
407	5		ADRICHEM THEODORUS & SARA	17 CROSSBROOK LANE	11,789.84	TW
409	8		MIELE MICHAEL & COZZE FELICIA	302 CENTRAL AVENUE	743.85	W
502	11		FISCHER A WEBB	27 THRUMONT ROAD	2,627.75	TW
507	4		MAGALHAES FREDERICO C	176 CENTRAL AVENUE	108.19	W
601	19		LILL HEIDI & MICHAEL	35 S WEETWOOD COURT	233.33	W
800	15		CASTILLO-BRITO ELAYNE & COLON CESAR	665-669 BLOOMFIELD AVENUE	170.10	W
801	15		FONSECA ROY	8 DODD ROAD	285.55	W
801	24		MORONGELL DOUGLAS M & RICHARD L	5 GRAY STREET	3,985.96	TW
902	18		ADAMS JOHN & BULUT SEMA	7 FAIRMOUNT ROAD	1,100.06	W
906	11		STEETS GARRETT G	68 WESTOVER AVENUE	403.28	W
1000	5		747 INVESTMENT GROUP LLC	747 BLOOMFIELD AVENUE	21,862.81	TWS
1002	12		NUTKIS IAN J & CARBALHO VANESSA A	43 FAIRFIELD AVENUE	1,035.08	W
1200	3	-C753C- -	MODY ENTERPRISE LLC	175 FAIRFIELD AVE 3-C	2,880.37	T
1600	8		CAMPUS MICHAEL & JOAN	1113 BLOOMFIELD AVENUE	7,768.40	WS
1807	7		GEORGE, THOMAS & THOMAS, MERCY	56 ST CHARLES AVENUE	7,223.03	TW
2203	3	-C001B- -	616 BLOOMFIELD AVE LLC	616 BLOOMFIELD AVE 1-B	1,386.09	T
2803	7		ANTOINE BRENT K	2 ELLIS ROAD	153.29	W
2804	1		RUSSO THOMAS & CAROLYN	15 ELLIS ROAD	736.45	W
2901	15		BOSSLETT JASON & ELIZABETH	15 ORTON ROAD	377.12	W
2903	10		DEUTSCHE BANK NATIONAL TRUST	56 ORTON ROAD	729.84	W
3307	1		GALPER EUGENE & GROSMAN JULIA	309 PASSAIC AVENUE	227.22	W
		Totals			***90,560.19***	

T - Property Taxes W - Water S - Sewer E - Electric O - Other A - Sp Assmnt 1 - Misc 2 - Board Up 3 - Demolition Q - Qfarm B - Bill Board R - Cell Tower

Kathryn A. Caplan, Tax Collector