

# 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 13, 2025 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 13<sup>th</sup> day of June 2025.

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	Qual Owner Name	Property Location	Amount	Type
300	3	GARVEY MATTHEW & SHERI	2 MARSHALL STREET	\$ 360.00	W
405	7	BALZER HENRY C & DANIELLE	16 CROSSBROOK LANE	\$ 867.67	W
507	4	MAGALHAES FREDERICO C	176 CENTRAL AVENUE	\$ 108.66	W
601	19	LILL HEIDI & MICHAEL	35 SWEETWOOD COURT	\$ 288.12	W
706	17	PATRIZIO DIANE & DEANNA ET AL	33 BEVERLY ROAD	\$ 299.41	W
801	24	MORONGELL DOUGLAS M & RICHARD L	5 GRAY STREET	\$ 1,991.17	T
906	11	STEETS GARRETT G	68 WESTOVER AVENUE	\$ 412.80	W
1000	5	747 INVESTMENT GROUP LLC	747 BLOOMFIELD AVENUE	\$ 22,008.34	TWS
1806	1	RABAH SAED & MUSALLAM MARCEL	29 MT HERMAN WAY	\$ 525.79	W
1808	31	GARTLAND ALYSSA & ROSALES ORLANDO	34 PARKVIEW AVENUE	\$ 620.18	W
2604	10	OZKAYA ERDAL & ARZU	244 WESTVILLE AVENUE	\$ 517.92	W
2803	7	ANTOINE BRENT K	2 ELLIS ROAD	\$ 297.86	W

T - Property Taxes W - Water S - Sewer

Kathryn A. Caplan, Tax Collector