

LEGAL NOTICE
BOROUGH OF WANAUKE
NOTICE OF LIEN SALE OF PROPERTY FOR NON-PAYMENT OF
2023 TAXES AND OTHER MUNICIPAL LIENS

NOTICE IS HEREBY GIVEN THAT, I Ann M. Smolen, Collector of the taxing district of the Borough of Wanaque in the County of Passaic, State of New Jersey, on September 25, 2024 at 10:00 AM at the Municipal Building of Wanaque Borough, will expose for sale the several parcels of land hereinafter specified to make the amount chargeable against said lands respectively together with interest on the amount to the date of sale and including costs of sale (N.J.S.A.54.5) 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.113:1K-6 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. Said properties will be sold subject to redemption at the lowest rate of interest but in no case to exceed 18% per annum. Parcels are to be sold subject to rollback taxes under the Farmland Assessment Act of 1964, improvement assessment installments not yet due and any omitted or added assessment for improvement as provided in N.J.S.A.54:1-63.2 and 54:4-63.3.1. The names shown are as they appear in the Tax Duplicate and do not necessarily mean that the parties are the present owners of the property. ONLY CASH, CERTIFIED CHECK OR MONEY ORDERS WILL BE ACCEPTED PRIOR TO THE SALE AS REDEMPTION AMOUNTS OR ON THE ACTUAL DAY OF THE SALE AS PAYMENT OF THE LIEN. SEPARATE PAYMENTS MUST BE MADE FOR TAX, WATER AND SEWER CHARGES. The following is a description of the lands and the owners as obtained on the list on the tax duplicate in this office together with the total amount due thereon as computed to the date of the sale.

Ann M. Smolen, C.T.C.

105	7	KIRCHNER PETER & MORTENSEN CAROLYN	7,592.23	T
206	30	WALKER DONITA	284.07	WS
206	41	GEBBIA PAUL P III	71.29	S
206	76	MASKLEY DONALD JR & DIANE MARIE	6,760.08	T
218	3	GAUGHAN DANIEL P	1,084.31	WS
225	2	MC GRADY THOMAS	3,216.67	TWS
236.01	25	DYLAN REALTY LLC	5,674.74	T
248	1	GAVIN MICHAEL & GINA	754.58	WS
252.01	15	DUPLAN MYRIAME	627.65	WS
260	7	ARIENTA STEPHEN & KRISTA	382.15	WS
269	11	MEHMEDOVIC IKSAN I & ESMA E	300.66	WS
274	8	NOVAK LILLIAN L &*ROBERT S	302.88	T
275	6	KENT JANE	443.20	WS
305	5	PIAZZA JOHN T	1,076.23	WS
317	1.03	STEFANO JOHN & CARMEN	299.05	WS
403	62	WAGONER WAYNE & DEBORAH	71.61	S
403	119	BARNETT ERNESTINE	694.10	WS
410	49	SALAMENO PAUL	115.57	S
415	23	ANDERSON KEVIN J	7,846.87	T
428	6	SALCEDO ALEJANDRO	363.54	WS
432	31	DE GUZMAN MELVIN & CAPIRAL CANDICE	399.54	WS
445	66	MYDOSH DONALD	2,126.68	TW
458	21	MOSCATELLI DOREEN	182.38	T
459	2	MUNOZ JOSUE D & ANA S & DERAS ANA S	966.00	WS
464	4	MANN VIOLET*	7,865.79	TWS

Totals

49,501.87

T - Property Taxes	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		