

CITY OF OCEAN CITY, COUNTY OF CAPE MAY, NJ

NOTICE OF TAX TITLE LIEN SALE FOR NONPAYMENT OF TAXES & SPECIAL IMPROVEMENT DISTRICT (S.I.D.)

PUBLIC NOTICE IS HEREBY GIVEN of Lien Sale of property for nonpayment of taxes, assessments, Special Improvement District (S.I.D), and other municipal charges. I, Terence S. Graff, Tax Collector of the taxing district of the City of Ocean City, County of Cape May, State of New Jersey on **TUESDAY, OCTOBER 6, 2026 AT 10:00 AM**, 3RD floor City Hall Council Chambers located at 861 Asbury Avenue, will expose for Lien Sale and sell the several parcels of land on which taxes, Special Improvement District (S.I.D.), and/or other municipal charges remain unpaid for the year 2025 and prior subject to N.J.S.A.54:5 et seq. Liens will be sold to the person who bids the amount due subject to redemption at the lowest rate of interest but in no case exceeding the rate of 18 percent per annum. Any parcel for which there is no bidder will be struck off to the City of Ocean City at a rate of 18 percent per annum. Payments for liens purchased shall be made by **CASH, MONEY ORDER or CERTIFIED CHECK** prior to the conclusion of the sale. Payment of the amount due as advertised on any parcel plus accruing interest on the current year (2026) delinquencies may be made at any time before the sale by **CASH, MONEY ORDER or CERTIFIED CHECK** whereupon the impending sale will be cancelled. This sale is made under the provisions of the "Tax Sale Law," Title 54, Chapter 5, revised Statutes of New Jersey. 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. 13:1K-6 et seq.) In addition, the City of Ocean City is precluded from issuing a tax sale certificate to any prospective purchaser who is or may be in any way connected to the prior owner or operator of the site. **IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.** The said lands and names of the assessed owner of said lands and the total amount due and owing on said lands are as follows:

BLOCK	LOT	QUAL.	OWNER NAME	AMOUNT	TYPE
70.44	20		FAMILIES HOUSING INITIATIVE, LLC	80.42	T
70.44	20.01		FAMILIES HOUSING INITIATIVE, LLC	80.42	T
106	23		MILLER, JENNIFER ANN	1565.01	T
203	10	C2	GIUNTA, ANGELA	9057.01	T
300	1	C511	LEONARD, WILLIAM J & JOAN M	6342.70	T
302	1		MONAGHAN, FRANCIS X JR	5968.57	T
607	24		MASON, RAYMOND J JR & STEPHANIE L	353.12	T
701	15	C318	NIXON, PHILLIP	1051.50	T
702	25	C606	PENNY, WILLIAM H III & WENDY	376.22	T
707	2		SALUGTA, ROSE M	228.31	E
707	5	C2	JAYS CRABSHACK, LLC	338.52	E
707	13	C7	KLINE, DENNIS M	130.52	E
804	17	C39	BDB PROPERTIES LLC	922.40	T
805	16		MCMENAMIN, PATRICK M	1941.23	T
806	6		DO,MICHAEL & NGUYEN,CHRISTINE	1291.53	TE
806	7		DO,MICHAEL & NGUYEN,CHRISTINE	2311.43	TE
901	1	C515	NEFF, JANET M	4264.00	T
901	23	C336	IMPERATO, CHRISTINA	7191.00	T
901	24	C5	RYDECKI, HENRY R & CARMAI L	562.70	T
902	3	C15	HOYLE, HARRISON T & BUCK, PATRICIA	59.41	T
907	2	C2	ASCENZIA IRREVOCABLE FAMILY TRUST	1389.41	T
1008	18	C2	SEELEY, JOHN E & NANCIE C	5291.81	T
1105	3	C3	MIDDLETON, RAYMOND J	1259.59	T
1304	21.02		BURKE, JACQUELINE T, TRUSTEE	7887.14	T
1501	4		MCMENAMIN, PATRICK	1112.70	T
1501.01	4		CREITZ, PAUL S	4299.87	T
1709.01	16		DUBLE, WM L & DORIS G	3950.06	T
1917	2		BLIGH, JAMES F	7228.36	T
2010	21		CICALESE, VINCENT & MARGARET	3863.98	T
2101	9		VERNA M FALCO IRR FAM TR(V FALCO-LE	5770.06	T
2908	15		CHORBA, SUSAN A	1486.88	T
3007	43		HAYNAL, JOHN F & BEATRICE E	1705.82	T
3401	1	C1	MAY, ROBERT & MARGARET	8730.89	T
3509	1	C601	KELLENBENZ, GEO & CONSTANCE	2246.12	T
3703	11	C1	OLIVER, TODD & ELIZABETH M %ACKERMAN	2021.67	T
4702.01	8		PACIFIC PREMIER TRST,%K.TAYLOR	228.71	T

T = PROPERTY TAXES; E = S.I.D. TAXES