

ADVERTISEMENT OF TAX SALE NOTICE

**Notice of Lien Sale of Property for
Non-Payment of Taxes, Assessments and Other Municipal Charges**

PUBLIC NOTICE IS HEREBY GIVEN that I, Kathy Brown Tax Collector of the Township of Lower, County of Cape May, State of New Jersey, pursuant to N.J.S.A. 54:5 et seq., will sell at public auction on June 9, 2026 at 10 am in the Municipal Building, 2600 Bayshore Road Villas, NJ 08251 or at such later time and place to which said sale may then be adjourned, will expose for lien sale and sell the several parcels of land on which taxes and/or other municipal charges remain unpaid for the year 2025 and prior subject to N.J.S.A. 54:5 et seq. Said properties will be sold subject to redemption at the lowest rate of interest, but at no case shall exceed 18% per annum.

Industrial properties may be subject to the Spill Compensation and Control Act. (N.J.S.A. 58:58:10-23.11 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 municipality 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.

The sale will be made in the amount of the municipal lien, subject to subsequent taxes and other municipal charges, together with interest and costs of sale. The payment for the sale shall be made before the conclusion of the sale by cash, certified check, or wire transfer.

The said lands and the names of persons who have been assessed as the owner of said lands and the total amount due and owing on said lands are as follows:

Lower Township
Tax Sale Listing By Block/Lot/Qual

Sale date: 05/09/26

Block	Lot	Qual	Owner Name	Amount
17.	3.		WEIR, HARRY E & ROSE	2,012.39 T
20.	34.		FREIDENGAST, ROBERT J	565.54 WS
21.	32.		MOERN, WALTER & DELORES	1,216.15 T
24.	25.		ANDRYCZAK, JOSEPH & KARINA	738.78 WS
37.	13.02		IBBETSON, RYAN & CHINNECK, MICHELLE	3,034.85 TWS
38.	18.		KIHLINPOULOS, STEFANOS & JOHN	2,765.60 TWS
39.	18.		109 E ST JOHN'S LLC	693.32 WS
43.	9.		SMEETEN, JOHN G JR	781.14 WS
54.	9.		HASDING, ANDREW & TINA	778.23 WS
82.	8.		PALE, VINCENT B & JOANN	732.38 WS
82.	23.		WHITE, STEPHEN R	567.44 WS
88.	62.		DANAJKE, JOSEPH P & TRACEY C	815.59 WS
89.	33.		HILVERT, JENNIFER	650.64 WS
89.	41.		CARLSON, TAMMIE L	869.92 WS
91.	10.		SHUMAN, JASON M	753.05 WS
92.	22.		RAINES, MELARY	810.32 WS
95.	1.		NEVILLE, DANIEL J & PAMELA J	4,271.10 T
97.	35.		WORLEY, RYAN	633.16 WS
116.	6.		VALONES, GEORGE R & KILDRUD ETAL	732.38 WS
116.	8.		VALONE, JOSEPH	732.38 WS
139.	11.02		JONES, DENISE	732.38 WS
150.	23.		VINK, MARGARET S & GENCIO, FRANK MAR	1,183.39 T
152.	25.		JST DEVELOPMENT LLC	738.66 T
155.	18.		HOGATE, C/O AMY EMMONS	65.31 T
156.	8.		DOONES, SARAH	978.98 WS
157.	1.		FROM THE HIP INVESTMENTS LLC	648.86 T
157.	3.		SETTEMACATO, RONALD & RENEE	717.38 WS
157.	29.		JST DEVELOPMENT LLC	852.78 T
161.	6.		KOPAC, CHRISTINA DAGES	1,020.10 WS
162.	3.		PEARON, DONALD W & LAUREN H	1,032.97 T
165.	1.		JERSEY SHORE HOTEL LLC	1,693.37 M
169.	23.		JORDAN, OZANA	779.03 WS
172.	35.		HILL, KENNETH H	1,168.97 WS
185.	13.		LOPEZ, LIA NICOLE ETALS	734.72 WS
189.	23.		BOLLINGER, BARBARA L	3,053.60 TWS
201.	11.		DIPPIETRO, JOHN A & MICHAEL	614.33 WS
205.	5.		KASULAKIS, CHARLES MICHAEL	3,320.54 TWS
205.	9.		VARLIVENGER, MAROLD E	734.65 WS
205.	19.		LEIZIGAS, RANDY D	732.38 WS
211.	24.		LASKOWSKI, TYLER & MARGARET	681.08 WS
214.	30.		GIBBS, DAVID C & JOSEPHINE B	73.98 T
220.	1.		KIKA, DENNIS J C/O	711.49 WS
222.	14.		MARK, KAREN A	1,015.91 WS
222.	25.		HURSEY, JAMES	639.52 WS
243.	36.		PURDY, WAYNE	713.76 WS
247.	6.		WEINER, JOHN T	620.60 WS
247.	32.		MC CLINTOCK, ELIZABETH R	732.38 WS
254.	11.		COYER, ELIZABETH A	1,188.87 T
257.	11.		SHARKEY, KATHY	692.44 WS
263.	6.02		HICKS, WILLIE H JR	732.38 WS
263.	7.01		SEDLACEK, HEATHER & DORE, CONNOR J	713.86 M
263.	10.03		HANULOVSKY, CHADWICK W & GIBSON, JE	655.49 WS
264.	3.		KULIYICH, EUGENE	637.15 WS
269.	17.		BROWN, MARGARET & TASCIONE, ELIZABE	610.68 WS
272.	6.		MCCLOSKEY, ANDREA R & BRITTANY	824.38 WS
286.	64.		MC FARLAND, OLIVIE	732.38 WS
290.	64.		ZIMMERMAN, MICHAEL T	2,653.07 T
293.	15.		WALKER, RYAN A	732.38 WS
297.	6.		MATTHEW SPRADUE DESIGN LLC	8,432.65 T
300.	8.		GOLDBERG, NORMAN & ROBERINGOLDBERG, DI	3,185.89 T
306.	35.		FLYNN, ELIZABETH A & STEPHEN J	2,283.84 T
307.	9.		MULLENBOPF, ROBERT & BARBARA ETALS	690.43 WS
307.	58.		SMITH, RALPH W & PATRICIA	643.74 S
307.	72.		FLENN, STEPHEN J & ELIZABETH A	3,348.85 TWS
318.	9.		BRISON, BRUCE D	810.94 WS
321.	19.		GIMBA, FRANCIS & FLORENCE C/O GIMBA	1,340.48 T
325.	10.		SWIN-BOIT, CAROL A	847.98 WS
326.	40.		SZYMORSKI, EDWARD J JR & ELIZABETH	734.12 WS
327.	15.		KEELER, ROBERT W & ROBERT W JR	732.38 WS
328.	19.		STANSBURY, JESSICA	601.71 WS
329.	28.		VAN WORMER, MARIA CHRISTINE	862.38 WS
332.	21.		LABENZ, THELMA	1,020.86 WS
332.	21.02		GALLAGHER, THOMAS R & DOUGLASS	732.38 WS
334.17	11.		VITTOIA, MENDY L ETALS	2,289.48 T
335.	5.		TOLSON, CAROLE ANNE	776.18 WS
338.	5.01		KILLER, SHAWN E	818.32 WS
342.	59.		O'CONNELL, MARY	852.75 TWS
344.	18.		WYANFIELD PREP ACADEMY LLC	824.58 WS
349.12	5.		MONTGOMERY, RICHARD S	910.47 WS
349.13	31.		GIL, ANDRES A RUIZ	814.03 WS
368.04	17.		LUTZ, JASON	1,095.95 WS
375.	59.		SCHULTZ, LISA A	979.44 WS
379.	39.		GOZDZALEZ, CARLOS ORTIZ	630.61 WS
380.	21.		LAURIELLO, CONSTANCE	1,118.86 WS
380.	59.		DOUGLASS, DAVID C JR	877.85 WS
386.	19.		TARQUINIO, ROBERT P & SHIRLEY	2,220.40 T
387.	43.		LEIDY, ROBERT F JR & ROBIN M	570.18 WS
396.	36.		CERARDI, VITO & LOUISE	570.46 WS
409.	1.02		GRIFFITHS, PHILLIP A	893.66 WS
409.	5.03		AA RANCH LLC	4,936.07 T
410.01	26.01		SAFFOLD, KIDA V	1,032.79 SE
410.01	36.	-00028-	CAPE MAY COUNTY & HANLEY STRENGTH	363.25 T
410.01	36.	-00029-	CAPE MAY COUNTY & HANLEY STRENGTH	363.25 T
410.01	71.01		ROACHE, MARTIN A	745.59 T
410.01	71.02		ROACHE, MARTIN A	394.75 T
410.01	78.		ROACHE, MARTIN A	2,334.31 T
410.02	1.		PASI PROPERTIES LLC	1,180.09 WS
410.07	9.		PAPRZYCKI, CHRISTOPHER	960.93 WS
410.07	12.		CERASI, MALEY	681.65 W.
415.	1.		SULLIVAN, THOMAS E	1,059.74 SE
415.	4.		MATTHEWS, HOWARD G	1,059.74 SE
424.	3.		WILSON, LAURA ANN	73.13 T
429.	3.		TOMES, JOHN N	1,329.41 WS
437.	7.		CRIST, NICOLE	1,036.35 SE
438.	34.		GREENE, REVERLY J	1,032.79 SE
441.	3.01		HWANG, TSONGOR & GLENDY Y	5,781.10 T.
445.	6.		GADSFELL, STEPHEN & ALEXIS	1,032.79 SE
445.	9.		RANDO, MARY JANE	1,032.79 SE
449.	3.		SMATEK, MARTIN & ARENSMAN, TAMI	1,032.79 SE
450.	26.		SULEDKI, JESSICA LYNEE & BRIAN C	1,032.79 SE
453.	4.		HOLMES, JAMES PETER III ETAL	1,032.79 SE
453.	5.		TIP TOP RENTALS LLC	1,037.04 TSE
454.	3.		HANS, GARY N SR	1,032.79 SE

455.	6.		BORCHARDT, JOHN J JR	1,013.52 SE
455.	7.02		HOLT, MICHAEL	1,032.79 SE
457.	1.		CLASK, JOHN R & MARYBETH	75.22 T
458.	6.		RILEY, JOHN P JR	1,032.79 SE
468.	13.02		MELI, JOSEPH A	1,032.79 SE
463.	11.		WELAND, CHARLES J	1,032.79 SE
473.	13.		MULVANEY, PATRICK	1,032.79 SE
478.	13.		MC BRIDE, GERALDINE	1,032.79 SE
483.	123.01		BREHMAN, CHRISTOPHER JOHN	1,032.79 SE
487.04	4.		ANDERSON, DAN ELAINE	1,032.79 SE
489.01	7.		SUN HOLLY SHORES RV RESORT LLC	733.00 E
489.01	9.		SUN HOLLY SHORES RV RESORT LLC	733.00 E
489.02	13.01		SUN HOLLY SHORES RV RESORT LLC	733.00 E
494.10	6.		SCHNEIDER, MELISSA N	1,034.95 WS
494.22	18.		HOPFMAN, TYLER & SENATORE, MAGGIE	1,187.24 T
494.23	16.		LEGONEY, LESTER E & ARLENE L	4,025.92 T
494.28	21.		CHAGA, JOHN MICKEY	633.16 WS
494.29	1.		CORCORAN, MARGARET MARY	1,032.53 T
494.38	10.		ABBATIello, LOUIS J JR & ANMARIE Y	639.45 WS
495.01	16.		HOLMES, MICHAEL & AMANDA	1,031.99 SE
495.01	17.01		O'BRIEN, FREDERICK J C/O STOTZ	745.27 T
495.01	17.02		O'BRIEN, FREDERICK J C/O STOTZ	1,210.73 T
495.03	6.		WESTING, ROBERT J & CHRISTINE P	4,049.19 T
495.05	1.		MC CONNICK, DOLORES D	3,182.29 T
496.01	9.04		FOX, DONALD C & SANDRA B	641.74 S
496.03	10.		PINNEY, WILLIAM R C/O	2,189.34 T
496.03	15.		GEARIS, JOSEPH B & FRANCESCA	732.38 WS
496.16	7.		MUTCHINGS, KENNETH J	542.28 WS
496.18	24.		SCHMIDT, CHARLES J	1,694.12 TWS
496.29	59.		MULLER, EDWARD & JUDITH, TRUSTEES	6,839.48 TWS
497.01	1.01		BOYE, KEITH	1,031.99 SE
497.01	24.04		BROWN, DEBORAH E	653.00 E
497.03	29.01		REYNOLDS, KETTY Y & MARKLEY, JESSE	1,031.99 SE
497.66	8.		STERLING, GORDON K & KRISTIN A	1,031.99 SE
497.66	22.		TOOD, MELISSA M	1,175.37 MSE
497.66	23.		MADDIX, CLARENCE W III	1,330.49 MSE
497.14	7.		CAMERON JR, MICHAEL & BRITTANY	724.98 SE
498.	15.06		DILLE, SCOTT	670.65 W
498.	15.17		BALDWIN, NICHOLAS	751.73 W
499.13	7.		FENNEMORE, WILLIAM & EMILY S	783.61 WS
499.14	11.		BARTON, GARY S & LEVINE, NICOLE L	633.36 WS
499.20	17.		RUIZ-CIL, ANTONIA	613.72 WS
500.01	19.05		HANSEN, DONNA H & BLAIR E	1,032.79 SE
500.02	9.		DOHERTY, GEORGE F	1,032.79 SE
500.03	1.		PETERS, MARY BETH	641.74 S
500.03	6.		METZGER, ELLEN	1,032.79 SE
501.01	8.		LHC RENTALS LLC	7,655.81 T
501.01	10.01		LHC RENTALS LLC	709.20 T
501.03	4.		MALBRUNER, JOHN	1,032.52 SE
501.05	15.		DOUGLASS, DEBRA	5,469.99 T
508.01	19.		SENGER, MICHAEL & SHARON	814.88 T
510.	24.05		GRASSO, JOSEPH	594.04 T
512.03	2872.		FITZGERALD, THOMAS J	121.20 T
512.10	2922.		DEL CONTE, JOHN & ROSEMARY & DENISE	73.61 T
512.14	18.		BACCINI, ALFRED E	913.94 WS
512.20	10.		CRADYTON, CHERYL H	732.38 WS
512.33	3.		SAVELLONI ERMENEO JR	4,882.04 T
518.	36.		CASPER, LEONARD B	3,635.70 T
522.	10.		CUPPET, MARYLYN M	6,972.10 TWS1
527.	11.		KELLEY, BENITA	1,732.77 T
578.	12.		MICHEL, ELLEN R & SUZANNE L	994.85 WS
582.	13.		COLEMAN, OLIVER III & MICHAEL ETAL	4,672.59 T
595.	6.		HARTNETT, ANNA MAE C/O IVINS, JOOY	740.65 WS
622.	13.		HANNERS, SHANNON	2,547.01 T
664.	5.		CLEARY, DANIEL A & NICOLE	709.08 WS
667.	32.		TAYLOR, JOHN R	669.49 WS
669.	14.		FINNEMAN, THOMAS F & EMILY K	1,733.15 T
672.	3.		EAGAN, JOSEPH F & MARIE E	558.98 T
673.	8.		OCEAN FOOD AND FUEL, LLC	648.62 W
673.	13.		PLAYFORD, SHEILA D & GARY	2,493.58 T
680.	6.		HAVILAND, GLENN & CYNTHIA, ETALS	2,060.76 T
685.	11.		CZESCIK, MARY LOU	2,043.13 T
687.	19.		MATTHEWS, JEAN L	732.38 WS
688.	12.01		KENNER, ISABELLA N & THOMAS M	2,546.85 T
711.	6.*		MC LAY, WILLIAM F ETALS	66.14 T
719.	1.12	-C-504-	MIGEL BY THE SEA	641.74 S
719.	3.03	-C08 -	SUPERIOR PROPERTIES LLC	620.19 S
719.	3.03	-C14 -	MARSHALL, RYAN & AMANDA	641.74 S
732.	1.02	-C-101-	HOPPHILL, MICHAEL R	748.14 S
744.	13.		NEVILLE, DANIEL J & PAMELA J	212.35 T
753.13	10.		ROACH, STEVEN H & KATHLEEN G	798.64 WS
775.	16.		ELTA, DENNIS	732.38 WS
784.	3.03		STEVENSON, PATRICIA J	5,543.79 T
795.	55.		GANS, CHARLES B JR & GANS, DONALD G.	1,030.14 T
806.	4.01	-C5101-	LLJ INVESTMENTS NJ LLC	7,114.68 S
806.	4.01	-C5105-	KJS REALTY LLC	641.74 S
806.	4.01	-C5107-	JANOWSKI, WOTTEK & MARCELA	602.66 S
806.	4.01	-C6015-	BOANEMAN, CLAYTON	68.30 T
806.	4.01	-C6062-	KJS REALTY LLC	373.78 T
806.	4.01	-C6020-	WHITE, BRADLEY F.	230.04 T
806.	4.01	-C6053-	LOLLIPOP RENTALS LLC	402.51 T
813.	4.		PAUL, ROCHELLE	7,186.09 T
813.	6.		KREZDICK, RICHARD	2,594.37 T
815.	1.		CONTRERAS, JUAN CARLOS	749.75 S
815.	10.02		BYNER, MICHAEL R & LISA A	142.74 T
815.	13.		ROBINSON, MICHAEL & DIANE	2,821.67 T
815.	25.		OWEN, MICHAEL R & LISA A	4,664.88 T
822.03	8.		954 OCEAN DRIVE LLC	17,027.48 T
876.	25.		CLAFFEY, JENNIE C/O KEER, JEANNE	66.72 T
886.	19.		CAVELLA, ROBERT J & GERALDINE E	67.27 T

T-Property Tax W-Water S-Sewer E-Connections O-Trash
A-Sp Assmnt 1-Lot Clearing 2-Sewer Connec 3-MSF
O-CPARMA B-Bill Board R-Cell Tower

List Type	Count	Principal	Interest	Cost	Total
Property Tax	79	157,503.77	15,125.50	7,040.27	179,669.54
Water	93	33,671.64	4,134.83	5,935.04	43,741.51
Sewer	134	49,246.24	6,640.39	2,747.80	58,634.43
Connections	36	13,400.00	9,936.00	260.60	23,596.60
Lot Clearing	1	1,300.00	55.16	0.00	1,355.16
Final Totals	349	254,822.65	35,895.88	15,961.11	306,679.64

Total Tax Sale Properties: 213

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