CITY OF ESTELL MANOR

COUNTY OF ATLANTIC, NJ

NOTICE OF TAX TITLE LIEN SALE FOR NONPAYMENT OF TAX, AND OTHER MUNICIPAL CHARGES

PUBLIC NOTICE IS HEREBY GIVEN of Lien Sale of property for nonpayment of taxes, assessments, and/or other municipal charges. I, Terence S. Graff, Tax Collector of the taxing district of the City of Estell Manor, County of Atlantic, State of New Jersey on **WEDNESDAY, DECEMBER 2, 2026 AT 6:00 PM** in the Court Room of the Municipal Building, 148 Cumberland Ave, Estell Manor, New Jersey, will expose for Lien Sale and sell tracts of land on which taxes, and/or other municipal charges for the year 2025 remain unpaid. 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 Estell Manor 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 Estell Manor 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.	PROPERTY OWNER(S)	AMOUNT DUE	TYPE	ADD'L LOTS
4	11	C0610	FORD, JAMES C	324.52	T	
4	11	C0811	CATHCART, JOHN H & CHRISTINE D	607.68	T	
4	11	C0812	KIBRIA, GOLAM	661.46	T	
4	11	C0901	ROSS, KEVIN J	209.80	T	
4	11	C0905	CASTAGNA, MICHAEL & ANNA MARIE	342.64	T	
S.3	29		PISTOLESI, ANNA	127.40	T	30-32
S.6	21		COIRO, FRANK & LAURA LEE	72.63	T	22-24
S.14	20		CASIANO, MICHEAL	183.84	T	21-25
S.18	1		COHEN, FARIDEH S # 370	532.13	T	2-40
S.20	14		OTERO, HENRY S	40.75	T	
S.28	24		DIXON, CLARENCE	44.62	T	25
S.52	38		HOWARD, BETTE	77.55	T	39
S.54	5		OTERO, HENRY S	126.48	T	6-8
S.54	60		ABRAMS, CARL,-TR,/TR & CARL, ABRAMS	44.62	T	61
S.56	20		PESCETTO, MARCO	237.10	T	21-26
S.59	15		CASIANO, MICHEAL	110.57	T	16,17
S.67	23		POOLE C/O DIANA POOLE	64.40	T	24,25
S.67	50		COOK, WILLIAM & LUCILLE	107.20	T	51,52
10	24		HUPPERICH, ROBERT JOSEPH,-JR	220.81	T	
12	1		BUTTNER, SAMUEL F JR & MARGARET L	340.46	T	
12	8		BUTTNER, SAMUEL F	307.33	T	
12	43		KERWIN, RICHARD	409.60	T	
17	16		HINRICHSEN, STEPHEN & MELISSA A	112.97	T	
18.01	5		ALAN INVESTMENTS III LLC C/O DLP	4,048.62	T	
20	9		PARILLO, MICHAEL	7,624.52	T	
23	47.02		WILLIAMS, KEITH	1,193.89	T	
23	49		OLIVER, JON & LOIS	3,575.42	T	
43.05	8		SHAW, WALTER F	908.42	T	
56	17.05		BROWN, ROBERT JR & DAWN E	2,220.54	T	
60.05	84		CASTRO, ROSARIO S	64.77	T	85-89
60.17	107		SUAREZ, M B C/O SUSAN JANO	26.80	T	
60.30	464		JOBIN, FERNAND & PATRICIA	64.40	T	465,466
60.30	470		GEN ISRAEL ORPHANS HOME FOR GIRLS	126.48	T	471-476
60.30	589		GEN ISRAEL ORPHANS HOME FOR GIRLS	126.48	T	590-595
60.31	10		MASUCCI, ALFONSE J C/O I MASUCCI	94.63	T	11-14

60.31	19	GOMOS, THOMAS & JEANETTE	31.46	T	20
60.32	120	PHOENIX, J ESTATE C/O M GRIDER	19.16	T	
60.34	89	ROZENTAL, HARRY & ROBERT TASH	35.97	T	
60.45	477	GEN ISRAEL ORPHANS HOME FOR GIRLS	110.55	T	478-482
60.53	283	LIVINGSTON, ALFONSO	32.65	T	284,285

T = Property Taxes