

BOROUGH OF FRANKLIN

TAX SALE NOTICE

NOTICE OF SALE OF PROPERTY FOR NON-PAYMENT OF 2024
TAXES, WATER, SEWER AND/OR OTHER MUNICIPAL LIENS

Public notice is hereby given that I, Diana L. Falica, Collector of Taxes of the Borough of Franklin, in the County of Sussex, will sell at public auction on December 3, 2025 at the Municipal Building, 46 Main St, Franklin, New Jersey, at 10:30 am or at such later time and place to which said sale may then be adjourned, all of the several 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 3rd day of December 2025. Industrial properties may be subject to spill compensation and control act (N.J.S.A. 58:10A-1 et seq.) and the industrial site recovery act (N.J.S.A. 13:K-6 et seq.)

Take further notice that the hereinafter described lands will be sold for the amount of the municipal liens chargeable against each parcel of said land assessed as one parcel, together with interest and costs to the date of the sale. Said lands will be sold at the lowest rate of interest bid, not to exceed 18%. Payment for said parcels shall be made prior to the conclusion of the sale in the form of cash, certified check, money order, or parcels will be resold. Properties for which there are no other purchasers shall be struck off and sold to the Borough of Franklin at an interest rate of 18%. 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.

At any time before the sale I will accept payment of the amount due on any property with interest and costs. Payments 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	Qualifier	Owner Name	Amount	Type
102	7		HARFORD, JOHN, DONALD, & WALTER	378.08	S
102	9		595 ROUTE 23, LLC	7,695.20	T
104	15		BRINSTER, MADISON & DECKER, JUSTIN	761.24	S
204	12		SOULES, GLENN & PATRICIA	2,050.37	T
204	24		STICKLES, KENNETH & PATRICIA	7,509.14	TWS
601	12		GRABOWSKI, GREGG & KRISTEN	1,180.20	WS
601	13		KEEFER, JAMIE L	832.09	WS
601	23		BERGQUIST, ERIC	250.91	WS
602	23		MC DOLE, DONALD R & ELIZABETH H	644.83	WS
607	27		JEM FRANKLIN, LLC	305.07	WS
607	36		LUGO-MENDEZ, WILBERT	766.76	WS
607	40		COMRAS, JENNIFER	85.83	WS
608	5		HANRATTY, CAITLIN M	506.73	WS
609	17		PIERREJULES HOLDINGS, LLC	3,464.85	WS
702	16		LEMUS, CARLOS E & LAGOS, ALMA V C	82.21	WS
702	25		CARRASCO, MICHAEL & AMANDA	1,007.26	WS
702	32		MARKS, LEE	2676.09	WS
706	4		BARRIENTOS, JOSE	825.64	T
708	7		SPEER, MICHAEL G JR	1,161.05	WS
709	31		CHOCTAW AMERICAN INSURANCE, INC	686.31	WS
709	61		GENTILE, RICHARD P	230.42	WS
901	7		VIEIRA, VINCENT D & SANDRA	969.05	WS
905	19		BHR RINGWOOD RE,LLC/BEH.HC REALTY	1,368.16	WS
907	3		RIVERA, DENNIS E	280.56	WS
908	3		TEJADA, ROLANDO J	1,280.36	WS
908	19		KRAMER, JAMES & WALZ, BRITTANY	751.70	WS
1004	5		RAMOS, BENITO IGNACIO ESTRADA	1,467.20	T
1004	17		TOMLIN, SCOTT A & LORI J	942.44	WS
1006	15		AHMED, SHEREN	975.74	WS
1008	3		DEGRAFF, PIER-MARIE & FRANCESCA	3,278.24	T
1101	16	-C0105 -	LOPORTO, VINCENT & JESSICA	952.78	WS
1101	93	-C0318 -	SCHELHORN, CHRISTOPHER & DEBRA	294.86	T
1101	112	-C0633 -	MCKENNA, JOHN J JR	1,634.94	T
1101	135	-C0210 -	VELEZ, REGINA	1,029.21	WS
1101	140	-C0105 -	OLSEN, ARTHUR & PATRICIA	584.95	WS
1101	153	-C0209 -	ERICKSON, ERICK & SOULES, PATRICIA	1048.23	T
1101	164	-C0320 -	VALLEJO, ALEXANDRA	491.16	WS
1302	2	-C011 -	Y & J PROPERTIES, LLC	735.75	WS
1302	2	-C018 -	Y & J PROPERTIES, LLC	250.91	WS
1302	2	-C020 -	Y & J PROPERTIES, LLC	487.85	WS
1402	2		DEROUIN, DEBORAH & SCOTT, CHRISTINE	250.91	WS
1503	1		MAHMUDI ASSOCIATES	913.43	T
1504	5		MAHMUDI ASSOCIATES, LLC	7,401.52	WS
1701	7		JENE, BEVERLY E	718.03	S
1701	10		TAYLOR, FRED	117.31	S
1801	6		SKELLENGER-GARRERA, NICOLE ASHLEY	196.55	S
2002	3		ZEEK, RICHARD B	738.21	WS
2301	11		GROVES, LYNNE	817.75	WS
2302	2		DAVIS, BRIAN S & PEGGY SUE	292.22	WS
2701	9		KIM, JESSICA	561.40	T
2702	6		LIGUORI, WAN HO	5,176.05	T