



BOROUGH OF FRANKLIN

PUBLIC NOTICE

NOTICE OF SALE OF PROPERTY FOR NON-PAYMENT OF 2025 TAXES/WATER/SEWER

Public notice is hereby given that I, Diana L. Falica, Collector of Taxes for the Borough of Franklin, in the County of Sussex, will sell at public auction on December 2, 2026 at the Municipal Building, 46 Main Street, Franklin Borough, New Jersey, at 10:00am 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 2nd day of December 2026. 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. In the event an owner is on Active Duty with the Military, the Collector must be notified immediately.

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	9		595 ROUTE 23, LLC	9,194.25	TS
204	12		SOULES, GLENN & PATRICIA	7,568.39	T
204	24		STICKLES, KENNETH & PATRICIA	8,501.55	TWS
204	31		KABATRA, THOMAS	953.37	T
302	1		OSWALD, DAWN M	74.06	WS
402	3		JACOBS, DEANNE	472.40	T
501	17		MOHALEK, ZOLYAN E & THERESA ET AL	368.84	WS
602	16		HEMSWORTH, ERIC & ANNA	735.57	WS
604	1		O'NEILL, RICKY J	250.85	WS
604	21		COMPASS CAPITAL GAINS LLC	344.18	TWS
604	22		DRK ENTERPRISES, LLC	1,059.08	WS
604	24		BOTTI 11, LLC	703.31	WS
605	16		ZOTOLLO, SCOTT & CHRISTINA	1,027.76	WS
606	26		MCDONALD, TIMOTHY W	2,328.47	TWS
606	28		VAZQUEZ, RAFAEL & LOURDES	1,096.40	WS
606	29		DIAZ RUIZ, JUAN	2,028.70	T
608	15		BUNTZEN, MICHAEL T	422.64	WS
609	25		PAGAN, EDGARDO	14,439.46	T
703	3		FOX, EDWARD	253.11	WS
706	4		BARRIENTOS, JOSE	4,015.05	TWS
707	6		LUGARDO, ELVIS	491.04	WS
708	12		BRADLEY, DANIEL M	735.57	WS
709	4		BROWN, CANDICE A	825.85	WS
709	57		RODRIGUEZ,H, CARABALLO M & H	503.15	WS
801	2		BERNAL, SALVADOR A	196.51	S
901	7		VIEIRA, VINCENT D & SANDRA	704.48	WS
907	10		MARSHALL, JOHN V & RUTH H	83.83	WS
908	15		38 FOWLER ST FR LLC	17,306.81	TWS
908	19		KRAMER, JAMES & WALZ, BRITTANY	988.79	WS
1004	17		TOMLIN, SCOTT A & LORI J	888.52	WS
1005	4		EVERWOOD SERVICES LLC	69.34	W
1005	5		KHOSLA, SHIVA	490.88	WS
1006	15		AHMED, SHEREN	1,426.82	WS
1006	20		DARVALICS, ERIN	1,385.87	WS
1101	8		RICHARD THOMAS REALTY, LLC	27,869.55	T
1101	31	-C0320-	POWERS, JOHN	1,041.34	WS
1101	93	-C0318-	SCHELHORN, CHRISTOPHER & DEBRA	1,372.44	TWS
1101	94	-C0317-	CALDERIO, MICHELE	480.14	WS
1101	153	-C0209-	ERICKSON, ERICK & SOULES, PATRICIA	7,095.52	T
1101	172	-C0428-	POLITANO, VINCENT & ANALISA	804.16	WS
1201	1		VAN HORN, DAVID J & MARGARET A	1,131.28	S
1204	19		ROE, DARLENE & MARANO, A ET AL	601.38	S
1205	10		LUTERZO, MICHAEL J SR	755.60	S
1302	2	-C020 -	Y & J PROPERTIES, LLC	1,074.96	WS
1302	27		WILLIAMS, KAREN	548.51	WS
1402	9		MINDLIN, EDWARD	5,767.54	TWS
1504	32		SANCHEZ, ALDO R & CHRISTINA	676.23	WS
1701	5		ATLANTIC-METRO CONSULTING, LLC	13,015.83	T
1901	3		ZINCK, JUSTIN & BRIDGET E	354.84	S
2002	3		ZEEK, RICHARD B	1,113.29	WS
2101	5.03		MMBA RENOVATIONS LLC	380.54	S
2201	70.02		HONIG, JOSHUA & DORAZIO, CARA	1,254.79	T
2301	11		GROVES, LYNNE	1,368.01	WS
Totals				148,640.85	
T - Property Taxes W - Water S - Sewer					