

***** NO AFFIDAVIT NEEDED *****

BOROUGH OF FLORHAM PARK

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

Notice is hereby given that I, Patrice Visco, Tax Collector for the Borough of Florham Park in the County of Morris, State of New Jersey, pursuant to the authority of the Statutes in such case made and provided, will sell at Public Auction on the 17th day of June 2025, at 11:00AM, or at such later time and place to which said sale may be adjourned. The tax sale will be held online. The link to the auction site is <https://florhampark.newjerseytaxsale.com/>. The following described lands in accordance with the last duplicate for nonpayment of 2024 or prior property taxes, sewer, water and / or other municipal charges remaining unpaid for the year 2024 together with interest and costs computed to the date of sale:

Block	Lot	Qualifier	Owner Name	Amount	Type
702	1.256		38 PARK ST. 25-F CO.	462.88	S
702	1.316		BASEIL, EMELIA M.	97.47	T
1301	3		175 PARK AVE. LLC	429,366.95	T
1601	4		OSORIO, JESUS A & HOMER	634.52	SW
1901	2		FLORHAM VILLAGE, L.L.C.	95.14	W
2101	25		19 COLUMBIA TURNPIKE LLC	8,785.05	TW
2101	26		DI LAURI, CHRISTOPHER B	9,627.41	TWS
2404	12		CATALANO, KELLY ANN	272.06	WS
2409	9		DUGGAN, JAMES F. & SUSAN M.	1,475.55	WS
2409	12		DE SENA, THOMAS & TRACY	1,487.92	WS
3101	1.083		STEFFEN, CHRISTOPHER J	76.73	W
3901	1.134		PONOROVSKY, OLGA	4,294.26	TS
4001	58		KIERNAN, JAMES J/ MARGARET M	117.58	W
4001	89		MC DONALD, THOMAS J JR/ CINDY L	297.01	WS

Legend: T=Tax, S=Sewer, W=Water, W S = Water and Sewer, T W = Tax and Water

The names shown are as they appear in the most recent tax duplicate and do not necessarily mean the parties listed are the present owners of the properties.

Notice is hereby given that this is a sale of tax sale certificates only. Said lands will be struck off and sold to such persons as will purchase the same subject to redemption at the lowest rate of interest, but in no such case in excess of 18% per annum. The payment for sale shall be made before the conclusion of the sale, or the property shall be resold. Only cash, certified check, money order or wire transfer will constitute payment. Any parcel, for which there shall be no purchaser, will be struck off and sold to the Borough of Florham Park at an interest rate of 18%.

In compliance with Chapter 75 Public Law, for a property to be removed from sale, all delinquent interests must be paid, therefore, prior to remitting payment, please call this office for additional charges at any time before the sale. The undersigned will receive payment of the amount due on any property, with interest and cost incurred up to the time of payment. **Only cash, certified check, or money order will constitute payment.**

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 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 THE OWNER OF ANY PROPERTY LISTED IS ON ACTIVE DUTY IN THE MILITARY SERVICE, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY.