TOWNSHIP OF SANDYSTON
SUSSEX COUNTY, NEW JERSEY
NOTICE OF SALE OF PROPERTY FOR NON-PAYMENT OF 2024 TAXES

PUBLIC NOTICE IS HEREBY GIVEN THAT I, Theresa A. Doyle, Collector of Taxes of the Township of Sandyston, in the County of Sussex and the State of New Jersey, pursuant to the authority of the statutes in such case made and provided, will sell at public auction on:

Thursday, April 17, 2025

at the Municipal Building, 133 Route 645, Sandyston, NJ at **10:00 AM** or at such later time and place to which the sale then may be adjourned, the following described properties for the unpaid **2024** taxes and utility bills.

Said lands and premises will be sold for the total amount of municipal liens, including interest and costs of the same as computed to the **17th day of April 2025**. All said properties are described in book form at my office as required under the provisions of Article 4, Chapter 5, Title 54 of the Revised Statutes of New Jersey, 1937 entitled "Sale of Real Property to Enforce Liens," Sections 5-11 to 5-19.

Said lands and premises will be sold subject to redemption at the lowest rate of interest, but in no case in excess of 18 percent per annum. The payment for the sale shall be made in pursuance of the provisions of Chapter 237, P.L. 1918 and the Acts amendatory thereof and supplemental thereto. Properties for which there are no other purchasers shall be struck off and sold to the Township of Sandyston with the same remedies and rights as other purchasers, including the right to bar or foreclose the right of redemption.

Parcels are to be sold subject to rollback taxes under the Farmland Assessment Act of 1964, improvement assessment installments not yet due and any omitted or added assessments for improvements as provided in N.J.S.A. 54:4-63.2 and 54:4-63.3.1.

Industrial properties may be subject to the Spill Compensation and Control Act (NJSA 58:10-23.11 et seq.), the Water Pollution Control Act (NJSA 58:10A-1 et seq.), and the Industrial Site Recover Act (NJSA 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.

Taxes and interest charges for **2024** are not included and the purchaser will buy such property subject to the same. At any time before the sale, said collector will receive payment of the amount due on any property with interest and cost incurred to the time of payment.

ONLY CASH, CERTIFIED CHECK OR MONEY ORDERS WILL BE ACCEPTED ON THE DATE OF SALE. THE LAND AND PREMISES TO BE SOLD ARE DESCRIBED IN ACCORDANCE WITH THE LAST TAX DUPLICATE AS FOLLOWS:

Theresa A. Doyle, CTC
TAX COLLECTOR
Date of Sale: THURSDAY, APRIL 17, 2025

Block	Lot	Qualifier	Owner	Interest & Cost	
502	47		HIRAMS GROVE, INC C/O RYAN BROWN	395.07	T
502	62		HENDRICKSON, STEVEN H	2,006.90	T
503	17		TURNER, RICHARD F	3,913.70	T
702	9		TAMWEBER, MARGARET	4,421.13	T
805	2		LEE, AMER A	12,214.79	T
805	2.01		LEE, AMEAN SHUAIB	3,747.31	T
1103	8.03	+QFARM	BREX, ENRICO	7,509.25	T
1105	7.12		NIERADKA, JEFFREY & MONTOYA, SANDRA	5,124.99	T
1201	3	+QFARM	HULL, AMY	9,040.04	T
1201	19.01	+QFARM	HULL, TREVOR R & AMY L	2,022.77	T
1203	8.01		FALCHETTA BUILDING CONTRACTORS, LLC	1,435.60	T
1203	31.09		SMITH, JAMES J & DOROTHY	7,037.03	T
1403	10		MORLOCK, MICHAEL & BARBARO, ARLA	71.54	T
1603	5		BEERS, DEAN E & CAROL A	710.31	T
1709	34.01		GONZALEZ, ADAN & ESCAMILLA, JUAN	3,727.06	T
1806	3		RIBEIRO, LEONARDO	560.03	T
2301	13		SHERIF, SHERIF EL	2,513.99	T

MU-41477003