

NOTICE OF TAX SALE - ACCELERATED TAX SALE
TOWNSHIP OF SOUTH HACKENSACK
Bergen County, State of New Jersey
Collector's Notice of Lien Sale of Property for Non-Payment of Taxes,
Assessments and other Municipal Charges

Public notice is hereby given that I, Evelyn E. Scott, Collector of Taxes of the Township of South Hackensack, in the County of Bergen, State of New Jersey on Thursday, **December 19, 2024 at 11:00 a.m.** in the Municipal Complex, 227 Phillips Avenue, South Hackensack, N.J. or at such later time and place to which said sale may then be adjourned, will expose for lien sale and sell the several parcels of land on which taxes and/or other municipal charges remain unpaid for the year 2024 and prior subject to N.J.S.A. 54:5 et seq. Said properties will be sold subject to redemption at the lowest rate of interest, but in no case shall exceed 18% per Annum. Payment for liens purchased shall be made via cash, money order, or certified check prior to the conclusion of the sale. A separate check is required for premiums.

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 of the site. In the event the owner is on active duty with the military, the collector should be notified immediately.

The following is a description of the land and the owner's name as contained in the list in my office for 2024 delinquent taxes and sewer user charges together with the total amount due thereon with interest and costs computed to December 19, 2024. The names shown are as they appear in the last tax duplicate on file in the tax office. These parties may not be the present owners of the property. The lands to be sold are as follows:

Block	Lot	Qualifier	Owner Name	Amount	Type
1.02	1.01		BIG A 380 ROUTE 46 LLC	13,537.41	T
1.02	2		BIG A 388 RT 46 LLC	3,971.60	T
2.01	4.03		PARK, GUN YEA	2,653.47	T
2.01	6.01		TOMIC, ALEKSANDAR & JOVANA	13,538.22	T
2.01	15		PHILP GRANDS LLC C/O FOLLENDER	6,273.69	TS
4	1		TERRACCINO, J. & M/L.SWIONTECK L/E	3,185.19	T
5.01	10		FREW, BERNADETTE	2,599.15	T
17	9		J LIN RENTALS LLC	7,062.68	T
21.01	57		NAZIR (ETC), IKRAMAH	2,080.05	T
29	1		NATUREX INC C/O GIVAUDAN FLAVORS	389.14	S
38	4		TORRENJON, JOSE	1,868.34	T
38	14		41 HOFFMAN ST LLC	1,149.09	T
42	9		BUILD WEST LLC	6,223.10	TS
44	21		ADELY, KEVIN M & LUISA	2,766.27	T
48	1		GONZALEZ, LUISA	321.89	T
50	17.03		MORTMAN, RICHARD % NAT. MECH.SER.	42,558.94	TS
51	1		22 ROMANELLI LLC	1,093.95	T
52	1.04		SPG 41 51 JAMES ST LLC	446.20	S
52	5		CH2 PROPERTY LLC	2,826.85	T
56	7		J3D2 LLC	205.74	S
56	10		J3D2 LLC	464.99	S
101	10		L.H.K., LLC	224.13	S
105	4		AMAZING PROPERTIES NJ LLC	158.35	S

T - Property Taxes W - Water S - Sewer E - Electric O - Utility A - Sp Assmnt 1 - Misc
2 - Boarding Up 3 - Demolition Q - QFARM B - Bill Board R - Cell Tower