

**PUBLIC NOTICE
NOTICE OF SALE**

NOTICE OF LIEN SALE OF PROPERTY FOR NON-PAYMENT OF TAXES, ASSESSMENTS AND OTHER MUNICIPAL CHARGES.

Notice is hereby given that I, Mark W. Godfrey, Collector of the taxing district of the Borough of Swedesboro, County of Gloucester, State of New Jersey, will on April 30, 2025 at 10:00 A.M. online at <https://swedesboro.newjerseytaxsale.com> 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 not to exceed 18% per annum. The payment for liens purchased shall be made by wire transfer only prior to the close of the sale.

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 that the owner of the property is on Active Duty in the Military Service, or the owner has an open Bankruptcy case the tax collector should be notified immediately.

Payments prior to the Tax Sale must be made by guaranteed funds and will be accepted until April 29, 2025 at 4:30pm.

The said land and the names of the persons who have been assessed as owners of said land(s) and the total amount due and owing on said land(s) are as follows:

Block	Lot	Qualifier	Owner Name	Amount	Type
1	5		PHILLIPS, CALVIN	1,950.04	T
2	3		GREEN BUCKET LLC	114.98	W
3	1		SIMON, SAMANTHA	1,580.66	T
11	1		CAMPANILE, MARK L	115.00	W
17	3		ASSETRICH LLC	1,690.59	TWS
19	18		GILL, BRIAN & LORI	5,776.35	T
20	6		LANE, VIVIAN	508.54	T
20	9		LANE, VIVIAN	9,292.13	TW
23	7		COOK, JAMES G	831.00	T
25	9		KOTANIDIS, ANTONIOS & ROULA	553.36	WS
25	10		SPICY AFFAIR 2 LLC	6,967.89	T
25	11		SPICY AFFAIR 2 LLC	923.38	T
26	11.01		D SQUARED SERVICES INC	4,659.43	T
27	5		SMITH, DONALD J & ETALS	2,477.35	T
29	5.01		KOHLI, GUNDEEP & HARMEET	1,415.94	TWS
31	31		DRYDEN, DONALD K	2,180.83	T
31	37		HIDDEMEN, TIMOTHY F	1,875.75	WS
31	40		GUSSEN, THOMAS	105.85	TWS
33	1		CAVALLARO, J A	7,560.44	T
33	3		CABAN, EDUARDO	3,205.22	T
33	9		CABAN, EDUARDO	1,102.83	T1
40	6		HARVEY, JUSTINE	115.00	W
42	2		LYONS, AMBER LYNN & THOMAS J	438.43	WS
45	3		CARTER, MICHAEL & VANMORTER, SYLVES	1,407.69	T

47	3	SCHWARTZ ST JAMES PENT	388.80	WS
47	7	ASSETRICH LLC	269.47	WS
47	31	FROMM, THOMAS W	86.59	WS
48	10	OSTERMAN, BETSY ANN	8,244.30	TWS
48	11	YOUSSEF, OUSTIN	1,023.20	WS
52.02	25	MONTGOMERY, ANGELA	9,349.82	T

Totals

76,210.86

T - Property Taxes W - Water S - Sewer E - Electric O - Other A - Sp Assmnt 1 - Misc
 2 - Board Up 3 - Demolition