

**THE BOROUGH OF WALDWICK, NJ**  
**COUNTY OF BERGEN**  
**TAX COLLECTOR'S NOTICE OF SALE OF REAL ESTATE PROPERTY**  
**FOR NON-PAYMENT OF 2024 TAXES AND OTHER MUNICIPAL CHARGES**

Notice is hereby given that I, Colleen A. Ennis, Collector of Taxes for the taxing district of the Borough of Waldwick, County of Bergen, State of New Jersey, pursuant to the authority of the revised statutes of New Jersey Section 54:5-1 and amendments thereof will on:

**Wednesday, December 17, 2025**

At 10:00 a.m. in the Council Chambers in the Borough Hall, 63 Franklin Turnpike, Waldwick, New Jersey will expose for lien sale and sell all tracts and parcels of land on which taxes and/or other municipal charges remain unpaid for the year 2024 and prior unpaid subject to N.J.S.A. 54:5 et seq., and as computed on the list on file in my office together with the interest and cost of sale on these amounts to December 17, 2025.

The 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 case in excess of 18% per annum. The payment for the sale shall be made before the conclusion of the sale in cash, certified check, bank check or money order made payable to "Borough of Waldwick", or parcels will be resold. Any said tracts of land may be redeemed before the sale by payment of the amount due thereon to the date of such redemption, including the cost to such date.

Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:58:10-23,11 et seq.), the Water Pollution Control Act (N.J.S.A. 58:58:10A-1et 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 perspective purchaser who is or may be in any way connected to the prior owner or operator of the site.

The names shown are as they appear in the last tax duplicate on file in the tax office. These parties may not be present owners of the property. In the event that a property owner appearing on this list is on active duty in the United States Military Service, the Tax Collector should be notified immediately (N.J.S.A. 38:23C-18).

Block	Lot	Owner Name	Amount	Type	Property Location
10	3	MINERVINI, ANTHONY & KELLYANN	596.94	W	60 HIGHWOOD AVENUE
15	18	O'GARA, JOHN & RODERICK J/T	3,920.99	TW	62 LINCOLN PLACE
18.01	15	RVK NJ3 LLC	39,545.67	T	5 FRANKLIN TURNPIKE
18.01	39	THAKUR, ATUL & VEENA	8,832.32	T	5 ALBERT PLACE
18.02	33.04	SALVATORI, WILLIAM & ARGERO	1,061.15	W	2 PHELAN COURT
35	58	MARCINO, MICHAEL	119.77	W	107 BERGEN AVENUE
40	44	DURAN, GISSELLE M	353.04	W	114 GROVE STREET
60	33	DOMBI, CARL & GEANNEMARIE	389.51	W	98 SHERIDAN AVENUE
71.02	5	TILLSON, JASON & JOANNA	461.69	W	16 MAPLE COURT
72.02	23	ALIGO, THOMAS & ELENA	334.42	W	20 W SADDLE RIVER RD
72.05	17	BIALIK, ERIC & SUTHERLAND, AMY	222.78	W	5 MACBETH COURT
136	3.05	MCKENNA, ROXANNA Y	351.43	W	87 CRESCENT AVENUE
153.01	5	FROHNAPFEL, DONNA	166.95	W	100 LILYAN STREET
157	13.03	CAIAZZO, CHRISTOPHER & JULIANA	374.48	W	26 SHERMAN AVENUE
157	19	32 PENNINGTON AVENUE CO.	431.82	W	32 PENNINGTON AVENUE
162.02	9	SPREEN, DANIEL JR. & LYNN	337.48	W	28 KENNEDY DRIVE
162.11	8	BELISLE, JOEL & JENNIFER	519.84	W	33 DANTE PLACE
163.03	60.01	RAKSHAN, MARYAM	2,112.69	T	CRESCENT AVENUE REAR

163.14	21	CASTRO-ESCOBAR, JUAN F	826.62	W	263 WYCKOFF AVE
163.14	24	MANNING, GAYLE A	11,370.72	T	273 WYCKOFF AVE
163.16	2228.1	TARNACKI, ELEANOR	8,318.70	T	28-1 TAMARON DRIVE
			<b>80,649.01</b>		

T - Property Taxes W - Water