TAX SALE NOTICE

NOTICE OF SALE FOR NONPAYMENT OF TAXES, ASSESSMENT AND/OR OTHER MUNICIPAL LIENS

Public notice is hereby given that I, **Vincent Buono**, Collector of Taxes of th**e Borough of Englewood Cliffs**, in the County of **Bergen**, will sell at a public auction on **Friday, December 4, 2026** at the **Borough Hall Englewood Cliffs**, New Jersey at **10:00 AM** or such later time and place to which said sale may then be adjourned, all of the several lots and parcel of land assessed to the respective to the respective persons whose names are set opposite each respective parcel as the owner thereof for the total amount of municipal liens chargeable against said lands respectively, in accordance with N.J.S.A 54:5-1, et. seq. as computed to **December 31, 2025**.

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.

Take further notice that the hereinafter described lands will be sold for the amount of the municipal liens chargeable against each parcel of said land assessed as one parcel, together with interest and costs to the date if the sale. Said lands will be sold at the lowest rate of interest bid, not to exceed 18%. Payment for said parcels shall be made prior to the conclusion of the sale in the form of cash, certified check, company check, attorney trust account check or money order, or parcels will be resold. Properties for which there are no other purchasers shall be struck off and sold to the **Borough of Englewood Cliffs** at a rate of 18%.

At any time before the sale I will accept payment of the amount due on any property with interest and costs. Payment must be in the form of cash, certified check, money order, company checks or attorney trust account checks.

The lands to be sold are described in accordance with the last tax duplicate as follows:

2026 Tax Eligible Properties List

General information can be found at

2026 Tax Sale – Questions & Answers

00111/00014	OH, CHRISTOPHER	70 BIRCH ST	14,318.42
00131/00004	RODRIGUEZ, JOSE M.	128 VAN NOSTRAND AVE	6,969.85
00403/00008	STUEBEN, CHRISTIAN JR & CARMEL	57 OAKWOOD LANE	2,913.12
00508/00003	GARRITANO, DOMENICO & MARILYN	44 JOHN ST	7,313.69
00512/00002	491 SYLVAN AVE LLC & CLIFFS VENTURE	491 SYLVAN AVE	15,829.66
00616/00023	GURMAN, IRVING & NORMAN	505 FLOYD ST	2,804.53
00803/00004	SUTOVIC, SLAVICA	22 REINER PL	23,423.86
S0201/00004	SNF MANAGEMENT LLC	8 SYLVAN AVE	83.63
S0511/00007	LEE, DONG HYUN &WHANG,HAE SUNG	460 SYLVAN AVE	792.38