

TOWNSHIP OF POHATCONG, WARREN COUNTY
NOTICE OF SALE OF REAL PROPERTY FOR NON-PAYMENT OF TAXES
AND OTHER MUNICIPAL CHARGES FOR 2025

Notice is hereby given that I, Carrie J. Emery, Tax Collector of the taxing district of the Township of Pohatcong, Warren County, New Jersey on Wednesday, October 21, 2026 at 11:00am at the Municipal Building located at 50 Municipal Drive, Phillipsburg, NJ, 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 2025 and prior subject to NJSA 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.

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

In the event that the owner of the property is on active duty in the military service, the tax collector should be notified immediately.

Real Estate taxes and other municipal charges for the year 2026 are not included in this sale. At any time before the sale, I will accept payment for the amount due on any property with all delinquent interest to date and costs. Payments must be guaranteed funds.

Pohatcong Township Tax Collector

Office Hours: Tues., Wed., & Fri. 9am – 4pm

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

Block	Lot	Qual	Owner Name		Amount	Type
4	1		T. PICKLES INC	602 LIBERTY BLVD	21,969.62	TS
4	3		MYNIFI, LLC	1208 ROUTE 22	1,737.72	S
5	2		22JG LLC	1204 ROUTE 22	215.38	S
9.02	7		BLAIR, JAMES R & REGINA C	519 ST JAMES AVENUE	133.51	S
10.02	5.01		OWENS, CHRISTOPHER/FRANCIS, AUGUSTU	435 ST JAMES AVENUE	298.63	S
12.02	5.01		HENRY, LEIGHTON & KENLYN S	335 LIBERTY BLVD	403.13	S
21.02	2		CANCEL, CARLOS J & ERIN H	235 PARKSIDE AVE	317.57	S
29.02	5		GRUBE DONALD R & DEBORAH M	15 SHIMER BLVD	6,189.58	TS
29.02	9		FREER, AARON	1503 CENTER STREET	867.09	S
30.02	5		CELLS, RYAN & ANDERSON, SAMANTHA	1535 CHESTNUT STREET	652.23	S
32.01	5		ZAKRZEWSKI, ARNOLD	315 SHIMER BLVD	128.01	S
39.01	16		FRUTCHEY, JAMES & JACLYN JAMES	1408 SO MAIN ST	426.84	S
39.02	25		LAMMERS, AUGUSTUS & MOORE, DEBORAH	430 RUSSELL AVE	578.51	S
39.03	38		PHILLIP J. LAMONICA	462 RUSSELL AVE	965.30	S
40.01	6		WOOLF, RICHARD D & DEANN M	1520 SOUTH MAIN ST	458.32	S
43	3		NAGY, JOSEPH	508 PENNSYLVANIA AVE	7,483.30	T
43	11		VARHALL, NICHOLAS P	703 NEW BRUNSWICK AVE	4,679.33	T
45.02	17		EMELE, BRIAN M	429 NEW BRUNSWICK AVE	4,929.37	TS
47	2		KENNY, ALEXIS DIANE	206 NEW JERSEY AVE	203.26	S
50	4		DARMSTADT, MICHAEL R & SARA E	314 MARCH BLVD	631.19	S
74	4		BORGES, LUIS G/PEREIRA, DANIELA	407 INDIANA AVE	195.00	S
80	8		DIPAULO, ROCCO & JUDITH	160 WAYNE ST.	652.81	S
82	6		GROSSMAN, CHASE	130 WILLIAMS STREET	121.03	S
87	1		STANGLE, JOSEPH P & CHERYL L	736 POHATCONG STREET	118.09	S
87	4		WYCKOFF, JAMES D.	598 FRANKLIN STREET	68.29	S
88	4.01		CASTELLITTO, ANTHONY & KIMBERLY	493 RINGWOOD AVENUE	1,078.59	S
91	1		AMARO, JR, SAMUEL	592 SCHLEY AVE.	573.46	S
97	6		KOCSIS, JR, JACK P & CONSTANCE	539 RIVER ROAD	6,301.30	T
97	19		JIORLE, NICHOLAS/POWELL, MEGAN	513 RIVER ROAD	7,987.50	T
109	59		SOTO, JOSUE/DISLA, CARLOS	357-359 ROUTE 627	10,338.93	T
116	6.01		SEIDMAN, NEAL	182 ROUTE 627	548.29	T