

**CITY OF BAYONNE**

**NOTICE OF 2025 TAX SALE**

**Date of**

**Sale:**

**4/15/2026**

<u>BLOCK</u>	<u>LOT</u>	<u>QUALIFIER</u>	<u>OWNER NAME</u>	<u>PROPERTY LOCATION</u>	<u>TAX</u>	<u>INTEREST</u>	<u>SALE-COST</u>	<u>TOTAL</u>
2	2.01		LEVENTURES, LLC	RTE 440 & W 63RD ST	4,461.12	487.79	98.98	5,047.89
13	1.01		NEW JERSEY TURNPIKE AUTHORITY	1241 JF KENNEDY BLVD	244,378.53	35,622.29	100.00	280,100.82
13	16		NEW JERSEY TURNPIKE AUTHORITY	JF KENNEDY BLVD & W 57 ST	2,664.00	238.75	58.06	2,960.81
13	18		NEW JERSEY TURNPIKE AUTHORITY	1241 JF KENNEDY BLVD REAR	61,569.56	8,867.44	100.00	70,537.00
24	1	-C0201- -	BBT REALTY ASSOCIATES% ASSOC. ADVIS	1225 JF KENNEDY BLVD	1,617.68	64.40	33.64	1,715.72
24	1	-C0410- -	OXENDINE, DAEJA	1225 JF KENNEDY BLVD	134.49	2.06	15.00	151.55
24	1	-C0505- -	CORNERSTONE HOMES REALTY LLC	1225 JF KENNEDY BLVD	4,741.12	450.60	100.00	5,291.72
24	20		SZYSKOWSKI, FRANK P ETUX	10 SUNSET AVE	3,217.91	106.19	66.48	3,390.58
26	33		GARRITANO,ROBERT A &HARA L BENJAMIN	1137 AVENUE C	17,381.50	1,365.68	100.00	18,847.18
37	5		CLAVIJO, JULIO	1183 JF KENNEDY BLVD	8,414.04	950.19	100.00	9,464.23
39	30		KIM, JUNG DONG	1075 AVENUE C	2,993.23	196.06	63.79	3,253.08
45	12		25 WEST 51ST LLC % M. NASSAR	25 W 51ST ST	2,773.72	159.12	58.66	2,991.50
47	8	-C0306- -	KAUR, PUNIT	57 BOATWORKS DR	323.79	13.76	15.00	352.55
47	8	-C0711- -	RAJARAM, KARTHIC & T. RAJASEKARAN	21 MARINA DR	8,124.00	874.36	100.00	9,098.36
47	8	-C1305- -	AGGARWAL, TARUN & ASTHA	21 MARITIME WAY	238.64	8.23	15.00	261.87
57	35		BOUMEL, ERIC & LAUREN SHIMEL	30 W 50TH ST	11,767.09	1,663.27	100.00	13,530.36
59	11		WEST 48TH DR LLC/WEST 48TH RG LLC	179 W 48TH ST	13,847.49	905.60	100.00	14,853.09
59	13		WEST 48TH DR LLC/WEST 48TH RG LLC	175 W 48TH ST	14,222.22	930.12	100.00	15,252.34
60	19		GERGES, MAGED	209 AVENUE B	5,090.92	494.36	100.00	5,685.28
64	4	-C0201- -	GOUDA, MOHAMED	53 W 48TH ST	3,288.00	248.55	70.73	3,607.28
65	1		611 BROADWAY REAL ESTATE LLC	1003 BROADWAY	617.30	22.50	15.00	654.80
68	15		BAVOSA, ROSE	91 W 47TH ST	3,791.10	314.69	82.12	4,187.91
70	43		ASHAMALLA, GAMIL	54 W 48TH ST	2,458.96	133.30	51.85	2,644.11
72	8		GENXX 755 LLC	755 AVENUE E	3,083.18	255.80	66.78	3,405.76
77	11		PETRILLO, MARY E & LOUISE CONNORS	25 W 46TH ST	4,201.92	102.95	86.10	4,390.97
78	16		CRAIG, KAREN	43 E 46TH ST	5,685.01	589.72	100.00	6,374.73
78	19		SINGH, MEENAXI & AMARJIT	733 AVENUE E	10,065.24	1,145.79	100.00	11,311.03
83	4		BETANCUR, JAIME & DIANA	127 W 44TH ST	4,479.74	161.80	92.83	4,734.37
86	41		10 EAST 45TH LLC	10 E 45TH ST	7,820.99	702.40	100.00	8,623.39
89	2		TAYLOR, MICHAEL E.	43 W 43RD ST	14,236.03	1,939.99	100.00	16,276.02
90	50		914 BROADWAY	914 BROADWAY	8,252.92	1,034.31	100.00	9,387.23

92	39		STINCHCOMB, A %OFFICE PUBLIC GUARDI	94 W 43RD ST	7,686.14	818.14	100.00	8,604.28
94	10		RELISH HOLDINGS, LLC%OFECK&HEINZE	33 E 42ND ST	3,397.15	246.29	72.87	3,716.31
98	39		GONZALES, RICHARD & LOIS	890 BROADWAY	2,728.77	155.43	57.68	2,941.88
104	4		BROWN, GENIA	62 AVENUE B	177.03	6.45	15.00	198.48
106	4		OJDANA, EDWARD & MICHAEL	17 E 39TH ST	3,089.97	185.05	65.50	3,340.52
108	24		SCHIFANO, FRANK A.	855 AVENUE C	3,046.46	181.48	64.56	3,292.50
111	10		DIN, QUTAB U.D.	35 AVENUE B	1,985.84	54.61	40.81	2,081.26
112	38		WEINSTEIN, ALLAN & NANCY	96 W 38TH ST	5,858.38	535.13	100.00	6,493.51
114	13		41 EAST 37 STREET LLC	39 E 37TH ST	3,454.10	214.91	73.38	3,742.39
120	8		GAMONEDA, RIGOBERTO & LINDA A.	19-23 W 36TH ST	13,203.48	587.55	100.00	13,891.03
123	8		ZAK, MADELINE	839-841 AVENUE A	5,665.07	396.21	100.00	6,161.28
125	22		ROMAN, ALBERT & TAMARA	811 AVENUE C	3,311.86	203.24	70.30	3,585.40
126	21		ADIMOOOLAM, KALAIVANI	789 BROADWAY	11,579.88	1,335.83	100.00	13,015.71
128	4		31 ROOSEVELT TERRACE LP %A JACKSON-	31 ROOSEVELT TERR	15,128.99	2,078.39	100.00	17,307.38
128	14		827 AVE A LLC	827 AVENUE A	1,753.68	128.90	37.65	1,920.23
131	4		CAIRO CITY, CORP	33 W 34TH ST	773.25	53.74	16.54	843.53
134	14	-C0101- -	AVENUE A REALTY LLC	799 AVENUE A	1,138.83	41.50	23.61	1,203.94
134	14	-C0201- -	AVENUE A REALTY LLC	799 AVENUE A	1,172.55	42.73	24.31	1,239.59
134	14	-C0202- -	AVENUE A REALTY LLC	799 AVENUE A	1,358.27	49.50	28.16	1,435.93
134	14	-C0203- -	AVENUE A REALTY LLC	799 AVENUE A	1,071.86	39.06	22.22	1,133.14
134	14	-C0303- -	AVENUE A REALTY LLC	799 AVENUE A	1,071.86	39.06	22.22	1,133.14
134	14	-C0404- -	LAMPERT, JONATHAN	799 AVENUE A	1,030.31	37.55	21.36	1,089.22
134	15	-C0202- -	SQUITIERI, CHRISTINA	803 AVENUE A	2,541.30	164.08	54.11	2,759.49
134	15	-C0203- -	AVENUE A REALTY LLC	803 AVENUE A	1,071.86	39.06	22.22	1,133.14
138	42		783-C, LLC	781-785 AVENUE C	15,193.63	2,080.12	100.00	17,373.75
139	18		653-657 AVENUE E LLC	745 BROADWAY	7,399.43	1,027.64	100.00	8,527.07
139	19		653-657 AVENUE E LLC	747 BROADWAY	7,399.43	1,027.64	100.00	8,527.07
139	20		749 BROADWAY CORPORATION	749 BROADWAY	5,654.30	395.33	100.00	6,149.63
139	33	-C0102- -	WILMINGTON SAVINGS FUND SOCIETY FSB	30 W 34TH ST	5,558.15	202.87	100.00	5,861.02
141	2.01		GERGES, MAGED	37 NEWARK BAY CT	13,584.69	1,872.76	100.00	15,557.45
141	28		BACZEK, CHRISTINE	160 W 33RD ST	4,147.15	271.74	88.38	4,507.27
141	32		SZAWIEL, EDWARD & HELEN	168 W 33RD ST	3,723.67	80.06	76.07	3,879.80
142	21	-C0401- -	EL MOKHTARI, YASSINE	759 AVENUE A	2,520.88	162.15	53.66	2,736.69
142	22	-C0205- -	ARANA, KATHIE	761 AVENUE A	2,609.68	170.28	55.60	2,835.56

143	28		REMINO BAYONNE LLC	120-122 W 33RD ST	4,859.64	465.38	100.00	5,425.02
145	18		ADIMOOOLAM, SEETHARAMAN & KALAIVANI	717-719 BROADWAY	16,848.54	2,439.90	100.00	19,388.44
147	36		KUCHLER JR., JOHN E. & JUDITH B.	26 WILLOW ST	9,404.19	918.82	100.00	10,423.01
152	11		711 AVENUE C LLC	711 AVENUE C	10,579.77	1,021.61	100.00	11,701.38
153	29		YWCA SR RESIDENCE URBN RNWL ASSOC	40-42 W 32ND ST	276.71	10.08	15.00	301.79
154	47		BAYONNE ISLAMIC CENTER ETALS	688-692 BROADWAY	2,914.77	235.95	63.01	3,213.73
159	10		STAUNCH, PATRICIA ANN & FREDERICK	35 E 30TH ST	349.09	185.09	15.00	549.18
159	26		ADVENT 31 LLC	36 E 31ST ST	13,315.26	1,805.17	100.00	15,220.43
161	24		753 JFK BLVD LLC	753 JF KENNEDY BLVD	56,879.99	32,951.95	100.00	89,931.94
163	19		611 BROADWAY REAL ESTATE LLC	629 BROADWAY	7,552.34	550.96	100.00	8,203.30
165	6		DILONE, SANCHEZ & LATCHMIE	137 W 28TH ST	2,509.79	106.67	52.33	2,668.79
168	35		FILIPPONE, CARMELLO & PIETRO	38 E 29TH ST	5,856.91	510.56	100.00	6,467.47
169	25.01		KENNEDY BLVD ESTATES LLC	717-719 JF KENNEDY BLVD	8,064.00	1,008.82	100.00	9,172.82
171	17		611 BROADWAY REAL ESTATE LLC	609-611 BROADWAY	4,552.00	304.93	97.14	4,954.07
172	56		BELL, PAMELA NUSS	598 BROADWAY	10,854.43	1,479.67	100.00	12,434.10
176	9		135 WEST 26TH STREET LLC	135 W 26TH ST	13,755.21	1,600.55	100.00	15,455.76
176	17		BROS 675 LLC	675 JF KENNEDY BLVD	4,223.69	279.35	90.06	4,593.10
176	22		ADIMOOOLAN, SEETHARAMAN & KALAIVAN	687 JF KENNEDY BLVD	10,977.15	1,457.68	100.00	12,534.83
177	8		MAZZA-CORCIA, GINA	83 W 26TH ST	10,760.69	1,574.92	100.00	12,435.61
177	48		MALEK, DAVID	694 JF KENNEDY BLVD	8,327.90	1,162.94	100.00	9,590.84
177	55		ON THE BOULEVARD CONDO ASC%ATLANTIC	680 JF KENNEDY BLVD	16,040.69	2,259.40	100.00	18,400.09
178	19		BASILE, MARIA ELENA	11 W 26TH ST	3,545.01	222.36	75.35	3,842.72
179	19		355 AVE E LLC	355 AVENUE E	2,121.00	105.59	44.53	2,271.12
181	38	-C0103- -	KAPCHITS, MIKHAIL & CATHERINE	604 AVENUE A	2,627.59	147.13	55.49	2,830.21
184	8	-C0303- -	CONERSTONE NJ REALTY LLC	546-548 BROADWAY	269.38	39.26	15.00	323.64
190	8		538 BROADWAY CORPORATION	538 BROADWAY	574.65	33.33	15.00	622.98
192	11		GAMONEDA, RIGOBERTO & LINDA A	163 W 22ND ST	5,756.12	256.14	100.00	6,112.26
192	13		AMARAL, MARIO J	159 W 22ND ST	3,768.06	240.65	80.17	4,088.88
203	11		CERVERA, NICOLA & JOAN	508 AVENUE C	896.61	29.59	18.52	944.72
205	4.01		488 BROADWAY LLC	488 BROADWAY	6,488.50	615.95	100.00	7,204.45
205	5		BAYCO INC %JOHN'S ATTN R ROBERTS	486 BROADWAY	2,060.90	119.53	43.61	2,224.04
207	9		FLORES, NICOLAS, & LAURIE ROMO	151 W 21ST ST	5,232.12	620.20	100.00	5,952.32
208	19		RCA MANAGEMENT, LLC	545 JF KENNEDY BLVD	5,806.87	473.40	100.00	6,380.27
219	45	T01	518-524 KENNEDY BLVD. CONDO ASSOC.	518-524 JF KENNEDY BLVD	3,801.16	465.65	85.34	4,352.15

219	45	-C0103- -	RUKIKH, YAKOV & KYRYLO KROKHA	518-524 JF KENNEDY BLVD	180.00	4.95	15.00	199.95
219	45	-C0104- -	UNIQUE HOME MAKOVER LLC	518-524 JF KENNEDY BLVD	1,556.00	73.93	32.60	1,662.53
219	45	-C0306- -	GERALDINO & LIRIANO, LLC	518-524 JF KENNEDY BLVD	1,924.65	81.80	40.13	2,046.58
220	7		HENIEN, USAMA S.	37 W 19TH ST	5,997.28	666.28	100.00	6,763.56
220	41		FREE TO CHOOSE INVESTMENT LLC	458 AVENUE C	7,200.00	1,197.30	100.00	8,497.30
220	42		456 AVENUE C LLC	456 AVENUE C	7,202.88	1,205.46	100.00	8,508.34
224	22		JPC REAL ESTATE LLC% SAM TAHIRI	435 AVENUE C	5,377.91	372.66	100.00	5,850.57
225	36	-C0202- -	SHI, WESLEY	32 W 19TH ST	165.57	2.54	15.00	183.11
229	7		ABDELMALEK, ANISSA S.	451 JF KENNEDY BLVD	376.70	14.69	15.00	406.39
230	14		MAZA, DAVID I & MARIA LOURO	71 ANDREW ST	7,891.85	762.44	100.00	8,754.29
231	55		ADIMOOLAM, SEETHARAMAN & KALAIVANI	416 AVENUE C	8,685.72	986.37	100.00	9,772.09
239	1.06		40 ANDREW ST LLC	40 ANDREW ST	11,098.71	344.06	100.00	11,542.77
240	22		ADIMOOLAM, SEETHARAMAN & KALAIVANI	361 BROADWAY	6,019.47	591.33	100.00	6,710.80
241	10		HYMAN, RAYMOND E. & LAURA	16 E 17TH ST	5,149.29	316.68	100.00	5,565.97
241	21		MAG REALTY GROUP LLC	354 BROADWAY	4,247.93	295.23	90.86	4,634.02
242	15		BLACKBALL LLC% JOSEPH PHILLIP	133 AVENUE E	6,870.49	976.61	100.00	7,947.10
243	4		TADROUS, AKRAM	29 O'BRIEN CT	466.27	21.24	15.00	502.51
246	30		353 BROADWAY REALTY LLC	353 1/2 BROADWAY	5,706.88	483.26	100.00	6,290.14
247	56		ASHAMALLA, ASHRAF	328 BROADWAY	2,408.63	129.18	50.76	2,588.57
248	7		SYNTAX SERVICES LLC	37 E 15TH ST	10,331.08	1,263.37	100.00	11,694.45
249	18		DONATO, ALBERT & JOANNE	3 WASHINGTON PKWY	3,423.02	281.13	74.08	3,778.23
254	16		GALANO, JOSEPH	9 EDWARDS CT	3,548.90	222.68	75.43	3,847.01
256	17		DIAWARA, ISMAILA & ELAINE	65 W 13TH ST	1,571.21	48.71	32.40	1,652.32
257	1.02	-C0103- -	THE BANK OF NEW YORK MELLON	36 W 14TH ST	4,199.04	457.93	93.14	4,750.11
262	13		MUNOZ, FRANCA	122 W 13TH ST	5,646.80	477.06	100.00	6,223.86
263	25	-C0104- -	SEALY, ROSALINE	313 AVENUE C	1,334.33	48.63	27.66	1,410.62
266	26		MOSCATO, SALVATORE	299 AVENUE C	2,772.76	159.04	58.64	2,990.44
273	27		KAPLINSKI, KEVIN ET ALS	14 E 11TH ST	12,145.89	1,634.09	100.00	13,879.98
273	29		10 E 11TH ST LLC	10 E 11TH ST	2,184.78	110.82	45.91	2,341.51
274	8		HO PROPERTY, LLC	165 W 9TH ST	7,736.47	707.47	100.00	8,543.94
274	11		NOVICIO, RONALD & GRISKA I.	159 W 9TH ST	17,811.13	1,182.48	100.00	19,093.61
277	20		FLORCZAK, THOMAS A	23 W 9TH ST	7,554.24	1,059.41	100.00	8,713.65
278	15		FROMMER, DAVID J	242 BROADWAY	4,656.96	515.40	100.00	5,272.36
285	21		GENAO, JOSE A. & CERZER, ELIZABETH	132 W 8TH ST	7,054.67	860.22	100.00	8,014.89

286	35		WYROSTKA, RICHARD D & JOANN	98 W 8TH ST	13,469.03	1,347.12	100.00	14,916.15
287	3		SISOLAK, GEORGE J & BARBARA	22 LINDEN ST	2,002.24	95.85	41.96	2,140.05
291	6		GREENE, BRENDA	261-263 JF KENNEDY BLVD	2,804.35	100.96	58.11	2,963.42
296	14.01		42 MONMOUTH ST, LLC %CASALE,ALLOCCA	AVENUE A	231.14	18.95	15.00	265.09
309	31		HANNA, EMAD & ENGY EKLADIOUS	88 OAK ST	3,831.42	245.85	81.55	4,158.82
318	37		CHAVEZ, MAYA	42 W 7TH ST	10,034.27	1,325.03	100.00	11,459.30
320	28		GHATTAS, YOUSSEF & HANAA MANCE	64 LINNET ST	4,948.86	406.13	100.00	5,454.99
325	15		LOPEZ, AYVAN N. & ROSHELL B.	21 SILVER ST	2,465.82	152.88	52.37	2,671.07
329	15		IBRAHIM, RAFAT	61 E 5TH ST	3,294.72	411.56	74.13	3,780.41
329	18		58 SILVER LLC % R. BEKHIT ETAL	58 SILVER ST	2,126.19	106.02	44.64	2,276.85
331	2		TEITEL, REGINA & STEPHEN J.	182 BROADWAY	4,307.16	109.83	88.34	4,505.33
331	5		TEITEL, STEVEN & REGINA	166-168 BROADWAY	2,852.82	121.24	59.48	3,033.54
342	9		JIMINEZ, MARTA	127 LEXINGTON AVE	2,915.48	170.74	61.72	3,147.94
346	22		BAYONNE BK LLC	79-83 JF KENNEDY BLVD	2,210.93	129.91	46.82	2,387.66
346	23		BAYONNE BK LLC	85-87 JF KENNEDY BLVD	2,210.96	133.82	46.90	2,391.68
346	24		BAYONNE BK LLC	42 JULIETTE ST	1,915.84	106.83	40.45	2,063.12
346	25		BAYONNE BK, LLC	44 JULIETTE ST	1,915.84	106.83	40.45	2,063.12
354	8		LANCOS, DONNA LYNN	5 STORY CT	9,250.08	1,015.36	100.00	10,365.44
356	11	-C0101--	PACHON, CLAUDINE	99 LORD AVE	8,691.67	1,066.10	100.00	9,857.77
358	41		MIKSZA, STANLEY D	64 E 4TH ST	3,933.41	338.36	85.44	4,357.21
365	9	-P0001--	CHRIS' CORNER, A CONDOMINIUM	115-117 W 2ND ST	117.68	4.29	15.00	136.97
365	10	-C0105--	SARKAR, VICTOR	103 W 2ND ST	1,068.89	45.42	22.29	1,136.60
376	3		GAMAL, EHAB	128 W 2ND ST	14,846.44	1,743.32	100.00	16,689.76
379	2	-C0202--	A.E.R. GROUP, LLC	27 W 1ST ST	2,635.04	203.12	56.76	2,894.92
380	29	-C0104--	NIEVES, MARIELY	15 BROADWAY	3,637.90	223.73	77.23	3,938.86
401	5		HIGGINS, DIANE	708 AVENUE E	11,261.96	1,297.24	100.00	12,659.20
406	29.01	-C0101--	AVENUE E SAI REALTY LLC	534-548 AVENUE E	9,206.00	1,015.06	100.00	10,321.06
411	18		CONSTANTINE, LESLIE & LISA	252 PROSPECT AVE	2,518.11	138.16	53.13	2,709.40
428	12		SWETA KRISHNA LLC	346 AVENUE E	2,925.44	172.53	61.96	3,159.93
434	9		GONZALEZ, JOSEPH	205 AVENUE F	4,928.00	402.86	100.00	5,430.86
436	19		PASQUALE, MICHAEL & ETALS	18 NEW ST	10,499.48	1,312.06	100.00	11,911.54
442	13		DE ROCCO, PATRICIA & S.R.LEMANOWICZ	86 E 25TH ST	7,539.92	369.45	100.00	8,009.37
444	2.01	-C0103--	ORTIZ, MAYALYNN	75 E 23RD ST	2,223.40	113.99	46.75	2,384.14
444	5		RR 81E23 LLC	79 E 23RD ST	3,636.04	319.36	79.11	4,034.51

450	4	SIGNATURE MODERN HOMES LLC	95 E 22ND ST	2,117.52	125.28	44.86	2,287.66
450	5	SIGNATURE MODERN HOMES LLC	97 E 22ND ST	2,180.48	131.04	46.23	2,357.75
453.04	1	CAMERON ROYAL DEVELOPMENT, LLC	22ND ST & AVENUE J	6,445.38	248.37	100.00	6,793.75
458	5	192-194 AVENUE E LLC	192 AVENUE E	4,507.32	332.94	96.81	4,937.07
458	6	192-194 AVENUE E LLC	194 AVENUE E	1,370.50	49.95	28.41	1,448.86
458	11	204 AVE E LLC	204 AVENUE E	3,196.60	193.79	67.81	3,458.20
467	20	FURLONG, BERYL	126 1/2 AVENUE E	4,944.56	404.57	100.00	5,449.13
<b>Totals</b>				<b>1,266,596.47</b>	<b>164,586.08</b>	<b>12,677.10</b>	<b>1,443,859.65</b>