



By Order of the City of Paterson
Passaic County, NJ

Special Tax Sale Auction of 90 Assets

**Bid Your
Price!**

February 4th, 10 AM

888-299-1438

maxspann.com



Public Notices				Public Notices		Public Notices			
NOTICE OF SPECIAL TAX SALE UNDER ABANDONED PROPERTIES ACT									
PUBLIC NOTICE IS HEREBY GIVEN THAT ON February 4, 2016, the City of Paterson will hold a special tax sale (assignment sale under N.J.S.A. 55:19-101), starting at 10 A.M. in the City Council Chambers located at 155 Market Street, 2nd Floor Paterson, NJ 07505. The special terms of sale, assessed owner, the tax sale certificates, and the lien amounts, inclusive of interest, are as follows:									
Ward	District	Block	Lot/Qual	Owner	Property Location	Year	Assessment	Amount	
1	2	203	17	Bundle 1					
				Stout Street Fun I, LP Etc	49 Haledon Ave	2012	\$158,000.00	\$67,554.93	
1	2	204	3	Fairley, Linda	81 Arch St	2012	\$135,300.00	\$11,876.71	
1	2	206	1	Keystone Organization, Inc	98 Jefferson St	2012	\$84,600.00	\$59,362.77	
1	2	210	27	Dalipovski, Erkan & Nevzer H/W	109 N Main St	2012	\$112,200.00	\$69,476.99	
1	2	215	13	TRM Management & Development Of NJ	112 N Main St	2016	\$133,300.00	\$15,261.22	
							\$623,400.00	\$223,532.62	
Totals									
				Bundle 2					
1	2	215	35	Johnson, Tom & Aka Thomas	47 Holsman St	2013	\$99,700.00	\$55,482.71	
1	2	215	46	NJ - Mr Associates, LLC	34 Stout St	2013	\$153,900.00	\$60,111.28	
1	2	216	1	Mansour,Wamed.& Hashim M.	2-6 Holsman St	2013	\$118,700.00	\$42,517.81	
1	2	218	18	Collie, Joan	281 Presidential Blvd	2012	\$28,100.00	\$44,292.34	
							\$400,400.00	\$202,404.14	
Totals									
				Bundle 3					
1	3	106	2	Manzo,Cezar	113 E Main St	2012	\$45,100.00	\$41,331.68	
1	3	106	4	Wilson, Robert A & Marilyn B H/W	107 E Main St	2012	\$92,000.00	\$53,911.80	
1	3	116	9	Severe,Carl	146 E Main St	2015	\$77,500.00	\$31,988.66	
1	3	117	8	Yolman, Nellie	203 N 1st St	2011	\$32,300.00	\$43,001.98	
1	3	118	10	Jefferson, Carroll & Isabell H/W	28 Hillman St	2013	\$127,400.00	\$43,636.50	
1	3	118	13	Blair, Richard	34 Hillman St	2012	\$26,700.00	\$43,926.29	
1	3	119	44	Jefferson, Brian & Joann H/W	23 Hillman St	2012	\$85,800.00	\$65,345.63	
							\$486,800.00	\$323,152.54	
Totals									
				Bundle 4					
1	3	120	18	Darela Properties, LLC	113 E Holsman St	2016	\$76,000.00	\$2,648.41	
1	3	122	3	30 Watson, LLC	30 Watson St	2012	\$192,200.00	\$35,062.87	
1	3	122	25	Kenneth, Timothy	116 E Holsman St	2012	\$85,900.00	\$56,231.83	
1	3	124	15	Ulloa,Domerica	39 Watson St	2012	\$114,500.00	\$2,500.04	
1	3	124	17	Newell,Dan	35 Watson St	2013	\$52,900.00	\$10,039.14	
							\$521,500.00	\$106,482.29	
Totals									
				Bundle 5					
1	4	301	16	Rossi,Vincent	82 Belmont Ave	2012	\$62,700.00	\$38,402.90	
1	4	505	18	147 Third Street LLC	147 N 3rd St	2014	\$134,600.00	\$55,773.55	
							\$197,300.00	\$94,176.45	
Totals									
				Bundle 6					
1	5	405	23	Paulo, Donald J.	144 N 8th St	2016	\$145,000.00	\$15,290.58	
1	5	416	7	Sperry, Kirk	99 N 8th St	2015	\$103,000.00	\$11,858.68	
							\$248,000.00	\$27,149.26	
Totals									
				Bundle 7					
1	6	1006	29	Brown, Audrey C.	263 Kearney St	2015	\$176,500.00	\$11,652.23	
							\$176,500.00	\$11,652.23	
Totals									
				Bundle 8					
1	7	908	9	Uddin, Mohammed	117 Redwood Ave	2016	\$159,900.00	\$8,731.46	
1	7	909	27	Kamal, Faisal	453 Union Ave	2015	\$331,700.00	\$2,286.50	
							\$491,600.00	\$11,017.96	
Totals									
				Bundle 9					
1	8	1004	30	Mc Clam, Tony & Belinda L H/W	343 Chamberlain Ave	2015	\$149,100.00	\$25,561.65	
							\$149,100.00	\$25,561.65	
Totals									
				Bundle 10					
1	9	3616	8	Rosa Parks Aparments Inc	117 Hamilton Ave	2016	\$152,800.00	\$19,031.23	
1	9	3616	12	Czykier, Lukasz	107 Hamilton Ave	2015	\$145,300.00	\$11,880.01	
							\$298,100.00	\$30,911.24	
Totals									
				Bundle 11					
2	1	1406	18	Ramirez,Raymundo	185 Walnut St	2015	\$184,800.00	\$4,972.71	
							\$184,800.00	\$4,972.71	
Totals									
				Bundle 12					
2	2	1205	19	Bank Of America, N.A.	152 Ryerson Ave	2016	\$184,200.00	\$262.79	
							\$184,200.00	\$262.79	
Totals									
				Bundle 13					
2	4	1305	17	Bock, Paul C & Lynn D H/W	225 Preakness Ave	2014	\$76,900.00	\$33,179.64	
							\$76,900.00	\$33,179.64	
Totals									
				Bundle 14					
2	8	1502	32	Smith, Ray & Smith,Odelle L.	80 Maitland Ave	2016	\$193,000.00	\$388.57	
							\$193,000.00	\$388.57	
Totals									
				Bundle 15					
2	10	5303	1	Rosario, Lillian	292 Dixon Ave	2016	\$73,500.00	\$2,663.06	
2	10	3018	26	Jones, Richard	83 Mercer St	2015	\$163,000.00	\$22,694.02	
							\$236,500.00	\$25,357.08	
Totals									
				Bundle 16					
2	11	5806	38	New Hoezion Realty	63 Plum St	2015	\$144,800.00	\$10,172.81	
2	11	5807	2	Investments LLC	60 Plum St	2015	\$66,900.00	\$13,858.70	
2	11	5807	4	Smith, Ulysses	66 Plum St	2013	\$105,400.00	\$66,331.50	
							\$317,100.00	\$90,363.01	
Totals									
				Bundle 17					
3	2	8704	30	Ortiz,Valentin	429 E 32nd St	2016	\$143,800.00	\$9,399.71	
							\$143,800.00	\$9,399.71	
Totals									
				Bundle 18					
3	3	8009	17	Federal Home Loan Mortgage Corp	385 E 42nd St	2016	\$262,800.00	\$377.67	
							\$262,800.00	\$377.67	
Totals									
				Bundle 19					
3	3	8013	16	Martinez,Jesus L. &	409 E 38th St	2015	\$239,100.00	\$2,779.47	
							\$239,100.00	\$2,779.47	
Totals									
				Bundle 20					
3	9	8410	4	Boddie,Richard & Boddie,Aisha	791 Broadway	2010	\$233,200.00	\$5,256.71	
							\$233,200.00	\$5,256.71	
Totals									
				Bundle 21					
3	12	8613	13	Vasquez,Eduardo W.& Uzunaga,E.& Ga	359 E 32nd St	2012	\$210,700.00	\$6,480.80	
							\$210,700.00	\$6,480.80	
Totals									
				Bundle 22					
3	13	8613	11	Calle,John J.	319 17th Ave	2010	\$205,100.00	\$1,374.16	
							\$205,100.00	\$1,374.16	
Totals									
				Bundle 23					
4	1	2816	15	Citibank N.A.	235 Keen St	2014	\$249,600.00	\$1,439.41	
							\$249,600.00	\$1,439.41	
Totals									
				Bundle 24					
4	2	3211	42	Glascso, Shopia	187 Governor St	2011	\$72,000.00	\$71,668.29	
4	2	3211	43	Badgett,Shannita	185 Governor St	2012	\$32,600.00	\$61,708.92	
4	2	3502	25	Lopez, Angel	201 12th Ave	2014	\$118,300.00	\$27,789.44	
4	2	3502	30	Kurnetz,Allen	189 12th Ave	2012	\$32,800.00	\$26,185.88	
4	2	3506	7	Galva, Teodulo Esteban	164 12th Ave	2016	\$139,400.00	\$6,161.48	
4	2	3506	17	Beery,David	192 12th Ave	2016	\$90,500.00	\$16,756.96	
							\$395,100.00	\$238,512.01	
Totals									
				Bundle 25					
4	2	3507	2	NJ Investors Lls	166 Godwin Ave	2012	\$87,400.00	\$46,798.73	
4	2	3507	9	Rivas, Juana	180 Godwin Ave	2014	\$90,400.00	\$44,299.84	
4	2	3507	25	Staton, Corinne & Jones, Louise	343 Hamilton Ave	2013	\$94,600.00	\$66,837.58	
4	2	3514	25	Moore, Craig L.	289 Hamilton Ave	2016	\$177,000.00	\$11,003.38	
4	2	3515	8	Severe,Carl	116 12th Ave	2013	\$98,100.00	\$4,194.38	
4	2	3515	8	Ball, Jason	137 Godwin Ave	2012	\$149,000.00	\$74,470.55	
4	2	3515	34	Glascso, Shopia	119 Godwin Ave	2013	\$84,300.00	\$44,718.28	
4	2	3515	36	Robertson,Jeffrie	115 Godwin Ave	2013	\$63,000.00	\$43,058.03	
							\$843,800.00	\$335,380.77	
Totals									
				Bundle 26					
4	3	3404	17	Hilario, Raul	580 E 23rd St	2015	\$117,100.00	\$21,587.30	
							\$117,100.00	\$21,587.30	
Totals									
				Bundle 27					
4	6	3414	27	Rojas,Luis E.	601 E 23rd St	2015	\$130,700.00	\$31,325.66	
4	6	3417	2	Jimenez,Yamilheht &	300 12th Ave	2015	\$240,700.00	\$8,241.42	
4	6	3417	4	Fogel Paterson LLC	601 E 22nd St	2012	\$126,600.00	\$64,875.06	
							\$498,000.00	\$104,442.14	
Totals									
				Bundle 28					
4	7	3509	23	Gaston, John & Elise	364 Hamilton Ave	2012	\$80,500.00	\$58,516.20	
4	7	3509	25	Humphrey David A.Sr & Patricia H/W	368 Hamilton Ave	2012	\$165,600.00	\$99,752.75	
							\$246,100.00	\$158,268.95	
Totals									
				Bundle 29					
4	7	3609	2	EcNJ Properties,LLC	222 Hamilton Ave	2013	\$32,000.00	\$49,919.73	
4	7	3609	5	Hadad, Atta	228 Hamilton Ave	2011	\$131,900.00	\$85,626.62	
4	7	3610	6	Zalazar,Juan A.	8 Lake St	2014	\$32,400.00	\$61,634.86	
4	7	4201	5	United Assets Management, LLC	320 Broadway	2016	\$315,900.00	\$15,045.01	
4	7	4206	13	Gomez, Diego	405 Ellison St	2015	\$145,700.00	\$31,925.09	
4	7	4206	17	Feliciano,Elvin & Angie H/W Etal	395 Ellison St	2012	\$45,000.00	\$38,792.11	
4	7	4305	20	Marte, Tancredio & Sara H/W	299 Van Houten St	2014	\$129,500.00	\$47,669.73	
							\$1,078,500.00	\$488,882.10	
Totals									
				Bundle 30					
4	8	2901	8	Kessler, Neil LLC	32 Mercer St	2012	\$63,600.00	\$53,139.10	
4	8	3110	15	Blassie,Ambika	122 Montgomery St	2016	\$132,500.00	\$5,778.80	
4	8	3604	4	Davis, Nathaniel	40 12th Ave	2012	\$145,900.00	\$67,749.54	
4	8	3604	29	Federal National Mortgage Assoc	75 Godwin Ave	2012	\$110,500.00	\$67,861.07	
4	8	3604	30	Barna,Norman	73 Godwin Ave	2012	\$99,400.00	\$80,774.41	
4	8	3605	21	Mahmudi, Ibni	21 Godwin Ave	2015	\$105,900.00	\$13,686.33	
4	8	3605	26	Aponte,Jesus & Aponte,Sofia	9 Godwin Ave	2015	\$103,000.00	\$41,006.84	
4	8	3607	6	Barberan,Jimmy & Tatiana H/W	191 Hamilton Ave	2015	\$116,900.00	\$1,170.66	
							\$877,700.00	\$331,166.75	
Totals									
				Bundle 31					
4	8	3607	6	Chann,Insanh	394 River St	2012	\$169,300.00	\$49,527.65	

Totals

Bundle 24

NJ Investors Lis
Rivas, Juana
Stator, Corinne & Jones, Louise
Moore, Craig L.
Severe, Carl
Ball, Jasen
Glassco, Shopia
Roberson, Jeffrie

166 Godwin Ave
180 Godwin Ave
343 Hamilton Ave
289 Hamilton Ave
116 12th Ave
137 Godwin Ave
119 Godwin Ave
115 Godwin Ave

2012 \$87,400.00 \$46,798.73
2014 \$90,400.00 \$44,299.84
2013 \$94,600.00 \$66,837.58
2016 \$177,000.00 \$1,100.38
2013 \$98,100.00 \$4,194.38
2012 \$149,000.00 \$74,470.55
2013 \$84,300.00 \$44,718.28
2013 \$63,000.00 \$43,058.03
\$843,800.00 \$335,380.77

Totals

Bundle 25

Hillario, Raul

580 E 23rd St

2015 \$117,100.00 \$21,587.30
\$117,100.00 \$19,587.30

Totals

Bundle 26

Rojas, Luis E.
Jimenez, Yamilehet &
Fogel Paterson LLC

601 E 23rd St
300 12th Ave
601 E 22nd St

2015 \$130,700.00 \$31,325.66
2015 \$240,700.00 \$8,241.42
2012 \$126,600.00 \$64,875.06
\$498,000.00 \$104,442.14

Totals

Bundle 27

Gaston, John & Elise
Humphrey, David A.Sr &
Patricia H/W
EcNJ Properties, LLC
Haddad, Alta
Zalazar, Juan A.
United Assets Management, LLC
Gomez, Diego
Feliciano, Elvin & Angie H/W Etal
Marle, Tancred & Sara H/W

364 Hamilton Ave
368 Hamilton Ave
222 Hamilton Ave
228 Hamilton Ave
8 Lake St
320 Broadway
405 Ellison St
395 Ellison St
299 Van Houten St

2012 \$80,500.00 \$58,516.20
2012 \$165,600.00 \$99,752.75
2013 \$32,000.00 \$49,919.73
2011 \$131,900.00 \$85,626.62
2014 \$32,400.00 \$61,634.86
2016 \$315,900.00 \$15,045.01
2015 \$145,700.00 \$31,925.09
2012 \$45,500.00 \$38,792.11
2014 \$129,500.00 \$47,669.73
\$1,078,500.00 \$488,882.10

Totals

Bundle 28

Kessler, Neil LLC
Blasse, Ambiani
Davis, Nathaniel
Federal National Mortgage Assoc
Barna, Norman
Mahmudi, Ibni
Aponte, Jesus & Aponte, Sofia
Barberan, Jimmy & Tatiana H/W

32 Mercer St
122 Montgomery St
40 12th Ave
75 Godwin Ave
73 Godwin Ave
21 Godwin Ave
9 Godwin Ave
191 Hamilton Ave

2012 \$63,600.00 \$53,139.10
2016 \$132,500.00 \$5,778.80
2012 \$145,900.00 \$67,749.54
2012 \$110,500.00 \$67,861.07
2012 \$99,400.00 \$80,774.41
2015 \$105,900.00 \$13,686.33
2015 \$103,000.00 \$41,008.84
2015 \$116,900.00 \$1,170.66
\$877,700.00 \$331,166.75

Totals

Bundle 29

Chang, Joseph
Garrison, George A.Jr. Darlene H/W

394 River St
144 Warren St

2012 \$169,300.00 \$49,527.65
2015 \$38,000.00 \$25,596.78
\$207,300.00 \$75,124.43

Totals

Bundle 30

Fuller, Marion & Waymon W/H
Long Bay Corp

474 Ellison St
223 16th Ave

2012 \$105,500.00 \$94,163.02
2016 \$238,600.00 \$8,920.67
\$344,100.00 \$103,083.69

Totals

Bundle 31

Diaz, Erik
Tsuldin, Sangro & Betty June H/W

19 Southard St
9 Southard St

2012 \$58,600.00 \$61,184.84
2013 \$97,200.00 \$73,727.81
\$155,800.00 \$134,912.65

Totals

Bundle 32

Tehlikian, Rueben

565 Summer St

2013 \$132,800.00 \$1,881.84
\$132,800.00 \$1,881.84

Totals

Bundle 33

Jamhour, Eyad M.

300 Sussex St

2015 \$212,200.00 \$972.71
\$212,200.00 \$972.71

Totals

Special Terms of Sale

- All bidders must be prequalified by the City and meet the eligibility criteria contained in the Special Terms of Sale and the forms prepared by the Max Spann Real Estate and Auction Company.
- There shall be no minimum bid. However, all bids are subject to the approval of the City. The City retains the right to reject the highest bid if it determines that it is not in the best interest of the City.
- All potential bidders are required to place a single bid on the entire tax lien package. Any bids on individual properties contained in the tax lien packages will be rejected.
- Successful bidders must initiate foreclosure within sixty days of purchasing the tax lien utilizing the accelerated foreclosure provisions of N.J.S.A. 54:5-86 and diligently pursue foreclosure proceedings in a timely fashion thereafter.
- The successful bidder must enter into a developer's agreement with the City which will set forth the developer's responsibilities regarding rehabilitation of the property.
- The successful bidder must rehabilitate or otherwise reuse the property consistent with the municipality's plans and regulations.
- Within sixty days of receiving order of foreclosure, the purchaser must apply for construction permits. Additionally, the purchaser must rehabilitate the property within six months of applying for construction permits. The deadline may be extended, subject to the discretion of the City, for good faith progress of the rehabilitation.
- 35% of all construction materials, including but not limited to, lumber, sheetrock, electricity, HVAC, plumbing and roofing must be purchased from businesses located within the City of Paterson.
- If a purchaser fails to carry out any of the commitments required or misrepresents any of the qualifications required to be eligible to bid on the tax lien will automatically revert back to the municipality. Any money paid by the purchaser to buy the tax sale certificates is forfeited to the municipality. If the purchaser has already foreclosed on the lien, the title to the property shall be conveyed to the municipality.

AUCTION

By Order of the City of Paterson
Passaic County, NJ

Honorable Jose Torres, Mayor

SPECIAL TAX SALE AUCTION

February 4th, 10 AM

15-Minute Information Sessions:

Thursday, January 21st, between 12-2 PM

Auction & Information Session Location:

City Council Chambers

155 Market Street, 4th Floor Paterson, NJ 07505



Max Spann Real Estate & Auction Co.
P. O. Box 4992
Clinton, New Jersey 08809

A licensed NJ Real Estate Broker



Abandoned Properties Rehabilitation Act NJ Statute 54:5-86

- Expedited foreclosure allows holders of tax lien certificates to begin foreclosure proceedings within 10 days.
- 90 Tax Liens Sold in 33 Bundles from 1 to 15 Assets
- No Minimum Bids-All bids considered regardless of outstanding lien amounts and still redeem at Full Value
- One of the first of its kind in the Nation
- Take Part in Paterson's 2016 Economic Development Plan

**Visit maxspann.com to pre-register and
download a list of the properties**

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