BOROUGH OF RUTHERFORD
BERGEN COUNTY, NJ

NOTICE OF TAX SALE
FOR NON-PAYMENT OF 2025 TAXES, ASSESSMENTS AND OTHER MUNICIPAL CHARGES

PUBLIC NOTICE IS HEREBY GIVEN THAT I, Bernadette Finelli, Collector of Taxes of the Borough of Rutherford, in the County of Bergen, pursuant to the authority of the statutes in such case made and provided will on the 21st of October, 2026 at 10:00 a.m. in the Council Chambers located on the 2nd Floor of the Municipal Building at 176 Park Avenue, or at such later time and place to which said sale may then be adjourned, will expose for lien sale the parcels of land hereinafter more particularly described by Block and Lot numbers as delineated in the current Borough of Rutherford Tax Duplicate now in use, for the total amount of municipal charges against each that remains unpaid for 2025 of the said lands respectively.

TAKE NOTICE that the amounts shown include all municipal liens chargeable against the described lands as of December 31, 2025 including interest calculated to date of sale, exclusive however of the liens for the year 2026 in accordance with Title 54, Revised Statutes of the State of New Jersey, as amended and supplemented by Chapter P.L.1991 and Chapter 99, P.L. 1997.

TAKE FURTHER NOTICE that said lands will be sold subject to redemption at the lowest rate of interest, but in no case to exceed 18% per annum. The payment for the sale shall be made before the conclusion of the sale by cash, certified check or bank money order, or the property will be resold. Any properties for which there are no purchasers shall be struck off and sold to the Borough of Rutherford for redemption at the rate of 18% per annum.

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.

The owners' names are as they appear in the Current Tax Duplicate. This does not necessarily mean that the parties are the present owners of the property. **IN THE EVENT THE OWNER IS ON ACTIVE DUTY WITH THE MILITARY, THE TAX COLLECTOR SHOULD BE NOTIFIED IMMEDIATELY**.

Any time before the sale, the Tax Collector will remove from the sale any property upon payment in full of the lienable amounts due. Payment must be made in the form of **CASH, CERTIFIED CHECK or BANK MONEY ORDER.**

Prospective bidders must register with the Tax Collector's office prior to date of sale; no later than October 21, 2026

Block	Lot	Owner Name	Property Location	Total In Sale
57	2.02	WINBERRY REALTY PARTNERSHIP	19 W NEWELL AVE	6,100.48
67	12	HAMEED, TAJUDEEN SHAHUL	33 GROVE ST	7,215.48
76	8	LEGRAND, CLAUDE R.	40 AMES AVE	5,194.72
141	1	MALDONADO, JUAN & MOLINA, STEPHANIE	303 MOUNTAIN WAY	13,041.63
160	17	LEGRAND, CAROL JANET	158 EASTERN WAY	16,242.15
164.03	24	HERNANDEZ, I & R AND ORTEGA, P	260 STATE HIGHWAY 17	12,693.41
165	6	LEGRAND, NANCEE	223 EASTERN WAY	13,608.49
169	22.01	PCP ACQUISITIONS FERONIA LLC	1 FERONIA WAY	2,849.33
174.01	17	GENOVESI, GIOVANNI & NICOLINA	26 RAYMOND AVENUE	17,833.92
193	35	436 UNION AVENUE LLC	436 UNION AVE	4,136.59
Totals				***98,916.20***

T- Property Taxes W – Water S – Sewer E – Electric O – Utility A – Sp Assmnt 1 – Misc
2 – Boarding 3 – Demolition Q – QFARM B – Bill Board R – Cell Tower