

PUBLIC NOTICE
TOWN OF HARRISON
COUNTY OF HUDSON, STATE OF NEW JERSEY
NOTICE OF TAX SALE FOR UNPAID TAXES AND UNPAID MUNICIPAL LIENS

Public notice is hereby given that I, Anna M. Nicosia, Collector of Taxes of the Town of Harrison, in the County of Hudson, will sell at public auction on Wednesday, December 17, 2025 at the Harrison Town Hall Court Room, 318 Harrison Avenue, Harrison, New Jersey, at 11:00AM or such later time and place to which said sale may then be adjourned, all of the several lots and parcels of land assessed 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 the 17th day of December, 2025.

Bidders must pre-register by December 16, 2025 to attend the Tax Sale, Bidder packets available at www.townofharrison.com search “Accelerated Tax Sale 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 connected to the prior owner or operator of the site. In the event the owner is on active duty with the military the collector should be notified immediately.

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 of 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 or money order, or parcels will be resold. Properties for which there are no purchasers shall be struck off to the Town of Harrison at an interest rate of 18%.

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

The lands to be sold are described in accordance with the last tax duplicate and do not necessarily mean that the parties are the present owner(s) of the property.

Anna M. Nicosia, CTC

Block	Lot	Qualifier	Owner Name	Property Location	Type	Amount
1	1.01		7-ELEVEN, INC.%RYAN LLC	PASSAIC AVE	T	\$388.02
2	25		102 HARRISON AVE,LLC %LELAND	102 HARRISON AVE	T	\$4,831.50
2	29.01		LIN & LIN HARRISON INVESTMENT LLC	110-114 HARRISON AVE	T	\$9,083.11
3	11		CLEVELAND REALTY, LLC	16-18 CLEVELAND AVE	T	\$4,402.63
8	3.01		ESCOBAR, CESAR	45 MULOCK PLACE	WS	\$550.71
11	1		GUEVARA, ELIZABETH	235 JOHN ST	T	\$1,617.64
11	18.01		DIAZ,INES	200-202 N SECOND ST	T	\$13,479.62
11	27.01		KONG, ANTONIO	218 N SECOND ST	WS	\$1,140.70
14	21		V & A LEGACY REAL ESTATE,LLC	232 HARRISON AVE	T	\$4,957.76
14	29		MAZURCZYK, VICTORIA N/K/A ALENIEWSK	16 N THIRD ST	T	\$6,235.84
15	41.01		JM 209 LLC	209 HAMILTON ST	T	\$1,708.52
18	7		AMK BROS,LLC	304 HARRISON AVE	T	\$2,987.44
18	22		HARRISON PIONEERS,LLC	332 HARRISON AVE	T	\$3,102.48
19	3		CARVALHO,JOSE	111 N THIRD ST	WS	\$516.81
19	25		MARCA, JOSE RODRIGO	108 RODGERS BLVD N	T	\$3,044.05
20	27		YOUNG & SUN PROPERTY CORP.,	214-216 RODGERS BLVD. N.	T	\$9,937.94
22	15		CHAI,CHONG K & XU-WUIH W	130 CROSS ST	T	\$3,323.69
22	16		MIRANDA, GREGORIO & MARIA	128 CROSS ST	T	\$5,861.07
25	1.01		701 FER, LLC	701 RODGERS BLVD N	O	\$440.16
26	5.01		LABRINCA, MARIA (TRUSTEE)	605 RODGERS BLVD N	T	\$4,716.71
26	14		AMARAL, PAULO J	419 SCOTT-MOBUS PLACE	WS	\$339.22
26	26.01		BORKOWSKI, WILLIAM	522-524 N FIFTH ST	T	\$1,577.98
28	16		HO, CHIN-PANG	222 CROSS ST	T	\$7,873.94
29	10		LOPEZ, MARIO E. & BRUNO	412 WILLIAM ST	T	\$2,716.64
29	37		VILLANUEVA, MANUEL J & GLORIA	217 CROSS ST	T	\$4,654.66

31	13		AYASO, ANDRES	416 CLEVELAND AVE	TWS	\$3,447.97
32	6		LABRINACHA,MARIA TRUSTEE	402-404 HARRISON AVE	T	\$6,076.63
34	22		VARAJAO,ABILIO & SENKA	28 PATTERSON ST	WS	\$675.95
36	21		YU,RUI	226 PATTERSON ST	T	\$3,123.35
38	26	C1024	EJALLALI, FATIMA	550 CENTRAL AVE UNIT #24	T	\$1,104.62
38	36.01	C2018	SABIA, SALLY A	540 CENTRAL AVE UNIT 18	T	\$1,104.62
41	26		ESTRADA, ANA MARIA	604 MALONE PL	T	\$3,543.87
42	13		JOSHI, AMIT	605 MALONE PL	WS	\$632.08
42	19		9-11 PATTERSON STREET,LLC	9-11 PATTERSON ST	T	\$14,749.13
42	21		XU, KAI & XUEWEN YAO	13 PATTERSON ST	T	\$136.25
42	22		ZHENZHOU,YU	15 PATTERSON ST	WS	\$1,079.02
45	23		KOUKOUTSIS,JAMES	20 KINGSLAND AVE	T	\$3,200.57
46	7		HURTADO,HILDA BELLIDO	103 DAVIS AVE	T	\$2,318.84
48	50.01	C0206	SAANOHIRA LLC	550 CROSS ST	T	\$1,565.47
49	1.01	C0017	LI, LIPING	601 DAVIS AVENUE UNIT 17	T	\$859.38
51.02	3		17 FRANKLIN HARRISON LLC	17 FRANKLIN AVE	T	\$8,027.36
63	1		ARENAS,RICARDO &ARLENE &EROS EXEBIO	718 N FIFTH ST	T	\$1,252.84
67	3		ESTRELLA DEVELOPMENT,LLC	31 HARRISON AVE	WS	\$130.51
67	27		B.I.J.I. HOLDINGS, LLC	4 JERSEY ST	T	\$2,939.46
69.01	1.01	C0113	CLOUD MAVEN,INC	201 DEY ST UNIT C113	T	\$3,484.34
70.01	1.01	C0236	GAJWANI, VIJAY & KHUSHA, NAWANI	200 DEY ST UNIT 236	T	\$1,587.96
70.01	1.01	C0241	KORSTEN, MIRIAM	200 DEY ST UNIT 241	TWS	\$1,970.23
70.01	1.01	C0274	DOS SANTOS, MOACIR & RENATA	200 DEY ST UNIT 274	TWS	\$7,475.78
70.01	1.01	C0283	KUMAR, MANISH & NEHA, FNU	200 DEY ST UNIT 283	T	\$2,058.31
72	32		SUPOR PROPERTIES RAILROAD AVE,LLC	1-15 N J RAILROAD AV	T	\$14,128.67
86	1.03		F4 HARRISON,LLC	S SECOND & FIRST STS	WS	\$2,399.63
90	36.01		PATEL, SITA J	107 WARREN ST	T	\$1,972.41
92	13.02		BORKOWSKI, WILLIAM	110 JERSEY ST	T	\$671.64
93	9		CALVA,ARLINDO & GIRON,ELDA C	217 HARRISON AVE	T	\$3,208.91
93	10		PEREIRA,DEFATIMA MARIA	219 HARRISON AVE	T	\$3,182.83
95	45.01		PATEL, SANJAY & PATEL, VIMISHA	211 WARREN ST	T	\$3,377.95
119	17		VILLANUEVA, AMELIA	501-507 RODGERS BLVD S	WS	\$166.88
120	39		UNION WIRE, E GANOTA	301-303 BERGEN ST	T	\$3,828.46
121	41		307 FRANK E RODGERS LLC	307 RODGERS BLVD S	WS	\$809.26
122	5.02		LA LUCKY LLC	338 SUSSEX ST	T	\$8,954.47
122	38		KUMAR,HIYESH & KAUSHAL,GARIMA	327 WARREN ST	T	\$2,290.67
123	1.01		MC CORMICK, STEPHEN T/A STEPH'S PL	101-103 RODGERS BLVD S	T	\$8,192.92
123	4		LI, ZHI	107 RODGERS BLVD S	TWS	\$14,915.13
123	6		MC CORMICK, STEPHEN	111-115 RODGERS BLVD S	TWS	\$14,024.56
124	15.02		MAZURCZYK,SUZANNE	19 CHURCH SQ	TWS	\$6,131.45
124	22		ALEMAZ INC	22 S THIRD ST	T	\$11,365.60
125	11		HAVERON, THOMAS M.	11 RODGERS BLVD S	T	\$6,552.76
128	19		AGUILAR, JOSE L	413 JERSEY ST	WS	\$279.47
128	37		MCCORMICK, STEPHEN J.	420 WARREN ST	T	\$11,728.84
133	1.03		EASTONE HARRISON URBAN RENW,LLC	700 RODGERS BLVD S	T	\$120,576.13
133	1.05		EASTONE HARRISON URBAN RENEWAL LLC	600 S. FIFTH ST.	T	\$129,945.25
133	1.06		ACCORDIA HARRISON URBAN RENEWAL LLC	600 RODGERS BLVD S	P	\$340,687.63
133	1.07		ACCORDIA HARRISON URBAN RENEWAL LLC	600 SOUTH FIFTH ST.	P	\$417,909.29
158	42		STAMM, PAUL G	36 S FIFTH ST	T	\$2,906.31

158	51	CIFELLI, LINDA	14 SOUTH FIFTH ST	T	\$2,591.40
159	2	CIFELLI GROUP PROPERTIES LLC.,	523 HARRISON AVE	T	\$3,271.52
159	54	HUANG, QIAN & WANG, JIANPENG	66 WASHINGTON ST	T	\$5,042.97
160	1	SMJD, LLC.	625 HARRISON AVE	T	\$3,764.03
163	24	HARRISON PROPERTIES,LLC	612 WILHELM ST	T	\$3,615.86
174	1.02	THE HUDSON COUNTY IMPROVEMENT AUTH	1000 RODGERS BLVD S	WS	\$1,102.90
189	79.01	FENNESSY,TIMOTHY M	709 BERGEN ST	WS	\$421.87
189	81.01	LEITE, MARIA E.	713 BERGEN ST	T	\$3,535.51
189.01	40.01	MARINHO, ARMINDO & ALDA	500 SEVENTH ST	T	\$3,191.17
193	1	RP REAL ESTATE II,LLC	217-231 MANOR AVE	O	\$867.33
194	27.02	QUINTELA, ROGNER	706 WARREN ST	WS	\$652.53
195	24	TOMASKO, HENRY % DEBRA GALLAGHER	114 SEVENTH ST	T	\$2,928.25
195	32	722 JERSEY ASSOCIATES LLC	722 JERSEY ST	TWS	\$904.84
196	16	QUICK-WAY CONTRACTING CO	12 SEVENTH ST	T	\$13,774.35
197	5	ELK 743 HARRISON AVE LLC	743 HARRISON AVE	TWS	\$21,488.06
197	6	745 HARRISON AVE, LLC.	745 HARRISON AVE	WS	\$676.91
199	1	RP REAL ESTATE II, LLC	200-214 MANOR AVE	O	\$440.16
201	1	SUPOR PROPERTIES 400 LLC	400 SUPOR BLVD	T	\$34,269.95
223	1.01	FISHER HOLDINGS, L.L.C.	770 SUPOR BLVD BLDG C	T	\$17,586.41
500	2	VERIZON-NEW JERSEY % KROLL, LLC	LINES	T	\$20,061.19
Totals					1,442,427.71
T - Property Taxes W - Water S - Sewer O - Other P - Pilot					