

**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 17<sup>th</sup> day of December, 2025.

**Bidders must pre-register by December 16, 2025 to attend the Tax Sale, Bidder packets available at  
[www.townofharrison.com](http://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, ARMANDO & 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         |
| <b>Totals</b> |       |                                    |                       |     | <b>1,442,427.71</b> |

T - Property Taxes W - Water S - Sewer O - Other P - Pilot