

**TOWNSHIP OF FRANKLIN  
R-58-21**

**AUTHORIZING SALE OF TAX LIENS AT PUBLIC AUCTION  
PURSUANT TO N.J.S.A. 54:5-39**

**WHEREAS**, the Township of Franklin ("Township") has acquired tax liens on parcels of real property pursuant to N.J.S.A. 54:5-39 as set forth by Block and Lot and street address on Exhibit A attached hereto and made a part hereof ("Properties"); and

**WHEREAS**, it is in the best interest of the Township to advertise the tax liens on Properties for public re-sale to the highest bidder; and

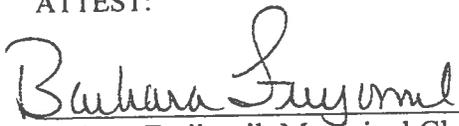
**WHEREAS**, N.J.S.A. 54:5-39, provides for "resale by municipality as purchaser."

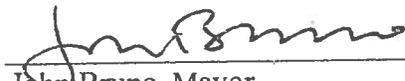
**NOW THEREFORE BE IT RESOLVED**, by the Township Committee of the Township of Franklin, in the County of Gloucester, New Jersey, as follows:

1. The Township Committee hereby authorizes the **sale of the tax liens** (this is an auction of municipal tax liens not for ownership of the property) of the Township of Franklin, shown on the attached Exhibit "A" by way of public auction to occur on April 28, 2021, at 11a.m. at Franklin Township Court Room, located at the Franklin Township Municipal Building, 1571 Delsea Drive, Franklinville, NJ 08322. The sale shall be advertised accordance with the Statute.
2. Bids shall be received for the Properties orally by auctions, at 1571 Delsea Drive, Franklinville NJ 08322 on April 28, 2021.
3. At the close of bidding for each parcel of the Property, the high bidder shall be required to deposit with the auctioneer, by certified funds, an amount equaling ten percent (10%) of the high bid price. The balance of the bid shall be due in full within five business days of the auction.
4. The purchaser of the tax sale certificate shall record the tax sale certificate and shall provide the tax collector with a copy of the recorded certificate showing the date of recording, the book and page in which the lien is recorded, and the cost of recording the tax sale certificate.
5. The Mayor and the Business Administrator. and any other proper official of the Township, be and each of them is hereby authorized to execute and deliver any and all documents and instruments and to do and cause to be done any and all acts and things necessary and proper for carrying out the transactions contemplated by this resolution.

ATTEST:

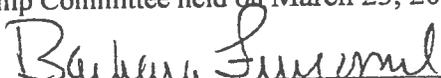
TOWNSHIP OF FRANKLIN

  
Barbara Freijomil, Municipal Clerk

  
John Bruno, Mayor

**CERTIFICATION**

I, Barbara Freijomil, Clerk of the Township of Franklin, do hereby certify that the foregoing Resolution was presented and duly adopted by the Township Committee at a meeting of the Franklin Township Committee held on March 23, 2021.

  
Barbara Freijomil, Municipal Clerk

BLOCK	LOT	QUAL	LOCATION	OWNER	CERT#	YEAR	CLASS	DESCRIPTION	ACREAGE	LAND	IMP	TOTAL	RED. DATE 3/31/21	NOTES
602	7		3982 HANCOCK AVE	HAHN, JOHN HAROLD JR	15-00025	2015	2	7.06AC	7.06	76,500	-	76,500	\$	33,292.27
702	62		2780 E GRANT AVE	MADEN, FREDERICK C	17-00017	2017	1	5.72AC	5.72	59,200	-	59,200	\$	12,171.06
1201	69.01		PENNSYLVANIA AVE	WHEATSTONE, JAMES & ALLIE @JAMISON, T	14-00352	2014	1	40X15201RR 1.38AC	1.38	25,200	-	25,200	\$	9,993.00
1306	20		DELSEA DR (BACK)	LUNA, ANGEL LUGO	12-00055	2012	1	4.69AC	4.69	27,200	-	27,200	\$	19,473.89
1306	27		940 DELSEA DR	MALAGA CAR WASH & SERVICE STATION	08-00054	2008	4A	.82AC	0.82	82,000	99,500	181,500	\$	139,913.45
1401	4		2034 COLES MILL RD	PIONEER METAL FINISHING CO INC	10-00063	2010	4A	4.98AC	4.98	79,800	490,800	570,600	\$	462,597.97
1401	10		COLES MILL RD	DUTCH MILL LLC C/O EVAN FELDMAN ESQ	13-00055	2013	1	5.76AC	5.76	50,500	-	50,500	\$	22,713.91
1401	58		PENNSYLVANIA AVE	NEW GREENWAYS LLC	16-00050	2016	1	269.11AC	269.11	1,741,500	-	1,741,500	\$	441,037.18
1401	63		PENNSYLVANIA AVE	NEW GREENWAYS LLC	16-00052	2016	1	38.32AC	38.32	211,600	-	211,600	\$	49,719.50
1401	68.24		696 LANTERN WAY	NEW GREENWAYS LLC	19-00033	2019	1	21.65AC	21.65	205,200	-	205,200	\$	14,960.21
1802	16		GRANT AVE	OSWALD, SALLIE H C/O ANTHONY OSWALD	16-00064	2016	1	13.23AC	13.23	83,100	7,100	90,200	\$	22,257.26
1802	17		GRANT AVE	OSWALD, SALLIE H C/O ANTHONY OSWALD	16-00065	2016	1	3.85AC	3.85	39,500	-	39,500	\$	10,623.56
2103	23		3079 DELSEA DR	VAN SYCKEL, BRUCE R	15-00072	2015	2	.59AC	0.59	22,300	-	22,300	\$	9,196.68
2503	3		FENNEL RD	MORRIS, BETTY	16-00081	2016	1	.70AC	0.7	27,200	-	27,200	\$	6,266.65
2601	9		SWEDESBORO RD	THE LORRAINE SCHOBER FAMILY TRUST	13-00104	2013	3A	.25AC	0.25	20,000	36,400	56,400	\$	51,263.37
2601	45		MONROEVILLE RD	SCHOBER, M LORRAINE	13-00106	2013	1	15.01AC	15.01	26,300	68,800	95,100	\$	12,677.35
3502	21		1255 PORCHTOWN RD	VOGT, MARY B	15-00095	2015	2	2.24AC	2.24	41,900	-	41,900	\$	73,689.33
3502	27		1210 ROYAL AVE (BACK)	STREETER, WALTER J & KATHLEEN M	17-00083	2017	1	.38AC	0.38	1,900	-	1,900	\$	514.39
3502	28		ROYAL AVE (BACK)	STREETER, WALTER J & KATHLEEN M	17-00084	2017	1	.03AC	0.03	300	-	300	\$	218.72
3503	26		PORCHTOWN RD	NELLINGER, JOHN G, BARBARA M ETALS	15-00096	2015	1	0.97AC	0.97	22,700	57,000	79,700	\$	7,056.81
3507	7		DELSEA DR	NELLINGER, JOHN C/O J G NELLINGER	14-00423	2014	1	0.36AC	0.36	700	39,500	40,200	\$	482.28
3601	1		95 MACARTHUR AVE	ENGLAND, WILLIAM	15-00100	2015	2	.63AC	0.63	32,600	-	32,600	\$	27,802.82
3602	10		80 MACARTHUR AVE	ENGLAND, WILLIAM	15-00102	2015	2	.41AC	0.41	28,200	-	28,200	\$	21,718.90
3902	11		ROBERTS AVE	GROCHOWSKI, JOSEPH & LILLIAN	19-00055	2019	1	54X155.24AC	0.24	14,300	-	14,300	\$	1,080.34
4109	10		HALE AVE	JIM SULLIVAN INC	19-00060	2018	1	107X1851RR.23AC	0.23	11,200	-	11,200	\$	1,117.38
4111	1		162 STATION AVE	JIM SULLIVAN INC	10-00156	2010	1	178X1421RR.41AC	0.41	47,800	-	47,800	\$	49,493.56
4111	2		DELSEA DR	JIM SULLIVAN INC	19-00061	2019	1	69X161.25AC	0.25	14,900	-	14,900	\$	1,462.87
4111	3		DELSEA DR	JIM SULLIVAN INC	19-00062	2019	1	60X161.22AC	0.22	14,900	-	14,900	\$	1,462.87
4401	19		16TH ST	ROSELAKE LLC	14-00439	2014	1	0.73AC	0.73	3,700	-	3,700	\$	1,450.86
4401	20		16TH ST	ROSELAKE LLC	14-00440	2014	1	1.32AC	1.32	6,600	-	6,600	\$	2,292.87
4401	21		16TH ST	ROSELAKE LLC	14-00441	2014	1	1.68AC	1.68	8,400	-	8,400	\$	2,950.60
4401	22		16TH ST	ROSELAKE LLC	14-00442	2014	1	1.18AC	1.18	5,900	-	5,900	\$	2,030.41
4402	1		15TH ST	ROSELAKE LLC	14-00443	2014	1	1.73AC	1.73	8,700	-	8,700	\$	3,222.84
4403	1		15TH ST	ROSELAKE LLC	14-00444	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4410	1		14TH ST	ROSELAKE LLC	14-00447	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4411	1		14TH ST	ROSELAKE LLC	14-00448	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4412	1		14TH ST	ROSELAKE LLC	14-00449	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4413	1		14TH ST	ROSELAKE LLC	14-00450	2014	1	0.12AC	0.12	600	-	600	\$	412.85
4414	1		14TH ST	ROSELAKE LLC	14-00451	2014	1	0.76AC	0.76	3,800	-	3,800	\$	1,489.27
4415	1		13TH ST	ROSELAKE LLC	14-00452	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4416	1		13TH ST	ROSELAKE LLC	14-00453	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4417	1		13TH ST	ROSELAKE LLC	14-00454	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4418	1		13TH ST	ROSELAKE LLC	14-00455	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4419	1		13TH ST	ROSELAKE LLC	14-00456	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4426	1		12TH ST	ROSELAKE LLC	14-00457	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33

4427	1	12TH ST	ROSELAKE LLC	14-00458	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4428	1	12TH ST	ROSELAKE LLC	14-00459	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4429	1	12TH ST	ROSELAKE LLC	14-00460	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4430	1	12TH ST	ROSELAKE LLC	14-00461	2014	1	1.62AC	1.62	8,100	-	8,100	\$	2,889.51
4431	1	11TH ST	ROSELAKE LLC	14-00462	2014	1	0.12AC	0.12	600	-	600	\$	412.85
4432	1	11TH ST	ROSELAKE LLC	14-00463	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4433	1	11TH ST	ROSELAKE LLC	14-00464	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4434	1	11TH ST	ROSELAKE LLC	14-00465	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4435	1	11TH ST	ROSELAKE LLC	14-00466	2014	1	1.84AC	1.84	9,200	-	9,200	\$	3,416.33
4442	5	SMALLWOOD DR	ROSELAKE LLC	14-00469	2014	1	9.23AC	9.23	23,100	-	23,100	\$	8,123.49
4443	1	11TH ST	ROSELAKE LLC	14-00470	2014	1	1.84AC	1.84	6,900	-	6,900	\$	2,547.61
4444	1	10TH ST	ROSELAKE LLC	14-00471	2014	1	1.84AC	1.84	8,300	-	8,300	\$	3,069.56
4445	1	10TH ST	ROSELAKE LLC	14-00472	2014	1	0.97AC	0.97	4,900	-	4,900	\$	1,858.50
4447	1	WILLOW AVE	ROSELAKE LLC	14-00473	2014	1	1.55AC	1.55	3,900	-	3,900	\$	1,378.58
4501	1	SMALLWOOD DR	ROSELAKE LLC	14-00474	2014	1	1.03AC	1.03	5,200	-	5,200	\$	1,864.29
4501	4	SMALLWOOD DR	ROSELAKE LLC	14-00475	2014	1	1.13AC	1.13	5,700	-	5,700	\$	2,127.05
4501	7	SMALLWOOD DR	ROSELAKE LLC	14-00476	2014	1	0.34AC	0.34	1,700	-	1,700	\$	781.40
4501	7	SYLVAN RD	ROSELAKE LLC	14-00478	2014	1	1.36AC	1.36	6,800	-	6,800	\$	2,511.44
4501	8	SYLVAN RD	ROSELAKE LLC	14-00479	2014	1	0.65AC	0.69	3,500	-	3,500	\$	1,388.58
4501	12	HEATHER CT	ROSELAKE LLC	14-00480	2014	1	0.45AC	0.46	2,300	-	2,300	\$	982.44
4502	7	HEATHER CT	ROSELAKE LLC	14-00481	2014	1	7.68AC	7.68	38,400	-	38,400	\$	13,291.69
4502	8	HEATHER CT	ROSELAKE LLC	14-00484	2014	1	200X281 IRR	0	19,900	-	19,900	\$	7,771.28
4514	4	MALAGA LAKE BLVD	MULLIGAN, JOHN K & FRANK PAUL JR	14-00481	2014	1							
4514	4	REWOOD AVE	MULLIGAN, JOHN K & FRANK PAUL JR	19-00064	2019	1	60X100	0.1377	2,800	-	2,800	\$	348.50
4814	15	724 DELSEA DR	SEAVILLE FUELS INC	17-00108	2017	4A	.36AC	0.36	182,800	-	182,800	\$	69,986.87
5013	1	DUTCH MILL ROAD	VASI, JOSEPH & LOUIS J	12-00172	2012	1	100X100 .23AC	0.23	3,700	-	3,700	\$	2,482.90
5038	2	WASHINGTON & KOSSUTH AVE	BECKETT, WESLEY & MARY	14-00495	2014	1	1.13AC	1.13	16,700	-	16,700	\$	1,615.69
5048	2	MORRIS AVE & HARDING HWY	BECKETT, WESLEY & MARY	14-00496	2014	1	.34AC	0.34	6,800	-	6,800	\$	2,267.21
5054	4	1950 WEST BLVD	MAC GREGOR, THOMAS	19000033	2018	2	88X270IRR .55AC	0.55	28,800	-	28,800	\$	24,580.83
5078	22	WALNUT AVE	MURPHY, CHANEL HB IV	16-00120	2016	1	1.23AC	1.23	13,100	-	13,100	\$	3,369.46
5201	5	NEW YORK AVE	TAPPER, ALLAN	19-00067	2019	1	.41AC	0.41	8,200	-	8,200	\$	545.69
5202	5	NEW YORK & POPLAR	MURPHY, ROSCOE, II	15-00131	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,809.17
5207	1	NEW YORK AVE	MURPHY, ROSCOE, II	15-00132	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5207	2	NEW YORK AND LINDEN	MURPHY, ROSCOE, II	15-00133	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5207	3	NEW YORK AND LINDEN	MURPHY, ROSCOE, II	15-00134	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5207	4	DELAWARE AND LINDEN	MURPHY, ROSCOE, II	15-00135	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5207	5	DELAWARE AVE	MURPHY, ROSCOE, II	15-00136	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5207	6	DELAWARE AND POPLAR	MURPHY, ROSCOE, II	15-00136	2015	1	.34AC	0.34	6,800	-	6,800	\$	1,797.94
5208	3	DELAWARE AVE	IMPELLIZZERI, GIUSEPPE	19-00068	2018	1	120X150	0.4132	8,300	-	8,300	\$	851.95
5215	2	LARCH AVE	MURPHY, CRAIG	15-00137	2015	1	150X200 .69AC	0.69	10,100	-	10,100	\$	2,613.35
5215	4	NEW JERSEY AVE	MURPHY, ERNETTE	15-00138	2015	1	160X150 .55AC	0.55	9,100	-	9,100	\$	2,356.70
5311	1	DELAWARE AVE	BARNETT, WALLACE M & VALA G	12-00185	2012	1	.34AC	0.34	7,600	-	7,600	\$	3,363.32
5311	3	NEW JERSEY AVE	DUNN, DOLOREST I G	13-00178	2013	1	.62AC	0.62	12,400	-	12,400	\$	5,871.43
5313	8	NEW JERSEY AVE	SHERRRER, WILLIE	16-00180	2016	1	.21AC	0.21	4,200	-	4,200	\$	1,761.88
5314	7	303 NEW JERSEY AVE	HQ HOLDINGS GROUP LLC	16-00122	2016	2	100X150 .34AC	0.34	21,800	-	21,800	\$	13,458.16
5316	7	1437 WEST BLVD	ROLLE, ROBT & ELIZ C/O EDITH ROLLE	19-00070	2019	1	.07AC	0.7	1,400	-	1,400	\$	220.59
5316	8	1435 WEST BLVD	ROLLE, ROBT & ELIZ C/O EDITH ROLLE	19000035	2018	2	.14AC	0.14	7,100	58,800	65,900	\$	3,865.38
5317	3	316 NEW JERSEY AVE	MJP ENTERPRISES, INC	17-00114	2017	2	.23AC	0.23	19,600	-	19,600	\$	16,438.37
5320	1	NEW JERSEY AVE	DUNN, STANLEY OGDEN JR	15-00143	2015	1	300X150 1.03AC	1.03	10,200	-	10,200	\$	2,638.91

5321	1	CHESTNUT AVE	MURPHY, CHANEL H B & ROSCO B III	12-00191	2012	1	1.49AC	1.49	12,500	-	12,500	\$	5,412.18	*		
5501	21	HARDING HWY	BROOKS, DICK	12-00197	2012	1	2.00AC	2	10,600	-	10,600	\$	5,070.60			
5504	16	1230 BROWN RD	WHISPERING WOODS OF FRANKLIN INC	11-00169	2011	1	6.87AC	6.87	62,600	-	62,600	\$	45,633.86	OS		
5702	55	MAIN RD	FUMO, JOSEPH J	17-00123	2017	1	12.01AC	12.01	86,500	-	86,500	\$	18,122.14			
5801	58	QFARM MAIN RD	FERRUCCI BROS INC	17-00125	2017	1	67.07AC	67.07	41,700	47,000	-	\$	88,700	\$	9,101.44	
6002	28	2450 TUCKAHOE RD	BEAZLEY, ELIZABETH J & MICHAEL JOHN	15-00156	2015	2	148X8531RR 3.40AC	3.4	47,200	-	47,200	\$	32,248.07			
6201	49	1390 COLES MILL RD (BACK)	RIEL, JULIUS & CHARITO	15-00173	2015	1	3.41AC	3.41	27,300	-	27,300	\$	8,709.33	**		
6201	50	1358 COLES MILL RD (BACK)	HOLMES, JOHN & JULIA	19-00082	2019	1	4.50AC	4.5	33,400	-	33,400	\$	3,329.00			
6401	7	3531 DUTCH MILL RD	WILLE, JOSEPH	16-00147	2016	1	1.00AC	1	16,000	-	16,000	\$	3,913.80			
6401	13	DUTCH MILL RD	MULVENNA, BRUCE R	15-00176	2015	1	1.15AC	1.15	17,200	-	17,200	\$	5,608.86			
6402	19.01	QFARM VICTORIA AVE (BACK)	FERRUCCI, CAROLYN	16-00157	2015	1	13.73AC	13.73	7,900	33,700	41,600	\$	2,193.35	QF		
6503	18	3290 VICTORIA AVE	FERRUCCI, FRANK & MADELYN	16-00154	2016	3A	26.37AC	26.37	1,190	13,500	14,690	\$	11,903.77	QF		
6503	19	VICTORIA AVE	FERRUCCI, FRANK & MADELYN	15-00180	2015	3A	2.65AC	2.65	2,100	152,000	154,100	\$	3,541.00	QF		
6602	11	2034 PINEY HOLLOW RD	BIAGI, NATALIE % LARRY BIAGI, POA	16-00160	2016	3A	41.69AC	41.69	56,600	-	56,600	\$	60,611.10	QF		
6701.01	15	TUCKAHOE RD	FERRUCCI BROS INC	16-00161	2016	3A	42.41AC	42.41	25,800	-	25,800	\$	6,736.61			
6702	32	TUCKAHOE RD	ORMSBY, BRUCE W & THERESA N	19-00091	2019	1	2.69AC	2.69	16,600	-	16,600	\$	2,099.28			
6702	55	QFARM PINEY HOLLOW RD	FERRUCCI BROS INC	17-00143	2017	3B	85.83AC	85.83	22,700	-	22,700	\$	7,318.45	QF		
6702	58	QFARM PINEY HOLLOW RD	FERRUCCI BROS INC	15-00187	2015	3B	10.13AC	10.13	4,800	-	4,800	\$	1,839.17			
6802	21	324 MAIN RD	GOLDMAN, MURRAY M	15-00190	2015	1	9.68AC	9.68	22,500	-	22,500	\$	6,099.95			
6802	22	MAIN RD (BACK)	GOLDMAN, MURRAY M	15-00191	2015	1	26.07AC	26.07	32,600	-	32,600	\$	9,000.92			
6802	31	MAIN RD	ZIVADEH, MASER	15-00192	2015	1	29.11AC	29.11	72,200	-	72,200	\$	24,601.66			
7101	18	S BLUE BELL RD	SMAGACZ, JOHN	19-00097	2019	1	13.43AC	13.43	20,100	-	20,100	\$	1,981.11			

LEGEND

- \* Open 3rd Party Tax Lien(s)
- \*\* Open 3rd Party Lien(s) / Foreclosure Process St OS = Open Space
- \*\*\* Possible Contaminated Site
- QF = Qualified Farmland
- # = Plus Add'l Special Charges of \$530.88 (as of 3/31/21) for Lot Cleaning