



Office Of The City Clerk
THE CITY *of* EAST ORANGE

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CYNTHIA S. BROWN
CITY CLERK

TED R. GREEN
MAYOR

September 30, 2022

Mr. Nathan
opra+request-35531-8695171c@requests.opramachine.com

Re: OPRA Request

Dear Mr. Stallone:

I am writing to respond to your request for government records from the City of East Orange. You requested the following:

1. A list of all property addresses that have an unpaid property tax bill, including properties whose tax bill was lien against the property.
2. A list of all property addresses that are currently vacant, abandoned, or boarded up.
3. A list of property addresses that have received any code violation since the beginning of the year.

Please see items #1 and #2 attached. For item #3, the City does not maintain a list of properties with code violations.

Thank you for your attention in this matter.

Sincerely,

Shalonda B. Owens, JD, RMC
Office of the City Clerk
'sbo

City of East Orange
August 2022, VAP List

Ward	Blk	Lot	Property Address	Owner/Responsible Party	Registered
1	570	7	15 Edgerton Terr.	Folkes,L. EST.,ETAL C/O R. Jackson (Const)	
1	570	30	452 Springdale Ave	Carmen Buri (Const)	
1	581	8	112 Norman Street	Shellpoint Mortgage Servicing c/o Cassandra Dock ???????	•
1	590	29	544 Prospect Street	OCWEN Loan Servicing / Mr. Cooper (Const)	•
1	595	5	21 Dodd Street	TRATEBAS, PATRICIA	
1	822	40	40 No. Park Street	40 No. Park Street Realty LLC (Const)	
1	850	19	626 Springdale Avenue	US Bank c/o Hudson Homes Management (Const)	•
1	870	22	216 Midland Avenue	Darlene Clovis (Const)	•
1	891	3	631 Thomas Blvd	Mary Mitchell	
1	901	46	42 Long Street	CALLE, NORMA J. (Const)	
1	921	13	21 N. Park Street	JSB 21 LLC (Comm/Pending Resolution)	•
1	882	14	46 Girard Ave	Mohamed Hassani (Const)	•
1	905	42	40 Hilton St	Market Street Management (Const)	•
1	922	3	139 Washington St	U.S Bank National Association	•
1	820	46.01	83 Burchard Ave	CENLAR FSB	•
1	650	24	100 Glenwood Ave	Hudson, Fred & Barbara	
1	880	21.04	4 Thornton Place	Darwish Realty, LLC c/o Isaac Darwish (Const)	•
1	350	24	236 North Walnut St	Caliber Home Loans (Const)	•
1	593	2.01	20 Kensington Place	Clay Lecia	
1	572	13	426 Prospect St	Morris, Robert, Sandra (Dec)	
1	861	11.01	181 Dodd St	Raquel Rodriguez	
1	894	14	306 North Park St	Cuadra Pedro (Const)	
1	876	4	25 Morse Ave	Arrington, D'veta & Frederick	•
1	852	4.05	23 Crescent Road	Reverse Mortgage Solutions	•
1	350	19	262 North Walnut St	262 North Walnut, LLC	
1	892	15.04	584 Thomas BLVD	Aikens Rosemary c/o Priority Search Services (Title)	•
1	882	10	189 Brighton Ave	Ed Beck c/o Edwards, Stanley & Robyn	•
1	630	1.04	3 Upsala Court	Cenlar FSB	•
1	881	4	211 Brighton Ave	Loan Care LLC	•

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1	651	6.01	50 Woodland Ave	Carrington Mortgage Services LLC	.
1	611	8	135 Dodd St	Title Forward	.
1	651	2	161 Prospect St (Fire Damage)	ZEL Prospect , LLZ	
2	370	34	10 No. Clinton Street	99 Lenox LLC c/o Isa Suqi/Green Hill Title, LLC	.
2	370	22	429 William Street	c/o Seterus, Inc	.
2	370	33.01	12 No. Clinton Street	99 Lenox LLC c/o Isa Suqi/Green Hill Title, LLC	.
2	371	17	38 No. Burnett Street	Burnett Street Realty of EO LLC c/o (Construction/ Apt)	.
2	385	1.01	411 Dr. MLK Jr, BLVD	411 Main St, LLC	.
2	520	17	186 So. Clinton St.	Greater Paterson Properties LLC	
2	521	7	121-123 Chestnut Street	Moshe Wachsman	.
2	550	20	20 Carlton Street	Nationstar Mortgage LLC (Const)	.
2	551	4	133 No. Clinton Street	EVANS, BARBARA & LAQUAN & SHALONDA	
2	551	77.01	11 Melmore Gardens	Bank of New York Mellon	.
2	551.01	22	435 Park Avenue	Zakir H Naseem (Const)	.
2	522	1	120 Chestnut St	M & T Bank	.
2	552	29	36 Carlton St.	WILSON,JOSHUA SAHARA	
2	670	12	57 Morton Place	New Jersey Community Capital Fund	.
2	672	17	625 Park Ave.	Kenneth Gipson c/o Ocwen Loan Service LLC (Const)	.
2	674	4	9-11 Essex Street	Majestic Title Agency c/o CZBM Development LLC	.
2	700.01	29.01	88 Evergreen Pl.	East Orange Hospitality LLC (David Mehta) ??	.
2	803	4.01	107 Hillyer Street	Ilene & Daniel George (Const)	
2	360	15	112 No. Walnut St.	FRALEG GROUP INC.	.
2	801	6	86 Washington St	86 Washington St Associates, LLC (Const)	.
2	373	2	4 Winans St	662 Grove St, LLC (Const)	
2	532	21	2 University Place	2 University P1 LLC (Const)	
2	530	33	48 Amherst St	48 Amherst Holdings, LLC (Const)	.
2	520	4	171 South Burnet St	Burnet Holdings Group, LLC	.
2	373	3	72-82 City Hall Plaza	72 Plaza, LLC (Commer)	.
2	692	7	91 Halsted St	Greenrock Properties, LLC	
2	562	11	282 Lincoln St	Awesome Flippers (Const)	.

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2	530	37	60 Amherst St	U.S Bank National	•
2	543	12	57-59 Ashland Ave	Essex Flips 34, LLC	•
2	513	4	93 Lenox Ave	JPMorgan Chase Bank, N.A.	•
2	531	1	445-65 Dr. MLK JR, BLVD	461 East Orange Associates, L. P. (Const)	•
2	712	2.03	630-34 Central Ave	Executive Abstract Title Agency, LLC	•
2	520	16	178 South Clinton St	Selene Finance LP	•
2	803	13	37 State St	Shellpoint Mortgage Servicing	•
2	511	1	71 Beech St	71 Beech Street LLC	
2	660	30	42 Washington Terr	42 Washington Terrace LLC	
2	551.01	114.01	36 A Melmore Gardens	Kenworth Title LLC c/o Lyonel Destin	•
2	521	12	146 South Clinton St	Joto Properties, LLC	
2	402	25	50 Chestnut St	Fay Servicing LLC	•
2	674	10	630 William St	Tova Dahan and Shmuel Mahlev	•
2	551.01	113	38 Melmore Garden	Midfirst Bank	•
3	342	1.11	334 No. Clinton Street	Selene Finance LP	•
3	444	6.01	280 Shepard Avenue	Shepard Renovation Special LLC, c/o John Crowley (Const)	•
3	453	9	67 Arsdale Terrace	Successful Abstract, LLC Title c/o ST-NJ-12463	•
3	462	5	558 Norwood Street	Wendell Tobias (Const)	•
3	462	4	961 So. Orange Avenue	GENAN FINE FOOD, LLC	•
3	462	16	528 Norwood Street	WRIGHT, ALBERT & WEATHERS, BERNICE	•
3	462	44	571 SO. CLINTON ST.	Deborah McLaurin Fleming c/o PHH Mortgage	•
3	464	16	457 Norwood ST.	Norwood St Property LLC	•
3	471	18	407 So. Clinton St.	THE BOA GROUP, LLC (Const)	•
3	473	17	114 Tremont Avenue	Federal National Mortgage (Const)	•
3	481	28.01	340 Amherst St.	Allied Title, LLC c/o 340 Amherst Holding, LLLC (Const)	•
3	490	3	297 So. Burnett	Cesav A Bojas	•
3	491	47	208 Amherst Street	US Bank NA c/o Hudson Homes	•
3	492	63	274 Halsted Street	US Bank NA TRST c/o Hudson Homes	•
3	500	55	142 Elmwood Avenue	New Jersey Community Capital Fund #1 LLC (Const)	•
3	720	37	101 Sanford Street	J & J Properties Investment LLC c/o Madison Title Agency	•

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3	720	31	121 Sanford Street	101-103 LITTLETON AVENUE, LLC	
3	730	17	229 Halsted Street	Newark Property Owners 2, LLC (Const)	•
3	730	9	247 Halsted Street	Rizwan A. Khawaja	•
3	731	37	60 Cambridge Street	US Bank NA as Trustee/ Hudson Homes	•
3	744	5	333 Halsted Street	Guardian Title Services, LLC (Const)	•
3	744	16	25 Edgar Street	New Jersey Community Capital Fund	•
3	744	4	335 Halsted Street	Jameel Kearny H	•
3	753	36	47 Melrose Avenue	PTCS Title Agency, LLC c/o Miguelino Joseph	•
3	762.01	15	213 Sanford Street	Chula Real Estate	
3	770	2	205 Tremont Avenue	205 Tremont LLC (Const)	•
3	771	19.01	82 Telford Street	Freedom Mortgage	•
3	775	7	310 Sanford Street	Marisa C. Davis	
3	452	12.02	6 Hillcrest Terr	NJ EO Portfolio, LLC	
3	460	3	540 South Clinton St	Deutsche Bank National Trust Company	•
3	470	37	391 Amherst St	Integra Title & Abstract, LLC c/o Peter Moriello	•
3	461	35	511 South Clinton St	The Gabler Group, Inc.	
3	774	12	83 Bedford St	Lang, Anton & Joanne (Const)	
3	463	1	969 South Orange Ave	Orange Partners LLC	•
3	735	19	14 Whittier St	Couz Restoration, LLC	
3	731	1	53-59 Princeton St	Blue Hawk, LLC, Regal Title Agency	•
3	492	1	289 Amherst St	289 Amherst St, LLC	
3	741	7.01	27 Telford St	Daniels Tyrone (Moving)	
3	735	14	5 Irving St	Selene Finance	•
3	424	2.01	63 Oak St	Tubicicleta LLC	
3	463	24	557 Norwood St	Nannie Mae	•
3	736	9	275 Halsted St	Rushmore Loan Management Services (Const)	•
3	443	2	184 Oak St	Camp, James & Cosundra	
3	444.02	46	30 Hudson Ave	James Jennings	•
3	761	4	46 Lindsley Place	Cenlar FSB	•
3	464	6	494 Halsted St	Larry D. Hall (Administrator)	•

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3	484	19	124 Eppirt St	Withers Tamika	
3	491	33	219 South Clinton St	FlagStar	•
3	460	7.02	127 Brookwood St	Kessler Law c/o 127 Brookwood Ave, LLC	•
3	455	9.04	6 Fairmount Terr	Cordine O'connor	
3	730	33	46 Princeton St	Valerie Howell	
3	452	14	14 Hillcrest Terr	NS Investors Ave	
3	472	52	51 Brookwood St	Johnson Lewis JR.	
3	454	5	57 Hillcrest Terr	Market Street Management, LLC	•
3	458	42.08	176 Brookwood St	Sanders Rudolph	•
3	471	27	439 South Clinton St	Land Rush Title c/o 439 South Clinton, LLC	•
3	463	13	527 Norwood St	Fannie Mae	•
3	456	6.04	6 Sunnyside Terr	Carney Minnie	
3	470	30	375 Amherst St	Carrington Mortgage Services, LLC	•
3	751	13	384 South Harrison St	Baker Paul & Vanessa + Gaul	
3	774	22	319 Rhode Island Ave	JGA Development LLC	
3	458	32	123 Tremont Ave	123 Tremont LLC	•
3	740	4	387 Halsted	Luis A Maldonado	•
3	458	31	117-119 Tremont Ave	Capital Abstract	•
3	470	25	233 Rhode Island Ave	Lyles, Shanae & Catherine c/o Priority Search	•
4	255	23	88 No. Munn Avenue	Fay Servicing, LLC (Const)	•
4	13	9	81 Central Ave.	Khalil Sikander	•
4	22	27	136 Steuben Street	Absolute Escrow Settlement Company (Title)	•
4	22	7	23 So. 17th Street	JERSEY MOUNTAINS 23, LLC (Const)	•
4	23	14.01	75 South 16th St	PTCS Title Agency c/o 75 S 16th St EO LLC/ Kevin Rosales G	•
4	24	9	3 9th Avenue	Frank Romano	
4	39.01	3	89 Hollywood Ave	89 Hollywood Avenue c/o Richard Sparono	•
4	30.01	30	98 - 9th Avenue	S2 NJ, LLC (Const)	
4	31	1	26-36 Winthrop Terrace	EO Partners, LLC & 100 Sussex, LLC - Matty Deutsch	•
4	50	22	51 Eaton Place	DUTAN, MANUEL (Const)	•
4	55	1	7 North 17th ST	Fortune Title Agency	•

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4	56	41	32 No. 19th Street	c/o M & T Bank - Grace Wesson (Const)	•
4	56	44	24 No. 19th Street	28 No. 19, LLC	•
4	161	5	17 Stockton Place	17 Stockton Place, LLC	•
4	171	7	73 No. Grove Street	Capital Abstract CO. (Const)	•
4	173	33	155 William Street	Freddy Vazquez	•
4	185	2	45 So. Grove Street	45 Realty Management, LLC (Const)	•
4	255	21	96 NO. MUNN AVE.	96 Munn Ave, LLC	•
4	424	23	134 Shepard Avenue	Tailored Title, LLC c/o John Quashie	•
4	424	7	37 Oak Street	MARCELO ORTEGA (Const)	•
4	441	4.01	148 Freeman Avenue	Delah Development Group LLC c/o BSI Financial Services	•
4	441	6.03	15 Chelsea Avenue	Edison Alvarado (Const)	•
4	441	3	172 Freeman Avenue	NJ SINGLE UNITS HOLDINGS, LLC	•
4	441	6	13 Chelsea Avenue	LB Properties Holdings LLC (Const)	•
4	510	17	115 Carnegie Avenue	WALKER, ANNA & GAIL c/o Safeguard Properties MGT (Const)	•
4	253	13	39 New St	New Jersey Community Capital	•
4	54	45	50 Eaton Place	XAVIEA PITTMAN (Const)	•
4	192	63	84 Hawthorne Ave	James Welch/ Nichola George (Const)	•
4	217	21	239 Central Ave	239 Central Ave LLC (Commer)	•
4	254	8	50 New St	Bayview Loan Servicing (Pending SDL Update)	•
4	253	4	14 Davis Ave	Select Portfolio Servicing	•
4	21	21	104 Hollywood Ave	David Cassie	•
4	171	12	89 North Grove St	North Grove Properties, LLC	•
4	20	15	115 Hollywood Ave	40 Acre Properties, LLC	•
4	255	26	76 North Munn Ave	Spencer Peter (Deceased) Const	
4	12	6	195 Hollywood Ave	195 Hollywood Ave Properties, LC	•
4	55	39	22 North 18th St	NJ East Orange Holdings, LLC c/o Marie Sajous	•
4	425	3.01	60 Oak St	Mamie Buchamam Alstom c/o Erin Brown (Const)	•
4	192	61	74 Hawthorne Ave	JGA Development LLC c/o Elite Title Group	•
4	216	2	96 Watson Ave	Godfrey Governor	
4	55	22	77 William St	Anchor Assets XIV, LLC (Fire)	

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4	55	23	79 William St	Hawkins Marcus (Fire)	.
4	171	5	65 North Grove St	65 North Grove LLC/ Oconic Title Agency (Const)	.
4	255	7	123 North Oraton PKWY	Randy Johnson	
4	210	11	171 Central Ave	Robert Tume (Comm)	
4	432	7	139 South Munn Ave	139 South Munn LLC (Second)	
4	173	1	132-138 North Grove St	EFF Holdings INC	.
4	24	9	3 Ninth Ave	Gospel Cathedral Baptist Church	
4	56	39	36 North 19th St	Carr, Otto & Florence Sanders	
4	56	47	18 North 19th St	18 North19th LLC	
4	56	17	47-49 North 18th St	Cynthia Alfonso and Raymond Rodriguez	.
4	254	23	133 N Maple Ave	Selene Finance LP	.
4	172	41	118 North Grove St	Brian Garfield Mark, LLC	.
5	121	16.02	5 Lafayette Ave	Travis Hardison and Cammy Hardison	.
5	291	28.04	368 North Oraton Parkway	Douglas and Lorene Howell c/o Celink	.
5	150	30	179 North 19th St	Dekel Abstract Title/ 179 N 19th LLC	.
5	290	40	312 North Maple Ave	Kirnon, Michele Regina	.
5	121	22	543 North Grove St	Law Office of Alan R. Ackerman c/o TEG Property Manager (Const)	.
5	62	14	111 No. 17th St.	111 North 17th St, LLC/ Old Republic National Title	.
5	63	1	75 No. 16th Street	c/o M & M Mortgage Services/ Madison Title Agency, LLC	.
5	63	30	120 No. 17th Street	ZVI SCHIFF	.
5	64	13	149 No. 15th St.	US Bank c/o Hudson Homes (Const)	.
5	65	7.03	131 No. 14th St.	MNJ Acquisitions, LLC	.
5	65	20	166 No. 15th Street	ALMO Properties LLC (Const)	.
5	65	16	173 NO. 14th ST.	Brick City Builders, LLC	
5	72	4	58 Park Ave	Ibrahim Elsallaly c/o Seterus, INC	.
5	66	10	144 North 14th St	Sparrow, John & Wife	
5	71	19	191 No. 17th Street	CCH 191 N17, LLC c/o Sean Young	.
5	111	2.1	25 Warwick St	Shellpoint Mortgage Servicing	
5	330	24	424 North Walnut St	Fannie Mae	.
5	65	35	128 North 15th St	DekelAbstract LLC c/o GS 128 North 15th LLC	.

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5	111	2.08	69 FIRST AVENUE	Federal National Mortgage Assoc	.
5	120	13.05	528 No. Grove Street	Grove 929, LLC	
5	130	15	215 Rutledge Avenue	Dynamic Equity Partners, LLC (Const)	.
5	143	16	255 No. 19th Street	Evolutin Title c/o CFS Holdings	.
5	160	22.01	21 Vernon Place	US Bank National Association	.
5	260	15	263 No. Grove Street	Investors First Title Agency c/o ATCF REO Holdings LLC	.
5	271	30.01	126 No. Arlington Avenue	Arlington Park 2, LLC	
5	161	20	75 Stockton Place	Evada Hutchins	.
5	163	7.03	6 Vernon Place	Reverse Mortgage Solution	.
5	281	11	304 Park Avenue	Tundra ACJ LLC	.
5	290	16	403 No. Grove Street	Battle, Louise & Chesson, Cede	
5	260	12	247 North Grove St	NRZ REO INVENTORY CORP c/o ADC Worldwide II LLC	.
5	98	3	54-58 Springdale Ave	Alvaro & Ramiro Garzon	
5	72	40	172 North 17th St	Carrington Mortgage Services LLC	.
5	143	18.01	259 North 19th St	259 North 19 Holdings LLC	
5	330	30	402 North Walnut St	JoAnn Brown (SDL Pending)	
5	65	31	138 North 15th St	Dennis Failla	
5	72	34	184 North 17th St	184 North 17 St LLC	
5	881	10	241 Brighton Ave	Reverse Mortgage Solution	.
5	113	6.01	606 No. Grove Street	Eva Sharif (Const)	.
5	132	16	101 North 22nd St	Oznie F. Warren	
5	316	12.01	3 Madison Ave	Grayson Lori c/o Sareguard Properties Managemenr, LLC (Const)	.
5	116	3	611 North Grove St	US Bank NA (Const)	.
5	305	5	33 Grant Avenue	FEDERAL NATIONAL MORTGAGE ASSOC. (Fannie Mae)	.
5	260	30	196 North Maple Ave	Strategic Concepts (Const)	
5	306	12	281 Rutledge Avenue	US Bank National Assoc. c/o Premium Title Services	.
5	261	56	258 William St	Supe Fiallos, Galop (Cara Masucci)	.
5	60	50	662 Grove St	662 Grove St, LLC	.
5	60	9	97 North 19th St	JRM Financial, LLC	
5	342	1.04	175 Parkway Drive West	Moore, Robert J (Exec)	

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5	65	7.03	131 North 14th St	QAI Holdings, LLC	•
5	270	5	167 North Oraton Pkwy	MFA Financial Inc	•
5	71	9	167 North 17th St	Beryll D Gibbons & ET ALS	
5	102	9.01	89 Newfield Street	Reverse Mortgage Solutions	•
5	144	6	17 North 20th St	Commercial Loan Serving, LLC	•
5	340	7	323 Springdale Ave	323 Springdale Avenue LLC	•
5	162	34	70 Stockton Place	70 Stockton Place, LLC	
5	306	13	285 Rutledge Ave	DS and DS Real Estate, LLC	
5	330	2	383 North Arlington Ave	Monroe Richard	
5	270	25	168 North Munn Ave	Shellpoint Mortgage Servicing	•
5	142	5	242 North 19th St	Servicer: Gregory Funding	•
5	66	6	130 North 14th St	NCRC Housing Rehab Fund	•
5	72	14	175 North 16th St	NJ East Orange Portfolio NJ LLC	
5	121	16.02	5 Lafayette Ave	Travis Hardison and Cammy Hardison	•
5	291	28.04	368 North Oraton Parkway	FNMA c/o Reverse Mortgage Solution	•
5	293	10	331 North Grove St	North Grove St Trust c/o Alvin Fernandez (Const)	•
5	114	3	624 North Grove St	SunTrust Bank	•
5	121	36	485 North Grove St	U.S. Bank National Association, as indenture Trustee	•
1	833	14	85 Brighton Ave	Finance of AmFar c/o LRES Corp	•
2	371	1	422 Dr. MLK Jr. BLVD	Trustees of Episcopal Properties (James Caputo)	•
3	454	24	86 Fairmount Terr	86 Fair LLC	•
4	422	1.02	26 Linden Ave	Servicer: Gregory Funding	•
4	192	58	66 Hawthorne Avenue	PHIPPS, GLORIEL & GLORIA & DENNIS	
5	271	40	318 William St	JGA Development LLC	