

THE TOWNSHIP OF EWING
Municipal Complex
2 Jake Garzio Drive
Ewing, NJ 08628



Phone: (609) 883-2900
Admin. Fax: (609) 538-0729
Clerk Fax: (609) 771-0480
Web Address: www.ewingnj.org

January 9, 2023

Jacob Toby
Email: opra+request-38151-c191e97a@requests.opramachine.com

Mr. Toby:

The Ewing Township Clerk's Office received your Open Public Records Act (OPRA) request December 28, 2022. The official Records Custodian, Kim Macellaro, received your OPRA request on December 28, 2022. As such, the seven (7) business day deadline to respond to your request is January 9, 2023. This response to your request is being provided to you on the 7th business day after the custodian's receipt of said request.

Your OPRA requested the following:

1. Does the City/Town assign your municipal liens?
2. List of all Tax Lien Investors
3. List of all properties that are in bankruptcy
4. List of all properties that have liens dating back to 2002 until today.
5. List of all properties that are in probate.
6. List of all vacant and abandoned properties.

Please see the responses from the Construction Department and the Tax Office.
The Township does not list of properties that are in probate.

This response is being provided to you in its entirety with any necessary redactions according to N.J.S.A. 47:1A-1.1. This is being transmitted you via E-Mail. Pursuant to N.J.S.A. 47:1A-5.b., the cost associated with this request is zero.

If your request for access to a government record has been denied or unfilled within the seven (7) business days required by law; you have a right to challenge the decision by the Ewing Township Clerk's Office to deny access. At your option, you may either institute a proceeding in the Superior Court of New Jersey or file a complaint with the Government Records Council (GRC) by completing the Denial of Access Complaint Form. You may contact the GRC by toll-free telephone at 866-850-0511, by mail at P.O. Box 819, Trenton, NJ, 08625, by e-mail at grc@dca.state.nj.us, or at their web site at www.state.nj.us/grc. The GRC can also answer other questions about the law. All questions regarding complaints filed in Superior Court should be directed to the Court Clerk in your County.

Sincerely,

Kim Macellaro, Municipal Clerk
Ewing Township Clerk's Office
Tel: 1 609 538 7609

OPRA-Req-22-1153

Date Received: 12/28/2022

Status: Received

Applicant: Jacob toby

Information Requested: 1) does the city / town assign your municipal liens

2) can we have a list of all tax lien investors

3) can we have a list of all properties in bankruptcy

4) can we have a list of all properties that have liens on them dating back to 2022 until today

5) can we have a list of all properties that are in probate

6) can we have a list of all vacant and abandoned properties

OPRA-Req-22-1153.1

Date Assigned: 12/28/2022

Status: Completed

Date Completed: 1/16/2023

Directive: Tax

Response: 1. yes

2. attached

3. attached

4. not this office

5. not this office

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Ewing Township
Lien Holder Listing By Lien Holder Id

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Range: First to Last

Lien Holder Id	Name Address	Contact Legal Name	Phone Email Addr.	Ext	Fax
000001	TOWNSHIP OF EWING				
000004	US BANK CUST - ACTLIEN HOLDING 50 SOUTH 16TH STREET SUITE2050 PHILADELPHIA PA 19102 USA	MINNA FU ACTLIEN HOLDING INC	operations@actlien.com		
000009	US BANK CUST - CRESTAR CAPITAL TAX LIEN SERVICES GROUP 50 SOUTH 16TH ST SUITE 1950 PHILADELPHIA PA 19102	CAROLANN KEENAN	CKEENAN@CRESTARCAPITAL.COM		
000010	DSHC ENTERPRISES LLC PO BOX 524 PLAINSBORO NJ 08536 USA	CHRIS SENOPOULOS	CSENOPOULOS@GMAIL.COM		
000011	MTAG CUST - EMPIRE VII NJ PO BOX 2096 HICKSVILLE NY 11805	LOWEN HANKINS	WILLIAM.CHASE@TLMFUNDS.COM		
000013	KAR INVESTMENTS 37 MASON FARM RD RINGOES NJ 08551 USA	KEVIN RICKMAN	KEVINARICKMAN@GMAIL.COM		
000015	DANIEL A LEBAR PO BOX 4495 METUCHEN NJ 08840-4495	DANIEL A LEBAR	LEBARESQ@GMAIL.COM		
000019	US BANK CUST - PFS FINANCIAL 1 TAX LIEN SERVICING GROUP 50 SOUTH 16TH STREET SUITE 205 PHILADELPHIA PA 19102		PFSACQUISITIONS@PROPELFS.COM		
000022	US BANK CUST - TLCF 2012A LLC 50 SOUTH 16TH ST SUITE 1950 PHILADELPHIA PA 19102-2513				
000024	XIAOCHANG CHARLES LI				
000025	PRO CAPITAL I LLC US BANK TL5G 50 SOUTH 16TH ST SUITE 1950 PHILADELPHIA PA 19102		JIMR@PROCAPLLC.COM		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
000026	EMPIRE CORP TAX LIEN SERVICES GROUP 50 SOUTH 16TH ST SUITE 1950 PHILADELPHIA PA 19102	LOWEN HANKINS	WILLIAM.CHASE@TLMFUNDS.COM		
000029	LIFE CENTER ACADEMY 2045 COLUMBUS RD BURLINGTON NJ 08016	SUSAN ESPOSITO			
000039	LARK INVESTMENTS LLC PO BOX 1030 BRICK NJ 08723	JOSEPH FRANK			
000052	JOSEPH B BURD C/O JEFF BURD 11 FARM RD EWING NJ 08638	JEFF BURD	JEFF.BURD@COMCAST.NET		
000055	CULMAC INVESTORS INC PO BOX 251 MONMOUTH BEACH NJ 07750	WAYNE MACKENRODT			
000059	HERBERT SEHGEL PO BOX 284 KINGSTON NJ 08528				
000060	USHA DUFF PO BOX 284 KINGSTON NJ 08528				
000061	MARGARET WINROW 141 OREGON AVE EWING NJ 08638				
000062	BROWN INTERNATIONAL GROUP 108 BROAD AVE EWING NJ 08618	ROBERT BROWN			
000064	FERNWOOD FUNDING LLC 92 MAIN AVE WALLINGTON NJ 07057	KENNETH KANTER			
000065	NORMAN REMICK OR DIANE REMICK PO BOX 39 BARNEGAT NJ 08005				
000066	MACWCP II LLC PO BOX 403357 ATLANTA GA 30384	WHITNEY VOLTZ			
000069	HUMMINGBIRD INVESTMENTS PO BOX 1030	IKE SCHWAB	IKESCHWAB2@HOTMAIL.COM		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
	BRICK NJ 08723				
000073	MARCUS DUFF PO BOX 102 KINGSTON NJ 08528				
000084	CYRESS INVESTMENTS LLC PO BOX 1030 BRICK NJ 08723				
000087	PCIREO 1 LLC 1000 HADDONFIELD-BERLIN RD SUITE 203 VOORHEES NJ 08043	DAVID FARBER			
000088	US BANK CUST FOR TOWER DBW VI 50 SOUTH 16TH ST SUITE 2050 PHILADELPHIA PA 19102		dernwein@tcmfund.com		
000092	US BANK CUST - LIENLOGIC FUND 50 SOUTH 16TH ST SUITE 2050 PHILADELPHIA PA 19102		DPINKHASOV@TAXSERV.COM		
000093	MTAG CUST - EMPIRE VIII NJ POR PO BOX 2208 HICKSVILLE NY 11802	LOWEN HANKINS	WILLIAM.CHASE@TLMFUNDS.COM		
000097	JOSHUA INVESTMENTS LLC PO BOX 1030 BRICK NJ 08723-1030	IKE SCHWAB	IKESCHWAB2@HOTMAIL.COM		
000101	US BANKCUST FOR PC7 FIRSTTRUST 50 SOUTH 16TH STREET SUITE 2050 PHILADELPHIA PA 19102		jimr@procapllc.com		
000107	BLUE ELM LLC 1600 PERRINVILLE RD STE 2-312 MONROE TWP NJ 08831	ROSE TAN	BLUEELMCO@GMAIL.COM		
000108	US BANK CUST TOWER DBVIII 50 SOUTH 16TH STREET SUITE 2050 PHILADELPHIA PA 19102	DONNA ERNMEIN	dernwein@tcmfund.com		
000111	US BANK - RED CLOVER 1 LLC PO BOX 54876 NEW ORLEANS LA 70154	JEREMY SKOLNIK	JEREMY@LIENBRIGHT.COM		
000112	FIG CUST FIGNJ19LLC & SEC PTY PO BOX 669507	MARK GONZALEZ	AR@FIGADVISORS.COM		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
	DALLAS TX 75266-9507				
000113	USBANKCUST FOR TOWERD ITRUST2 50 SOUTH 16TH STREET SUITE 2050 PHILADELPHIA PA 19102	DONNA ERNMEIN	DERNWEIN@TCMFUND.COM		
000114	USBANKCUST/PROCAP8/PROCAPITALM 50 SOUTH 16TH STREET SUITE 2050 PHILADELPHIA PA 19102		JIMR@PROCAPLLC.COM		
000115	CHRYSLIS INVESTORS LLC 76 MIRY BROOK ROAD TRENTON NJ 08690	DEAN NALBONE	DSNESQ@OPONLINE.NET		
000120	TRADE MONEY LLC 29 PALISADES ROAD OLD BRIDGE NJ 08857	YAKOV CHEPOVETSKY	YCHEPO@YAHOO.COM		
000121	WILLIAM MALONE 53 Forest Street, Apt1 Montclair NY 07042 USA	WILLIAM MALONE	william_malone@outlook.com		
000122	SBMUNI CUST FOR LB-HONEY BADGE PO BOX 31191 TAMPA FL 33631-3191	LAMBROS XETHALIS	LORETTA@LIENBASE.COM		
000126	RED CLOVER I LLC PO BOX 54876 NEW ORLEANS LA 70154	EBURY STREET CAPITAL LLC	713 MARYLAND@EBURYPAP.COM		
000128	USBANK CF TOWERDB XTRST2020-1 50 S 16TH ST STE 2050 PHILADELPHIA PA 19102	DONNA ERNMEIN	DERNWEIN@TCMFUND.COM		
000129	TLOA OF NJ LLC PO BOX 669488 DALLAS TX 7526 USA	JEREMY SKOLNIK 	NJ@TLOATAX.COM		
000130	TAXFU REALESTATE LLC 502 ANTEBELLUM LC C/O BUSINESS MOUNT PLEASANT SC 29464	FEDERICO BONINO	FEDERICOBONINO.REALESTATE@GMAIL.COM		
000131	GREYMORR LLC 5106 CALIFORNIA ST OMAHA NE 68132	ANDREA RAY	ARAY@NARSOLUTIONS.NET		
000132	PROMATRIX SYSTEMS GROUP, LLC 4682 CHABOT DRIVE 11993	CHRISTOPHER EDINGTON	CHRISTOPHER.EDINGTON@GMAIL.COM		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
	PLEASANTON CA 94588				
000135	US BANK CUST/PRO CAP8/PRO CAP 50 SOUTH 16TH ST, STE 2050 PHILADELPHIA PA 19102		jimr@procapllc.com		
000136	KEVIN SAMUELS 14 MAIN BLVD EWING NJ 08618				
000137	ACER GROUP, LLC 193 TENBY CHASE DRIVE APT I-77 DELRAN NJ 08075				
000139	ECHO LAKE ENTERPRISES LLC 118 LARRABEE BLVD. HOWELL NJ 07731				
000140	PHOENIX FUNDING, INC 1148 SPRINGFIELD AVENUE MOUNTAINSIDE NJ 07092	DARYL STERNBERG	DARYL.CAIOLA@COMCAST.NET		
000141	FNA DZ, LLC 201 W LAKE ST #165 CHICAGO IL 60606	JIM FINNERTY	FNANJ@FIRSTNATIONALASSETS.COM		
000148	USBANK CUST TOWER DBXI 50 S 16th Ste 2050 Philadelphia PA 19102 USA	DONNA ERNMEIN [REDACTED] TOWER DB X TRUST 2021-1	DERNWEIN@TCMFUND.COM		
000156	MELLOW INVESTOR INC. 945 MCKINNEY ST #18803 HOUSTON TX 77002 USA	ZHILI ZHANG [REDACTED]	ZHILI.ZHANG.MIA@GMAIL.COM		
000157	CHRISTINA T C/F CE1/FIRSTTRUST PO BOX 5021 PHIADELPHIA PA 19111 USA	CEGAR SANCHEZ [REDACTED] C & E TAX LIEN FUND I	cesar.sanchez@cepfund.com		
000167	LI NING 800 S FAIRFAX AVE APT. 14 LOS ANGELES CA 90036	LI NING	LILYNING168@GMAIL.COM		
000172	CHIH CHENG CHEN 5232 WHEAT RIDGE PLACE GLEN ALLEN VA 23059	CHIH CHENG CHEN	RADIO97556@GMAIL.COM		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
000173	EVOLVE BANK & TRUST 6000 POPLAR AVE SUITE 300 MEMPHIS TN 38119 USA	DEBRA GATES [REDACTED]	[REDACTED] communityfunding@getevolved.com		
000176	TRYSTONE CAPITAL ASSETS LLC P.O. BOX 1030 BRICK NJ 08723	JAIME RAFFERZEDER	JRAFFERZEDER@TRYKO.COM		
000177	USBANK CUST/PC8 FIRSTTRUST BANK 50 South 16th Street-Suite2050 Philadelphia PA 19102		JIMR@PROAPLLC.COM		
000208	ENTITY RESIDENTIAL LIMITED,LLC 38 SOUTHGATE DR ANNANDALE NJ 08801 USA	JONATHAN JAFFE [REDACTED]	JAFFEJ@YAHOO.COM		
000210	ATCF II NJ LLC, LUMENTUM CUST PO BOX 69239 BALTIMORE MD 21264-9239 USA	[REDACTED] ATCF II NEW JERSEY LLC			
000211	PRO CAP 8 FBO FIRSTTRUST BANK PO BOX 7744 FORT WASHINGTON PA 19034-0774 USA	[REDACTED] PRO CAP 8, LLC			
000212	EONE GROUP LLC PO BOX 1223 JACKSON NJ 08527 USA	[REDACTED] EONE GROUP LLC			
000213	FIG 20, LLC FBO SEC PTY PO BOX 12225 NEWARK NJ 07101-3411 USA	[REDACTED] FIG 20, LLC			
000214	USBANK CUST TOWER DBXII 50 S 16TH ST STE 2050 PHILADELPHIA PA 19102 USA	[REDACTED] TOWER DB XII TRUST 2022-1			
001001	PC7 LLC 2500 McClellan Ave Suite #200 Pennsauken NJ 08109 USA	Christina Peters [REDACTED] Pro Cap 7, LLC	christinap@procapllc.com		
001003	SONI KIRPALANI 2 GRAXMERE COURT LIVINGSTON NJ 07039	ROBERT W KEYSER [REDACTED] SONI KIRPALANI	[REDACTED] rkeyser@taylorandkeyser.com		

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Lien Holder Id	Name Address	Contact Tax Id Legal Name	Phone Email Addr.	Ext	Fax
	ESSEX				
1002	PGRE HOLDINGS LLC 499 A South Broadway Suite 29 Yonkers NY 10705 USA	JONATHAN RUDMAN [REDACTED] PGRE HOLDINGS LLC	PGRE HOLDINGS <pgreholdings@gmail.com>		

Total Lien Holders 71

Recall 1/9/23

Construction /
Tax
12/28/22

OPRA request - nJ LBFA OPRA Request

Jacob toby <opra+request-38151-c191e97a@requests.opramachine.com>

Tue 12/27/2022 6:48 PM

To: Kim Macellaro <kmacellaro@ewingnj.org>

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Dear Ewing Township,

Hi there we hope all is well

we would like the following

1. does the city / town assign your municipal Liens
2. can we have a list of all tax lien Investors
3. can we have a list of all properties that are in bankruptcy
4. can we have a list of all properties that have liens on them dating back to 2002 until today
5. can we have a list of all properties that are in probate
6. can we have a list of all vacant and abandoned properties

if you can provide in excel that would be great

Yours faithfully,

Jacob toby
3479889427



Please deliver records electronically via email to the below UNIQUE address for all replies to this request:
opra+request-38151-c191e97a@requests.opramachine.com

Is kmacellaro@ewingnj.org the wrong address for OPRA requests to Ewing Township? If so, please contact us using this form:

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[url=https%3A%2F%2Fopramachine.com%2Fchange_request%2Fnew%3Fbody%3Dewing_township&data=05%7C01%7Ckmacellaro%40ewingnj.org%7C86ac2241ad2247ac61fa08dae864d109%7C04669056507453d92197b6952b5dd80%7C0%7C0%7C638077817096185074%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1aWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=jPEK5ESPSa4hORVCZt%2Fd2%2BoH1JueQfiSjflbhRuyI3Q%3D&reserved=0](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fopramachine.com%2Fchange_request%2Fnew%3Fbody%3Dewing_township&data=05%7C01%7Ckmacellaro%40ewingnj.org%7C86ac2241ad2247ac61fa08dae864d109%7C04669056507453d92197b6952b5dd80%7C0%7C0%7C638077817096185074%7CUnknown%7CTWFpbGZsb3d8eyJWljoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1aWwiLCJXVCi6Mn0%3D%7C3000%7C%7C%7C&sdata=jPEK5ESPSa4hORVCZt%2Fd2%2BoH1JueQfiSjflbhRuyI3Q%3D&reserved=0)

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[url=https%3A%2F%2Fopramachine.com%2Fhelp%2Fofficers&data=05%7C01%7Ckmacellaro%40ewingnj](https://gcc02.safelinks.protection.outlook.com/?url=https%3A%2F%2Fopramachine.com%2Fhelp%2Fofficers&data=05%7C01%7Ckmacellaro%40ewingnj)

<http://org%7C86ac2241ad2247ac61fa08dae864d109%7C0c4669056507453d92197b6952b5dd80%7C0%7C0%7C638077817096185074%7CUnknown%7CTWFpbGZsb3d8eyJWlloiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ik1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=VO5ikstYpibE197IYfUaQAW61xN9KOIRYtyFXYSOmby%3D&reserved=0>

View this OPRA request & responses online:

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[url=https%3A%2F%2Fopramachine.com%2Frequest%2Fnj_lbfa_opra_request_137&data=05%7C01%7Ck_macellaro%40ewingnj.org%7C86ac2241ad2247ac61fa08dae864d109%7C04669056507453d92197b6952b5dd80%7C0%7C0%7C638077817096185074%7CUnknown%7CTWfPbGZsb3d8eyJWljoimC4wLjAwMDAilCJQljoiv2luMzliLCJBtIl6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=2%2FwR8HSYSXr19PBdbKXcp2FZPhBJUWmmMsX07BLNT1I%3D&reserved=0](https%3A%2F%2Fopramachine.com%2Frequest%2Fnj_lbfa_opra_request_137&data=05%7C01%7Ck_macellaro%40ewingnj.org%7C86ac2241ad2247ac61fa08dae864d109%7C04669056507453d92197b6952b5dd80%7C0%7C0%7C638077817096185074%7CUnknown%7CTWfPbGZsb3d8eyJWljoimC4wLjAwMDAilCJQljoiv2luMzliLCJBtIl6lk1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=2%2FwR8HSYSXr19PBdbKXcp2FZPhBJUWmmMsX07BLNT1I%3D&reserved=0)

Please note that in some cases publication of requests and responses will be delayed.

If you find this service useful as an OPRA custodian, please ask your web manager to link to us from your organisation's website.
