BOROUGH OF OAKLAND
Detailed Lien Account Status Report

Range: Block: First to Last
Lot:
Qual:

Include Lien Type: Municipal: Y Outside: Y Assign Full: N Assign < Cert: N
Include Lien Status: Open: Y Redeemed: N Foreclosed: N Canceled: N
Sale Dates: 12/18/25 to 06/29/26 Include Fees: N
Transaction Dates: 12/18/25 to 06/29/26 Include Costs: Y

Include Charge Type: Tax: Y Water: Y Sewer: Y Electric: Y Other: Y
Sp. Assmnt: Y Misc: Y Board Up: Y Demolition: Y

For Liens with Sale Date and/or Assign Date in the Transaction Date Range:
Municipal, Outside & 'Assign for < Cert' Prin Balances = Certificate + Adjustments - Redemption Payments Principal.
'Assignment for Full Amount' Prin Balance = Assigment Payments (prin & interest) + Adjustments (after assignment) - Redemption Payments Principal.
For Municipal, Outside & 'Assign for < Cert' Liens with Sale Date before the low Transaction Date Range
and for 'Assign for Full Amount' Liens with Assignment Date before the low Transaction Date Range:
Prin Balances = Previous Balance + Adjustments - Redemption Payments Principal.

Block Lot Qual Cert Num Lien Hldr Id	Owner Name Street Address City, St Property Location Name Trans: Balance Type	Sale Date Held By Zip Date Yr Qtr Code	Status Tax Years Description	Status Date Check Cleared Date Balance Type	Certificate % Amounts In Sale Principal Principal	 Interest Interest	Premium Total Prin Balance
402	ROSENFELD, ANDREW	12/18/25	Open			0.00 %	23,400.00
42	60 SKYLINE DR	Outside					
	OAKLAND, NJ	07436	2025				
25-00002	60 SKYLINE DR			Tax	8,120.15	453.71	8,573.86
245	STONEFIELD INVEST.FUND IV,LLC			Cost	100.00	0.00	100.00
				Total In Sale:			8,673.86
				Balance as of 12/17/25:			0.00
	Tax	05/15/26 26 1 J 074	SUB/STONEFIELD/25-00002/TAXES		2,818.69	0.00	11,492.55
	Tax	05/15/26 26 2 J 074	SUB/STONEFIELD/25-00002/TAXES		2,698.12	0.00	14,190.67
1103	BROWN, JEFFREY	12/18/25	Open			0.00 %	1,200.00
8	23 WATERS EDGE	Outside					
	OAKLAND, NJ	07436	2025				
25-00004	23 WATERS EDGE			Water	212.00	11.39	223.39
071	TRYSTONE CAPITAL ASSETS LLC			Cost	15.00	0.00	15.00
				Total In Sale:			238.39
				Balance as of 12/17/25:			0.00
	Water	02/17/26 25 3 J 074	WATER SUBS-TRYSTONE- 25-00004		117.92	0.00	356.31
	Water	02/17/26 25 4 J 074	WATER SUBS-TRYSTONE- 25-00004		128.53	0.00	484.84
	Water	05/15/26 26 1 J 074	SUB/TRYSTONE/25-00004/WATER		65.49	0.00	550.33
1605	SALLO, JOANN	12/18/25	Open			18.00 %	0.00
13	38 BEECH ST	Outside					
	HILLSIDE, NJ	07642	2025				
25-00008	ROOSEVELT BLVD			Tax	3,885.16	172.71	4,057.87
203	TAX LIEN FUND LP			Cost	81.16	0.00	81.16
				Total In Sale:			4,139.03
				Balance as of 12/17/25:			0.00
1702	GRAMAGLIA, JUSTIN A & ANTHONY	12/18/25	Open			0.00 %	1,200.00
15	11 SILVER BIRCH AVENUE	Outside					
	OAKLAND, NJ	07436	2025				
25-00010	11 SILVER BIRCH AVE			Water	191.94	5.72	197.66
143	PRO CAP 8, LLC			Cost	15.00	0.00	15.00
				Total In Sale:			212.66

Block Lot Qual Cert Num Lien Hldr Id	Owner Name Street Address City, St Property Location Name	Sale Date Held By Zip	Status Tax Years	Status Date Check Cleared Date Balance Type	Certificate % Amounts In Sale Principal	Interest	Premium Total
	Trans: Balance Type	Date Yr Qtr Code	Description		Principal	Interest	Prin Balance
1702	15	25-00010 GRAMAGLIA, JUSTIN A & ANTHONY		Continued			
				Balance as of 12/17/25:			0.00
	Water	02/24/26 25 3 J 074	WATER SUB-PROCAP - 25-00010		203.42	0.00	416.08
	Water	02/24/26 25 4 J 074	WATER SUB-PROCAP - 25-00010		127.27	0.00	543.35
1801	OCAMPO,JIMMY&HEATHER	12/18/25	Open			0.00 %	1,200.00
10	97 W OAKLAND AVE	Outside					
	OAKLAND, NJ	07436	2024, 2025				
25-00011	97 W OAKLAND AVE			Water	619.10	35.28	654.38
071	TRYSTONE CAPITAL ASSETS LLC			Cost	15.00	0.00	15.00
				Total In Sale:			669.38
				Balance as of 12/17/25:			0.00
	Water	02/17/26 25 3 J 074	WATER SUB-TRYSTONE -25-00011-		287.80	0.00	957.18
	Water	02/17/26 25 4 J 074	WATER SUB-TRYSTONE -25-00011-		82.74	0.00	1,039.92
	Water	05/15/26 26 1 J 074	SUB/TRYSTONE/25-00011/WATER		290.55	0.00	1,330.47
2201	NK YOUSIF 2 LLC	12/18/25	Open			18.00 %	0.00
2	109 DOTY RD	Municipal					
	OAKLAND, NJ	07436	2023, 2024, 2025				
25-00016	DOTY RD			Tax	91.69	8.51	100.20
999	BOROUGH OF OAKLAND			Cost	15.00	0.00	15.00
				Total In Sale:			115.20
				Balance as of 12/17/25:			0.00
	Tax	02/01/26 26 1 J 061	TRANSFER MUNI LIENS-1ST QTR		9.84	0.00	125.04
	Tax	05/01/26 26 2 J 061	TRNS TO 2ND QTR 2026 MUNI		9.83	0.00	134.87
2502	LEHMAN, MICHAEL & TARA	12/18/25	Open			0.00 %	12,600.00
1	50 ACORN AVE	Outside					
	OAKLAND NJ	07436-1223	2021, 2022, 2023, 2024, 2025				
25-00017	50 ACORN AVE			Tax	2,417.77	37.24	2,455.01
203	TAX LIEN FUND LP			Water	908.87	108.40	1,017.27
				Cost	69.45	0.00	69.45
				Total In Sale:			3,541.73
				Balance as of 12/17/25:			0.00
	Water	02/18/26 25 3 J 074	WTRSUB-TAX LIEN FUND -25-00017		64.01	0.00	3,605.74
	Water	02/18/26 25 4 J 074	WTRSUB-TAX LIEN FUND -25-00017		1.48	0.00	3,607.22
	Water	05/19/26 25 4 J 074	SUB/TAX LIEN FUND/ 25-00017		62.61	0.00	3,669.83
	Water	05/19/26 26 1 J 074	SUB/TAX LIEN FUND/ 25-00017		3.25	0.00	3,673.08
2901	GROSSO, RICHARD F. SR. & DOLORES T.	12/18/25	Open			18.00 %	0.00
3	600 MASTERS WAY	Outside					
	PALM BEACH GARDENS, FL	33418	2025				
25-00019	37 SHADOW RIDGE RD			Tax	9,374.38	700.44	10,074.82
203	TAX LIEN FUND LP			Cost	100.00	0.00	100.00
				Total In Sale:			10,174.82
				Balance as of 12/17/25:			0.00
	Tax	02/11/26 26 1 J 074	TXSUB-TAX LIEN FUND 25-00019		2,362.27	0.00	12,537.09
	Tax	05/19/26 26 2 J 074	SUB/TAX LIEN FUND/25-00019		2,371.66	0.00	14,908.75

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Trans: Balance Type	Date Yr Qtr Code Description				Principal	Interest	Prin Balance
3501	DIAZ, IRIS D & ROBERT J	12/18/25	Open			0.00 %	100.00
58	104 NIELSEN AVE	Outside					
	OAKLAND, NJ	07436	2025				
25-00020	104 NIELSEN AVE			Water	174.93	5.21	180.14
232	RTLF-NJ II LLC			Cost	15.00	0.00	15.00
				Total In Sale:			195.14
				Balance as of 12/17/25:			0.00
Water	02/18/26 25 3 J 074 WSB-RAM TAX LIEN - 25-00020				113.01	0.00	308.15
Water	02/18/26 25 4 J 074 WSB-RAM TAX LIEN - 25-00020				130.61	0.00	438.76
Water	05/19/26 26 1 J 074 WATERSUB/RAMTAXLIEN/25-00020				157.68	0.00	596.44
3903	PHOTIADIS, SAKELLIS & TAMARA	12/18/25	Open			6.00 %	0.00
42.08	101 E OAK ST UNIT B-1	Outside					
	OAKLAND NJ	07436-1044	2024, 2025				
25-00023	B-1 EAST OAK ST			Water	239.00	14.36	253.36
232	RTLF-NJ II LLC			Sewer	1,150.52	69.07	1,219.59
				Cost	29.46	0.00	29.46
				Total In Sale:			1,502.41
				Balance as of 12/17/25:			0.00
Water	02/18/26 25 3 J 074 WSB-RAM TAX LIEN - 25-00023				64.01	0.00	1,566.42
Sewer	02/18/26 25 3 J 074 WSB-RAM TAX LIEN - 25-00023				309.32	0.00	1,875.74
Sewer	02/18/26 25 4 J 074 WSB-RAM TAX LIEN - 25-00023				303.68	0.00	2,179.42
Water	02/18/26 25 4 J 074 WSB-RAM TAX LIEN - 25-00023				62.85	0.00	2,242.27
Water	05/19/26 26 1 J 074 WATERSUB/RAMTAXLIEN/25-00023				64.76	0.00	2,307.03
Sewer	05/19/26 26 1 J 074 WATERSUB/RAMTAXLIEN/25-00023				313.75	0.00	2,620.78
4505	CHANDLER, DEBORAH J TRSTE	12/18/25	Open			0.00 %	19,700.00
11	10 ROCKAWAY AVE	Outside					
	OAKLAND, NJ	07436	2025				
25-00028	10 ROCKAWAY AVE			Tax	7,672.26	420.61	8,092.87
245	STONEFIELD INVEST.FUND IV,LLC			Water	62.50	3.00	65.50
				Cost	100.00	0.00	100.00
				Total In Sale:			8,258.37
				Balance as of 12/17/25:			0.00
Water	01/09/26 25 3 J 074 SUB-STONEFIELD INV.25-00028				64.46	0.00	8,322.83
Water	01/09/26 25 4 J 074 SUB-STONEFIELD INV.25-00028				63.22	0.00	8,386.05
Tax	05/15/26 26 1 J 074 SUB/STONEFIELD/25-00028/TAX				2,658.36	0.00	11,044.41
Water	05/15/26 26 1 J 074 SUB/STONEFIELD/25-00028/WATER				65.72	0.00	11,110.13
Tax	05/15/26 26 2 J 074 SUB/STONEFIELD/25-00028/TAX				2,544.64	0.00	13,654.77
4906	GLASSON, KEVIN M & MARIA ETAL	12/18/25	Open			0.00 %	1,300.00
4	51 PRINCETON TERRACE	Outside					
	OAKLAND, NJ	07436	2024, 2025				
25-00032	51 PRINCETON TER			Water	680.99	52.27	733.26
143	PRO CAP 8, LLC			Cost	15.00	0.00	15.00
				Total In Sale:			748.26
				Balance as of 12/17/25:			0.00
Water	02/24/26 25 3 J 074 WATER SUBS- PROCAP - 25-00032				218.70	0.00	966.96
Water	02/24/26 25 4 J 074 WATER SUBS- PROCAP - 25-00032				115.44	0.00	1,082.40

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4906	4	25-00032 GLASSON, KEVIN M & MARIA ETAL		Continued			
	Water	05/28/26 26 1 J 074	WTRSUB-25-00032/PROCAP 8 LLC		98.94	0.00	1,181.34
5102	MARCAZO, PAUL & MARGARET	12/18/25	Open			0.00 %	1,200.00
58	PO BOX 67	Outside					
	OAKLAND NJ	07436	2023, 2024, 2025				
25-00034	14 IROQUOIS AVE			Water	397.11	35.28	432.39
071	TRYSTONE CAPITAL ASSETS LLC			Cost	15.00	0.00	15.00
				Total In Sale:			447.39
				Balance as of 12/17/25:			0.00
	Water	02/17/26 25 3 J 074	WATER SUBS-TRYSTONE-25-00034		72.80	0.00	520.19
	Water	02/17/26 25 4 J 074	WATER SUBS-TRYSTONE-25-00034		64.36	0.00	584.55
	Water	05/15/26 26 1 J 074	SUB/TRYSTONE/25-00034-WATER		72.78	0.00	657.33
5203	TURDO, MICHAEL & GRIECO, HEATHER	12/18/25	Open			0.00 %	1,600.00
24	23 ONEIDA AVE	Outside					
	OAKLAND NJ	07436-3006	2024, 2025				
25-00036	23 ONEIDA AVE			Water	1,017.93	3.62	1,021.55
143	PRO CAP 8, LLC			Total In Sale:			1,021.55
				Balance as of 12/17/25:			0.00
	Water	02/24/26 25 3 J 074	WTRSUB- PROCAP - 25-00036		96.63	0.00	1,118.18
	Water	02/24/26 25 3 J 074	WATER SUBS - PROCAP - 25-00036		96.63	0.00	1,214.81
	Water	02/24/26 25 4 J 074	WATER SUBS - PROCAP - 25-00036		81.37	0.00	1,296.18
	Water	02/24/26 25 4 J 074	WTRSUB- PROCAP - 25-00036		82.06	0.00	1,378.24
5303	RITTGERS, JAMES M & NANCY (ETALS)	12/18/25	Open			0.00 %	1,200.00
10	34 CHUCKANUTT DR	Outside					
	OAKLAND NJ	07436	2025				
25-00038	34 CHUCKANUTT DR			Water	215.39	11.60	226.99
143	PRO CAP 8, LLC			Cost	15.00	0.00	15.00
				Total In Sale:			241.99
				Balance as of 12/17/25:			0.00
	Water	02/24/26 25 3 J 074	WATER SUBS- PROCAP - 25-00038		120.71	0.00	362.70
	Water	02/24/26 25 4 J 074	WATER SUBS- PROCAP - 25-00038		103.07	0.00	465.77
	Water	05/28/26 26 1 J 074	WTRSUB-25-00038/PROCAP 8 LLC		112.92	0.00	578.69
5402	99 PAWNEE AVE LLC	12/18/25	Open			0.00 %	18,800.00
22	49 HERMON ST	Outside					
	NEWARK, NJ	07105	2025				
25-00041	99 PAWNEE AVE			Tax	2,748.28	45.00	2,793.28
245	STONEFIELD INVEST.FUND IV,LLC			Water	0.00	0.00	0.00
				Cost	55.87	0.00	55.87
				Total In Sale:			2,849.15
				Balance as of 12/17/25:			0.00
	Water	01/09/26 25 3 J 074	SUBS-STONEFIELD INV.25-00041		0.09	0.00	2,849.24
	Water	01/09/26 25 3 J 074	SUBS-STONEFIELD INV.25-00041		0.43	0.00	2,849.67
	Water	01/09/26 25 4 J 074	SUBS-STONEFIELD INV.25-00041		20.00	0.00	2,869.67
	Water	01/09/26 25 4 J 074	SUBS-STONEFIELD INV.25-00041		125.80	0.00	2,995.47
	Water	05/15/26 26 1 J 074	SUB/STONEFIELD/25-00041/WATER		121.89	0.00	3,117.36

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5402	22					25-00041 99 PAWNEE AVE LLC Continued			
	Tax	05/15/26	26	1	J 074	SUB/STONEFIELD/25-00041/TAX	2,777.89	0.00	5,895.25
	Tax	05/15/26	26	2	J 074	SUB/STONEFIELD/25-00041/TAX	2,659.05	0.00	8,554.30

Lien Type	Count	Prev Bal	Certificate / Transfers	Assign/O.B. Payments Principal	Interest	Mun Adj / Outside Adj	Redemption Payments Principal	Interest	Municipal Bal / Total Balance
Tax	7	0.00	36,147.91			0.00			119.87
			19.67	0.00	0.00	20,890.68	0.00	0.00	57,058.26
Water	12	0.00	5,005.89			0.00			0.00
			0.00	0.00	0.00	3,826.01	0.00	0.00	8,831.90
Sewer	1	0.00	1,219.59			0.00			0.00
			0.00	0.00	0.00	926.75	0.00	0.00	2,146.34
Cost	15	0.00	655.94			0.00			15.00
			0.00	0.00	0.00	0.00	0.00	0.00	655.94
Lien Totals	35	0.00	43,029.33			0.00			134.87
			19.67	0.00	0.00	25,643.44	0.00	0.00	68,692.44

Total Certs: 16

Total Install Accts:	0	Loan Principal Payments:	0.00	Loan Principal Balance:	0.00
Loan Prev Balance:	0.00	Loan Interest Payments:	0.00	Installment Interest Due:	0.00
New Loan Amounts:	0.00	Loan Adjustments:	0.00	Loan Prin + Instl Intr Due:	0.00
Total Municipal Install Accts:	0	Loan Principal Payments:	0.00	Loan Principal Balance:	0.00
Loan Prev Balance:	0.00	Loan Interest Payments:	0.00	Installment Interest Due:	0.00
New Loan Amounts:	0.00	Loan Adjustments:	0.00	Loan Prin + Instl Intr Due:	0.00

SALE DATE: 12/18/2025 to 06/29/2026

BALANCE AS OF 12/17/25				0.00
TAX SALE				
Tax			34,309.69	
Water			4,719.76	
Sewer			1,150.52	
Cost			655.94	
Interest			2,193.42	
TOTAL TAX SALE				43,029.33
TRANSFERS TO LIEN				
Tax			19.67	
Water			0.00	
Sewer			0.00	
TOTAL TRANSFERS TO LIEN				19.67
ASSIGNMENT PAYMENTS (Principal & Interest)				
Tax			0.00	
Water			0.00	
Sewer			0.00	
Cost			0.00	
TOTAL ASSIGNMENT PAYMENTS				0.00
NSF REVERSALS OF ASSIGNMENT PAYMENTS (Principal & Interest)				
Tax			0.00	
Water			0.00	
Sewer			0.00	
Cost			0.00	
TOTAL NSF REVERSALS OF ASSIGNMENT PAYMENTS				0.00
INSTALLMENT PLANS				0.00
COLLECTIONS (Lien Redemption)				
Tax			0.00	
Water			0.00	
Sewer			0.00	
Cost			0.00	
TOTAL COLLECTIONS				(0.00)
NSF REVERSALS (Lien Redemption)				
Tax			0.00	
Water			0.00	
Sewer			0.00	
Cost			0.00	
TOTAL NSF REVERSALS (Lien Redemption)				0.00
COLLECTOR ADJUSTMENTS	Debit	Credit	Net	
Lien - Transfer O.B.	25,643.44	0.00	25,643.44	
	25,643.44	0.00	25,643.44	
TOTAL ADJUSTMENTS				25,643.44
BALANCE AS OF 06/29/26				
Tax			57,058.26	
Water			8,831.90	

Sewer	2,146.34	
Cost	655.94	
Installment Principal	0.00	
TOTAL BALANCE		68,692.44

MUNICIPAL LIEN BALANCE AS OF 06/29/26

Tax	119.87	
Water	0.00	
Sewer	0.00	
Cost	15.00	
Installment Principal	0.00	
TOTAL MUNICIPAL LIEN BALANCE		134.87

TOTAL PREMIUM	83,500.00

COLLECTOR INTEREST ADJUSTMENTS	Debit	Credit	Net	
	0.00	0.00	0.00	
TOTAL INTEREST ADJUSTMENTS				0.00