

PLEASE TAKE NOTICE that the below listed owners are hereby notified pursuant to N.J.S.A. 55:19-78, et seq., commonly known and cited as the “Abandoned Property Rehabilitation Act” that the properties associated with their names below have been determined to be Abandoned Properties pursuant to N.J.S.A. 55:19-78, et seq. Upon the determination that the property is abandoned, the township intends to either sell or transfer the tax lien(s) attached to the property at a special tax sale to a purchaser who intends to foreclose on its tax sale certificate pursuant to the accelerated provisions of the Tax Sale Law, N.J.S.A. 54:5-86 (b) as amended by P.L.2003, C.210, or to initiate proceedings to transfer the property to the township or to a Qualified Rehabilitation entity to facilitate redevelopment of this property.

In accordance with N.J.S.A. 55:19-78, et seq., the Township of Irvington has directed the Public Officer to identify abandoned properties throughout the Township for the purpose of establishing an abandoned property list and has created the position of Public Officer by way of Ordinances MC 3262 dated May 26, 2004, MC 3281 dated December 28, 2004 and MC 3654 dated May 15, 2018. Pursuant to N.J.S.A. 55:19-78, et seq., an owner or lien holder may challenge the inclusion of a property on the abandoned property list determination to the Public Officer within 30 days of the owner’s receipt of a certified notice or forty (40) days from the date upon which the notice was published or posted, whichever is later, to challenge the inclusion of a property on the abandoned property list. Said challenges are to be mailed by certified return receipt to:

Genia C. Philip, Director
Economic Development and Grants Oversight
Abandoned Property Public Officer
1 Civic Square, Room 102
Irvington, New Jersey 07111

Within 30 days of the receipt of a request for an appeal of the findings contained in this notice pursuant to N.J.S.A. 55:19-78, et seq., the Public Officer shall schedule a hearing for redetermination of the matter. Any property included on this list shall be presumed to be an abandoned property unless the owner or lien holder, through the submission of an affidavit or certification by the property owner averring that the property is not abandoned and stating the reasons for such averment and demonstrate that the property was erroneously included on the list. The affidavit or certification shall be accompanied by supporting documentation, such as, but not limited to photographs, repair invoices, bill and construction contracts. The sole ground for appeal shall be the property in question is not abandon property as that term is defined in to N.J.S.A. 55:19-54.

Genia Philip, Director and Public Officer
Township of Irvington, Civic Square, Irvington, NJ 07111

No.	Block	Lot	No.	Street	Owner name
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1	119	7	749	15th Ave	VASSAR, DAVID & NIXON, FLOYD
2	140	11	687	18th Ave	687 18TH AVENUE IRVINGTON, LLC
3	104	7	773	18TH ave	THE TIME DEVELOPMENT, LLC
4	104	6	779	18th Ave	THE TIME DEVELOPMENT, LLC
5	58	18	854	18th Ave	FIRST BETHEL BAPTIST CHURCH
6	143	17	118-120	19th Ave	MARTINS, MARCOS
7	131	16	197	19th Ave	RYAN, PATRICK
8	122	38	204	19th Ave.	GELT PROPERTIES, LLC
9	137	14	21	20th Ave	21 20TH AVENUE, LLC
10	147	39	24	20th Ave	DA SILVA, DAMAZIO
11	136	20	35	20th Ave	EPISCOPAL COMMUNITY DEVELOP.CORP.
12	158	26	501	20th St	WRIGHT, JAMES & GENOBIA
13	156	21	131-133	21st St	MOORE, CHRISTINE
14	159	11	136	21st St	CRUSADER SERVICING CORPORATION

15	151	18	187	21st St	TATTOLI, CARL J.
16	151	27	211	21st St	ELDER, MARY & JOHNSON, ISIAH, JR.
17	154	19	225	21st St	NEW JERSEY URBAN PRO,
18	154	29	249	21st St	MORURI, DENNIS
19	154	34	265	21st St	739 GROUP, LLC
20	153	3	266	21st St.	196, INC.
21	142	17	295	21st St	JOHNSON, ANNIE M.
22	143	6	306	21st St	NEW JERSEY URBAN PRO,
23	146	10	353	21st St	EON INSTITUTE, INC.
24	145	2	368	21st St	COSTA, SOPHIA
25	145	1	370	21st St	EURO ASSOCIATES,LLC
26	137	25	393-395	21st St	ECNJ PROPERTIES II,LLC
27	138	4	396	21st St	PRESTIGIOUS FRIENDS BUILDERS,LLC
28	162	24	417	21st St	GREEN, MARIA
29	162	25	421	21st St	CLARKE, HENRY, JR.
30	163	16	426	21st St	CREST COMMUNITY DEVELOPMENT CORP.

31	163	15	428	21st St	CREST COMMUNITY DEVELOPMENT CORP.
32	163	14	430	21st St	CHINA,B & EDWARDS,B& EDWARDS,C,JR.
33	163	1	462	21st St	PRESITGIOUS FRIENDS BUILDERS,LLC
34	167	17	468	21st St	ROSEF EQUITIES, LLC
35	166	27	477	21st St	ABSOLUTE NURSING & HOME HEALTH AIDE
36	166	28	479	21st St	JOSE, JEAN ROUSIER & LOURDES
37	166	31	491	21st St	CORNERSTONE REALTY,LLC/AURICCHIO,N
38	167	9	492	21st St	NEW JERSEY URBAN PRO,
39	165	16	515	21st St	515 SOUTH 21ST STREE,
40	165	17	517	21st St	PRATHER, EDNA E.
41	165	19	521	21st St	EPISCOPAL COMMUNITY DEVELOPMENT COR
42	159	25	539	20th St	R.J. ROHRMAN PROPERTIES, LLC
43	142	5	126	22ND ST	MC NEIL, GEORGE & JAHALIA

44	137	13	42	22ND ST	OPERATION NEIGHBORHOOD RECOVERY,LLC
45	142	4	124	22ND ST	WHITE, WILLIAM
46	142	6	128	22ND ST	128 22ND STREET ASSOCIATES,LLC
47	142	9	136	22ND ST	FESEHAIE, EYOB
48	147	11	90	22ND ST	PT PROPERTIES, LLC
49	147	12	94	22ND ST	NEW FAMILY DEVELOPMENT, LLC
50	147	13	96	22ND ST	PAGE, RHONDA
51	148	30	71	22ND ST	LAND, GREGORY
52	148	33	65	22ND ST	BECKFORD GROUP LLC,
53	148	34	63	22ND ST	STONECREST INCOME & OPPR FUND 1,LLC
54	149	28	183	22ND ST	MCEACHERN, GUY F.JR. & KIM
55	151	1	224	22ND ST	MINGUET, PHILIDOR
56	151	10	266	22ND ST	OHNESORG, PHILIP
57	353	3	116	40th St	QUICK TO CLOSE, LLC
58	79	96	10	BELL ST.	DIMMO-USA, LLC
59	258	5	123	Berkshire Pl	BECKER, FREDERICK J.

60	99	16	135	Brookside Ave	JONES-STOVER, LUCILLE
61	99	22	119	Brookside Ave	G GLOBAL GROUP LLC,
62	209	19	4	Bruen Ave.	WARREN, OZNIE FLOYD
63	233	6.02	13	Chestnut Ave	R.J. ROHRMAN PROPERTIES, LLC
64	165	1	941	Clinton Ave	PERSON, DONALD
65	205	31	947	Clinton Ave	GEE DEVELOPMENT, LLC
66	197	34	285	Coit St	ADEOTI, ADEKUNLE
67	58	10	195	Columbia Ave	M CREDIT, INC.
68	110	2	96	Eastern PKWY	LINDOR, PATRICK
69	124	2	238	Eastern PKWY	WILLIAMSON, FREDDIE E.
70	205	17	39	Ellis Ave	JEWISH HERITAGE FOR THE BLIND
71	162	1	114	Ellis Ave	114 ELLIS AVENUE IRVINGTON, LLC
72	207	24	121	Ellis Ave	DELIVERANCE-JESUS IS COMING ASSN
73	207	23.02	127-129	Ellis Ave	EVERETT, JAMES,JR & VANESSA
74	136	5	180	Ellis Ave	AJG DEVELOPMENT, LLC
75	135	17	181	Ellis Ave	EPISCOPAL COMMUNITY DEVELOP.,INC.

76	136	17	210	Ellis Ave	BROWN, ROBERT C.
77	139	25	257	Ellis Ave.	AINSWORTH, LESLIE & JOYCELIN & DOREEN
78	139	22	265	Ellis Ave	RANDOLPH, FLOREAN & RANDOLPH, MONIQUE
79	148	15	270-274	Ellis Ave	YSA FINANCIAL, LLC
80	140	22	295	Ellis Ave	AMOS, ROY AND ANNIE
81	140	15	313	Ellis Ave	313 ELLIS AVENUE, LLC
82	267	32	64	Fern Ave	VET. ADMIN. - WHITE, CALLIE R.
83	213	30	31	Grace St	SAMUELS, ALTON & MELONY
84	213	34	39	Grace St	ISAAC, SABECA
85	113	10	439	GROVE ST.	THREE Y INVESTMENTS GROUP, LLC
86	113	14	449	Grove St	449 GROVE STREET, LLC
87	156	10	518	Grove St	AMERIQUEST MTGE CO
88	126	24	615	Grove St	HALL, PETER
89	123	18	679	Grove St	CREED, JAMES
90	123	19	681-685	Grove St	JASON AUTO COLLISON CORPORATION

91	122	24	693	Grove St	JASON AUTO COLLISON CORPORATION
92	131	23	713	Grove St	BACON,HORACE
93	210	39	921	Grove St	GUBERNOT, THOMAS
94			923	Grove St	GUBERNOT, THOMAS
95	210	47	939	Grove St	HARRIS, FRESNEL
96	210	49	943-947	Grove St	NIGHTINGALE, PHILIP
97			941	Grove St	941 GROVE STREET,
98	210	61	979-981	Grove St	PCB REAL ESTATE VENTURE, LLC
99	200	18	1026	Grove St	FILS-AIME, LAMARTINE
100	116	34	26	Grove Terr	ULMER, CHANTEL
101	116	41	42	Grove Terr	CONTRERAS, VALENTIN
102	127	10	41	Grove Terr	SMITH, PEARLY MAE
103	204	17	81	Harrison Pl	TURNER, BEVERLY
104	122	20	13	Highland Terr	BURBOSA, JOAQUIM
105	122	19	15	HIGHLAND TERR.	BURBOSA, JOAQUIM
106	122	14	27	Highland Terr	RANSOM, QUINTIN
107	352	17	23	Leslie Pl	RILEY, CLIFFORD D

108	352	7	55	Leslie Pl	BURROGHS, NICHOLAS F.
109	226	9	624	Lyons Ave	SINGH, PARMINDER KAUR
110	210	16	42-44	Maple Ave	42-44 MAPLE AVENUE LLC
111	196	23	16	Melville Pl	EVANS, LEE
112	258	19	100-104	Melville Pl	MADERA, ALEJANDRO
113	59	3	181	Munn Ave	AFOLABI, MAKAN JUOLA
114	104	5	332	Myrtle Ave	THE TIME DEVELOPMENT, LLC
115	61	7	379	MYRTLE AVE.	CAMPBELL, ETTRICK
116	61	3	393	Myrtle Ave	393 MYRTLE AVENUE, LLC
117	144	7	2-4	Nelson Pl	POLAK, WALDEMAR
118	17	82	20	NEWTON PL.	PAVELA, CRAIG E.,ESTATE
119	80	35	649	Nye Ave	RUSSOMANNO, MARK
120	82	15	16	Orange Ave	BENOIT, JEAN C.
121	82	16	18	Orange Ave	43 NEW STREET RLTY C/O BALANKA,JACK
122	156	28	14-16	Roosevelt Terr	JONES, CLINVERN
123	173.01	1	14-24	S. 20th St	18-24 SOUTH 20TH ST.,LLC/MINZER

124	138	3	720	Springfield Ave	OHAMADIKE, IFEOMA
125	137	30	740	Springfield Ave	NJ LAND HOLDINGS LLC,
126	344	10	1287	Springfield Ave	PANKIEWICZ, THEODORE S.
127	331	13	684-686	Stuyvesant Ave	LAVALAS, LLC C/O DELISIO,FRANCA
128	316	41	916	Stuyvesant Ave C19.1	BFM HOLDINGS LLC,
129	308	28.01	1018	Stuyvesant Ave C0073	TRI-STATE INVESTMENTS
130	303.01	1	539	Union Ave C005	CAPITAL PROPERTIES I,
131	56	23	220	Vermont Ave	PIGFORD, HELEN
132	87	10	57	Washington Ave	CHERRY, GILBERT
133	88	1	88	Washington Ave	TRINIDAD, JOSE & RAMIREZ,J.
134	87	26	101	Washington Ave	SILJEE, PAUL
135	338	11	10-12	Weber Pl	IRVINGTON INVESTORS, LLC
136	267	11	117	Welland Ave	RODICIO, JOSE
137	266	27	122	Welland Ave	KOYTROULIS, MELISSA
138	199	10	1080	Grove St	PANTLITZ, CEDRIC
139	142	11	142	22nd St	ASTRO INVESTMENTS, LLC

140	131	20	187	19TH AVE.	BENDAHMANE, DRISS
141	143	12	290-292	21ST ST.	290 21ST STREET REALTY LLC
142	138	13	372	21ST ST.	DEUTSCHE BANK NAT'L TRUST CO.
143	354	20	49	39TH ST.	169 NORWOOD LLC,
144	213	5	28	HOWARD ST.	CONQUEST INVESTMENTS, LLC.
145	91	3	178	LINDEN AVE.	BOHAM, HECTOR & LOUISA
146	209	37	41	MAPLE AVE.	DELGADILLO, EDWAR & BETTY
147	209	41	53	MAPLE AVE.	WIGGINS,MARVIN &CODRINGTON,MICHELLE
148	214	23	111	MAPLE AVE.	EPISCOPAL COMMUNITY DEVELOPMENT,INC
149	126	16	23	MONTROSE TERR.	AMAYA, CYNTHIA