

TOWNSHIP OF BLAIRSTOWN TAX LIEN SALE

PUBLIC NOTICE is hereby given that I, Kerri Womack, Collector of Taxes for the Township of Blairstown, County of Warren, State of New Jersey, will sell at public auction, liens on the following described lands, at the Municipal Building, 106 Route 94, Blairstown, NJ 07825 at 10:30am on Tuesday, October 20, 2020. Liens shall be sold on said lands for so much as is sufficient to satisfy the municipal lien with interest and cost on said amount, calculated to the date of the sale.

The lands subject to sale are in arrears for the calendar year 2019 (unless noted) and are sold in accordance with N.J.S.A. 54:5 et seq. These amounts do not reflect liens for year 2020.

Parcels sold may be subject to roll back taxes under the Farmland Assessment Act of 1964 and any omitted or added assessment for improvements as provided in N.J.S.A. 54:4-63.2 and 63.3.

Industrial properties may be subject to the Spill Compensation and Control Act (N.J.S.A. 58:10-23.11 et seq.), the Water Pollution Control Act (N.J.S.A. 58:10A-1 et seq.) and the Industrial Site Recovery Act (N.J.S.A. 13:1K-6 et seq.). In addition, the municipality is precluded from issuing a Tax Sale Certificate to any prospective purchaser who is, or may be in any way, connected to the prior owner or operator of the site.

Said liens will be sold to such persons as will purchase same subject to redemption at the lowest interest rate, but in no case in excess of 18% per annum. Payment for sale shall be made before the conclusion of the sale or the lien will be resold. If there is no purchaser, the parcel will be struck off and sold to the Township for redemption at 18% per annum and said municipality shall have the same rights and remedies as other purchasers, including the right to bar redemption and foreclosure.

Payment for liens purchased shall be made by CASHIERS CHECK, MONEY ORDER OR CASH ONLY.

The names shown are as listed on the 2019 tax record and do not necessarily mean that the parties are the present owners of the property.

In the event the owner of the property is on active duty in the military service the Tax Collector should be notified immediately.

Year	Block	Lot	Qualifer	OtherChrgs	Owner	10/20/20 To Date of Sale Interest & Cost
2019	202	9.01			UDASCO, NICOLE	1,363.52
2019	401	29			BRUGLER, OLIVER STANLEY & MAYME JEAN	369.69
2019	501	8.06			PHILLIPS, SARAH E	6,298.85
2019	601	42.03			BOWMAN, JUSTIN A	79.79
2019	601	50.05			PICCONI, DIANE M	8,293.49
2019	803	10.11			SHOEMAKER, HERMAN P & PATRICIA J	5,532.23
2019	905	6.03			LENSI, GEORGE H & JOANN WIFE	19.90
2019	1203	7		+MULTCHG	CHECHELO, JOHN A & MARY A	186.07
2019	1207	4			MONTANA TREASURERS & REALTY, LLC	27.26
2019	1207	8			PANBERRY PROPERTIES LLC	5,363.77
2019	1208	6		+MULTCHG	BEAS, LLC	1,705.80
2019	1209	10			DAUGHTER AND MOTHER, INC	135.73
2019	1210	9		+MULTCHG	SAFETY FIRST HOLDINGS LLC	103.70
2019	1211	4			IURATO, ANTHONY & JEANETTE	5,659.66
2019	1211	6			IURATO, ANTHONY & JEANETTE	26.01

Year	Block	Lot	Qualifer	OtherChrgs	Owner	10/20/20 To Date of Sale Interest & Cost
2019	1301	13		+MULTCHG	GLADD HOLDING LLC	196.11
2019	1402	3			KOSTENBADER, JOH & MARGARET	10,743.50
2019	1402	17			BLAIRSTOWN COUNTRY FLORIST INC	4,447.24
2019	1603	10			STADELMAN, BARBARA A	8,753.59
2019	1801	1.04			BIG BELCHER, LLC	159.78
2019	1901	4			JOHNSON JAMES & LYNN	5,042.86
2019	2002	30			KOSTENBADER, MARGARET EST	6,585.24
2019	2003	14.03			RICHARD KAPUSTA PROPERTIES, LLC	18,020.62
2019	2203	3.05			ZUKOSKI, ELAINE	1,684.69
2019	2204	3			CASTLES, MICHAEL & SILVANA	198.00

Instructions for the Blairstown Township Tax Lien Sale

A Bidder information sheet must be completed for each bidder and given to the Tax Collector before the Sale starts, along with a W-9 form. You must sign the disclosure statement.

You are bidding on a lien on the property only. The Tax Sale Certificate is not a conveyance of title nor is the lien holder entitled to any rights to the property and you may not trespass on it.

The sale has been advertised for four weeks in the NJ Herald, the legal newspaper of the Township, the notice has been posted in five public places and a copy of the notice has been mailed to the owner of record.

1. The maximum rate of redemption that can be bid is 18%. If bidding goes to 0% a premium may be offered in increments of \$100.00
2. Any Premium paid will be held by Blairstown Township and returned to the purchaser upon redemption if within 5 years. If redemption is not made within 5 years the premium will escheat to the municipality, unless a bankruptcy stays the five year limitation.
3. If there are no bidders on a property it shall be struck off to the Municipality at 18%
4. Only certified check, money order or cash will be accepted for exact amounts only – no overages will be accepted. Payments must be made before the conclusion of the sale or the property will be resold. Payment must be for FULL amount. You will have two hours to go to the bank. If more time is needed please let me know ahead of time.
5. Payment of subsequent delinquencies will not be accepted until after the certificates have been issued.
6. When bidding
 - No questions will be answered about any property once sale starts
 - No fractional bidding
 - No shouting out you are a previous lien holder
 - Bidders cannot be the owner nor have any legal interest in the property
 - The sale is for the amount advertised
 - Please speak loud and clear
 - Once you have successfully been awarded, please identify yourself

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

▶ Go to www.irs.gov/FormW9 for instructions and the latest information.

Print or type. See Specific Instructions on page 3.	<p>1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.</p>	
	<p>2 Business name/disregarded entity name, if different from above</p>	
	<p>3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.</p> <p><input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate</p> <p><input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____</p> <p>Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.</p> <p><input type="checkbox"/> Other (see instructions) ▶ _____</p>	<p>4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):</p> <p>Exempt payee code (if any) _____</p> <p>Exemption from FATCA reporting code (if any) _____</p> <p><small>(Applies to accounts maintained outside the U.S.)</small></p>
	<p>5 Address (number, street, and apt. or suite no.) See instructions.</p>	Requester's name and address (optional)
	<p>6 City, state, and ZIP code</p>	
	<p>7 List account number(s) here (optional)</p>	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number								
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Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ▶	Date ▶
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General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
 - Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
 - Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
 - Form 1099-S (proceeds from real estate transactions)
 - Form 1099-K (merchant card and third party network transactions)
 - Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
 - Form 1099-C (canceled debt)
 - Form 1099-A (acquisition or abandonment of secured property)
- Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.
- If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.*