



CITY OF HACKENSACK

OFFICE OF THE TAX COLLECTOR

65 CENTRAL AVENUE

HACKENSACK, N.J. 07601

(201)-646-3928

Fax (201)-646-0745

ecoccia@hackensack.org

Elisa Coccia
Tax Collector

November 25, 2016

Dear Taxpayer,

Enclosed please find a copy of the Public Notice from The Record newspaper regarding our **2016 Accelerated Tax Lien Sale in compliance with State Statute N.J.S.A. 54:5-19**. The names shown are as they appear in the last tax duplicate on file in the tax office therefore the owner listed may not be the present owner of the property. This Notice will be advertised for three consecutive weeks. If your mortgage company is responsible for payment, please have them call us immediately to avoid the possibility of a lien being placed on your property; time is of the essence. To clarify, we are not selling your property; we are selling the past due taxes and a lien will be placed on your property by the lien holder (the person who pays your delinquent taxes at our tax lien sale on December 14, 2016). Once a lien is placed on your property, you will have up to two years (from the date of the tax lien sale) to redeem the lien.

If you have paid your 2016 property taxes and/or municipal charges, kindly call the Tax Office to confirm receipt of your payment. Please note that your name cannot be removed from the Notice in the newspaper once published however if payment is received prior to December 14, 2016, your name will be removed from the list on our website which will be updated every weekly.

We will accept payment in the form of a cashier's (bank) check or cash on or before December 13, 2016. **The Tax Office will remain open on Monday, December 12th from 8:30 am straight through until 6:00 pm** for your convenience. The Tax Office will be closed on December 14, 2016 during the time we are conducting the tax sale. Personal checks, attorney trust checks or business checks cannot be accepted at this point and will be returned; payment must be guaranteed funds only. Any partial payment must be in whole quarterly amounts plus interest/costs. Please call the tax office prior to making payment to obtain the correct figure needed to avoid tax sale to ensure removal from the tax lien sale.

If you have any questions regarding the tax lien sale process, please do not hesitate to call me directly between 9:00 AM to 4:00 PM.

Sincerely,

Elisa Coccia

Municipal Tax Collector

Enclosure



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cc: City Manager