

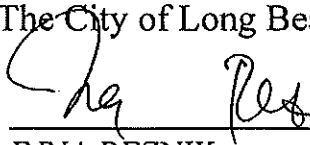
**RETURN BY TREASURER AND RECEIVER OF TAXES OF
THE CITY OF LONG BEACH TO THE COUNTY TREASURER,
NASSAU COUNTY OF UNPAID 2025 COUNTY TAXES**

THIS IS TO CERTIFY that the undersigned City Treasurer and Receiver of taxes of the City of Long Beach, Nassau County, New York herewith makes and deliver to the County Treasurer of Nassau County an account of unpaid taxes as shown upon the tax rolls in which taxes were extended by reason of a Resolution adopted by the County Legislature under the hands and seal of the County Executive and the Clerk of the County Legislature and filed with the Clerk of the City of Long Beach, which certified that the County Legislature has determined and fixed the sum of \$11,485,948.04 as the amount of moneys to be raised and levied against the properties of the City of Long Beach and by said Treasurer and Receiver of Taxes of the City of Long Beach.

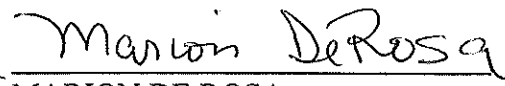
The undersigned, as Treasurer and Receiver of Taxes, has set forth in a computer printout each separate parcel of persons therein names and described the amount of unpaid taxes.

This return is made by the undersigned in order that the County Treasurer of Nassau County may enforce the collection of taxes due and unpaid hereunder by the sale of the property set forth and described.

IN WITNESS WHEREOF, the undersigned as Treasurer and Receiver of Taxes of The City of Long Beach, has signed this return, this 12th day of September 2025.



INNA REZNIK
TREASURER,
CITY OF LONG BEACH



MARION DE ROSA
RECEIVER OF TAXES,
CITY OF LONG BEACH

TOTAL AMOUNT OF TAXES DIRECTED TO BE COLLECTED
BY RESOLUTION OF THE COUNTY LEGISLATURE ADOPTED
DECEMBER 26, 2024 \$ 11,485,948.04

TOTAL \$ 11,485,948.04

TOTAL AMOUNT OF TAXES PAID TO THE COUNTY TREASURER
PURSUANT TO RESOLUTION ADOPTED BY THE COUNTY
LEGISLATURE \$ 11,003,747.89

TOTAL AMOUNT OF NASSAU COUNTY SEWER AND STORM
WATER TAX PAID TO NASSAU COUNTY SEWER AND STORM
WATER FINANCE AUTHORITY 179,489.18

NET AMOUNT OF TAXES UNPAID AND UNCOLLECTED,
WHICH ARE RETURNED HERewith \$ 302,710.97
\$ 11,485,948.04

Delinquent Accounts Report

Delinquent accounts in Swis \ SBL order-with Subtotals

281000

<u>Name/Addr</u>	<u>Bill No</u>	<u>Printkey</u>	<u>Base Due</u>	<u>Payment Position</u>
IMPERIO REGINA	000043	58--087-126-CA0199-206	788.91	2
MACLACHLAN KEVIN	000076	58--089-10	820.19	1
DUNN ALICIA	000089	58--090-4	713.66	2
GREENE JAMES & LUCIA	000100	58--091-10	1,092.48	1
WARD HEATHER	000230	58--094-39	757.63	1
CARNEY DIANE	000305	58--096-28	339.91	1
TRAVLOS PAUL	000309	58--096-32	801.59	1
DONNELLY MARJORIE	000336	58--098-2	437.32	2
NU-WAY COMPANY	000345	58--098-17	422.79	2
KIERNAN ELIZABETH	000383	58--099-10	371.20	2
DECKER CLAUDIA	000390	58--099-17	459.12	2
MASSEY DAVID & MARY DENISE	000423	58--100-7	1,758.78	1
MASSEY DAVID & MARY DENISE	000424	58--100-10	285.80	1
DUTRA JOHN & LUISA	000434	58--103-1	100.28	2
DURTA JOHN & LUISA	000435	58--103-2	197.20	1
DURTA JOHN & LUISA	000436	58--103-3	197.20	1
DURTA JOHN & LUISA	000437	58--103-4	2,121.08	1
RYAN ROBERT	000503	58--105-7	483.66	2
MCGUINNESS JOHN	000598	58--108-22	979.16	1
OSTRAGER C %BERNARD S RUBB	000609	58--108-108	533.54	2
44 TENNA PROPERTY LLC	000616	58--109-6	1,496.66	1
MARSHAK LORETTA	000645	58--110-8	372.67	2
ESPINET CAROLINE	000876	58--116-16	591.05	2
TANRIVERDI GENGIZ	000954	59--003-10	860.79	1
FALVEY ELLEN	000985	59--003-44	408.40	2
CAPOFARRI ANTONIA	001005	59--004-14	735.65	1
SCHNEIDER JOHANNA	001074	59--005-50	784.68	1
GENOVA ANTHONY	001154	59--008-121-CA0117-306	344.23	1
MIGNOLI MARIA	001345	59--013-9	579.21	2
CINCINELLI LUCY	001358	59--013-25	290.87	2
FAIRLESS TIMOTHY	001443	59--014-174	10.15	1
QUINN MATTHEW & MARY	001445	59--014-177	21.99	1
RIX MICHAEL B	001457	59--015-12	750.85	1
DEMEO MIRANDA & MICHAEL	001459	59--015-14	700.14	1
FOX MARCIA	001578	59--019-22	442.23	2
DEFONTE DANIEL	001595	59--019-59	1,249.76	1
D'AURIA EUGENE	001613	59--020-50	431.23	2
HINOJOSA FRANZ	001618	59--020-65	297.11	2
O'CONNELL KEVIN TRUSTEE	001626	59--020-132	804.97	1
MUSICUS LUCILLE	001638	59--021-11	486.19	2
LOU HALL PROPERTIES, INC.	001736	59--024-1	5,344.69	1
RAUCH ROGER	001784	59--025-53	427.01	2
WEST END MANAGEMENT LLC	001914	59--028-192	705.21	1
WEST END MANAGEMENT LLC	001915	59--028-193	588.52	1
WEST END MANAGEMENT LLC	001916	59--028-194	635.87	1
73RD MERIDIAN PARTNERS, LLC	001919	59--029-16	17,265.75	2
BINDER ROBERT	001950	59--031-7	1,229.45	1
RAINER BEVERLY	001978	59--031-129	613.87	2
MURPHY IAN	002085	59--035-43	933.50	1
HORN MARION EST OF	002109	59--036-17	328.07	1
KROSINSKY BERNARD R	002116	59--036-41	372.04	2
TOGNINO ROBERT	002134	59--037-1	569.89	1
DEROSA DAVID	002300	59--040-232-CA0194-106	1,574.44	1
MOLATTI OSCAR	002352	59--043-5	572.45	2
UNGER SCOTT	002386	59--044-1	548.77	2
BARBATO STEVEN A & PATRICIA	002434	59--045-32	930.96	2
LEVINE HAROLD	002438	59--045-41	892.93	1
KELLY JAMES K & LAUREN A	002537	59--049-23	473.52	2
MILLS DONNA	002609	59--053-1	1,051.88	2
DORFMAN ABRAHAM & BONNIE	002611	59--053-18	1,224.37	1
DURIA FRANK & LORETTA	002637	59--053-82	613.03	2
BEST ANNIE	002705	59--056-15	1,051.88	1
LB SPAC, LLC	002751	59--057-59	641.78	2
RUDERMAN BARBARA	002756	59--057-69	441.68	2
AMAYA AZUSENA MARIBEL	002773	59--058-24	489.58	2
FERRANTI BENITO	002849	59--059-29	2,756.38	2
CATELL FELENE & ROBERT	002935	59--062-153	1,155.04	1
LB ASSISTED LIVING, LLC	003024	59--064-1	42,394.48	1
STRONG GATE, LLC	003060	59--064-38-CA0149-307	598.32	1
IRIZARRY MARGARET	003067	59--064-38-CA0149-400	598.32	1
MANN ROBERT & ILYSA	003073	59--064-38-CA0149-406	598.32	1
MCNAMEE KATRINA & MICHAEL	003091	59--064-38-CA0149-510	731.82	1

Delinquent Accounts Report

Delinquent accounts in Swis \ SBL order-with Subtotals

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Name/Addr	Bill No	Printkey	Base Due	Payment Position
MITIC JESSICA M TRUSTEE	003125	59--064-39-CA0220-203	538.21	1
OWNER	003135	59--064-39-CA0220-401	840.85	1
122 W FULTON REALTY LLC	003183	59--067-131	806.67	1
BUNCHE VICTORIA	003189	59--067-148	54.11	1
CAVANAGH VICKI LYNN	003206	59--068-22	619.80	2
PETROVITCH THOMAS G	003284	59--070-71-CA0106-119	172.81	2
BRUNETTI JOSEPH	003347	59--070-71-CA0106-418	100.46	2
164 W PARK AVE LB, LLC	003399	59--071-8	4,117.77	1
AMERICAN COMMUNITY BANK	003400	59--071-9	1,158.02	2
PAGAN CARMEN	003416	59--071-52	1,249.76	1
DUSOWITZ FAMILY	003436	59--072-30	1,679.30	1
BECCARELLI DANIELLE	003531	59--076-38-CA0146-105	195.88	2
RADHASWAMI 2019, LLC	003551	59--076-38-CA0146-212	391.77	1
HOCKLEY NEVILLE/CATHERINE	003661	59--076-38-CA0146-703	666.10	1
OCONNELL MARK F	003680	59--076-38-CA0146-722	666.10	1
ARUM EUGENE	003780	59--078-61	420.24	2
SAINTHILL RAYMOND	003793	59--078-74	654.47	1
MCLOUGHLIN GINA & PATRICK	003807	59--081-15	465.06	2
GRAHAM KELLY	003828	59--081-47	1,146.59	1
ODERY FRANK J	003860	59--082-74	23.68	2
CHERNOFF PHAEDRA	003872	59--082-133	45.68	1
WOLKENBERG GILBERT	003873	59--082-134	27.90	2
COHEN MATTHEW & LISA	003880	59--082-184	18.60	2
CHERNOFF CHRISTOPHER & PHAED	003883	59--082-232	1.68	1
PROSPECT 41	003897	59--082-604	21.99	1
CAMINITI GABRIELLA	003898	59--082-605	4.23	2
ANAH AMIR	003908	59--084-17	862.77	2
FUENTES VICTORIA	004081	59--088-227-CA0240-71	14.02	1
HENNER SHELLY	004230	59--089-308-CA0211-205	909.70	1
MARCUS GARY & DARLENE	004243	59--089-308-CA0211-503	880.69	1
SALORIO ESTHER	004248	59--089-308-CA0211-603	440.34	2
STERN PAUL M & LISA R	004252	59--089-308-CA0211-702	1,108.56	1
ARIA 1026 CAPITAL LLC	004282	59--092-30	779.60	1
KISTAMA SHAWN O	004310	59--092-196	251.13	2
ROBINSON ANITA	004328	59--093-15	314.55	2
CUNHA MICHAEL	004330	59--093-21	869.24	1
MERCHANT MADISON & EVERGREE	004345	59--093-62	737.34	1
WAKS MIRIAM & SHEREE	004356	59--093-89	683.22	1
CURRY CESSIL GRANT	004359	59--093-95	759.31	1
EDMOND B LISA	004369	59--094-17	370.35	2
FIVE TOWNS RE CORP	004455	59--098-8	1,004.54	1
COHN MICHAEL H	004463	59--098-26	867.38	1
PINCHASIN AMOS & HELEN	004464	59--098-28	1,283.56	1
SCHOTT RANDY & CINDY	004507	59--100-61	1,503.41	1
DI MONDA DOUGLAS	004508	59--100-66	554.69	2
ROTH LONG BEACH REALTY	004559	59--104-86	4,420.85	2
BOND PATRICIA	004571	59--105-27	742.41	1
LIGHTNING HOMES, LLC	004579	59--105-69	845.58	1
CLAUSELL COLLIE BELLE	004609	59--106-48	843.87	1
CAMPBELL DONOVAN & KATHY	004617	59--106-70	5.07	1
AHMED ALI	004620	59--107-23	985.92	1
GUERRERO LUIS & TERESA	004622	59--107-29	514.94	2
514 RIVERSIDE BLVD, LLC	004633	59--107-104	811.75	1
136 E PARK AVE LLC	004695	59--110-16	1,421.33	2
PIETRFORTE LOGAN	004700	59--110-23	1,611.24	1
BERARDI CHRISTINE	004737	59--110-141-CA0107-18	181.38	1
MANTUS ANTONIA	004763	59--110-141-CA0107-44	181.38	1
VITALE JOHN JR	004765	59--110-141-CA0107-46	142.94	2
TOPPER MARILYN	004822	59--112-26	766.93	2
MAZA STEPHANIE	004909	59--116-43-CA0310-603	363.10	1
SCHNEIDER MELISSA & JERRY	004913	59--116-43-CA0310-607	233.10	1
HELM CHARLES, KAREN & SHANNON	004920	59--116-43-CA0310-702	404.35	1
MINSON THERESA	004930	59--116-43-CA0310-801	412.38	1
LOUGHRAN 2020 FAM TRUST	004962	59--116-43-CA0310-1011	168.27	2
ISLA BLU AT LONG BEACH LLC	005028	59--116-45-CA0311-803	176.31	2
ISLA BLU AT LONG BEACH LLC	005048	59--116-45-CA0311-911	162.51	2
LASKER ROBERT A	005051	59--116-45-CA0311-1004	375.68	1
BLANK LAURYN	005064	59--116-45-CA0311-1105	207.93	2
QUINN DANIEL & DIANE	005083	59--119-25	469.29	2
LB ROAD LAND PARTNERS	005084	59--119-27	1,269.50	2
RHINEBECK REALTY LLC	005085	59--119-41	1,568.95	2
ALVARADO FRANK & GLORIA	005092	59--120-23	504.80	2

Delinquent Accounts Report

Delinquent accounts in Swis \ SBL order-with Subtotals

281000

<u>Name/Addr</u>	<u>Bill No</u>	<u>Printkey</u>	<u>Base Due</u>	<u>Payment Position</u>
SERAFIN SYLWESLER	005192	59--124-46	516.64	2
SOVIERO EVAN	005205	59--124-158	481.97	2
GALLAGHER JAMES & MARGARET	005250	59--126-39	475.21	2
FORWARD DOOR REALTY, INC.	005289	59--128-33	1,347.83	1
LONG BEACH SHORE LAND, LLC	005328	59--130-48	4,741.56	2
261 SHORE ROAD LLC	005333	59--130-73	2,207.14	2
LIPPMAN RICHARD	005416	59--135-1	401.64	2
316 EAST FULTON ST, LLC	005455	59--136-13	749.17	1
HASSAN KIM	005482	59--136-71	486.19	2
SILVER KAREN	005500	59--137-47	489.58	2
LIN HONGTU	005514	59--137-110	985.92	1
461 LINCOLN OWNERS CORP	005534	59--138-41	1,104.32	1
WEISSBERG LAUREN	005544	59--138-67	874.32	1
WEISSBERG LAUREN	005545	59--138-69	25.37	1
VALENTINO JOSEPH	005573	59--139-73	806.67	1
NMNT REALTY CORP	005586	59--140-53	601.19	2
RAMNAUTH BALKISOON	005599	59--141-13	518.33	2
STADTMAN LAURIE & BRETT	005606	59--141-30	823.58	1
GREEN KAREN	005635	59--142-36	597.81	2
ROSENBAUM CORY	005659	59--143-11	1,134.75	1
TOBAK HENRY & ELLA	005661	59--143-17	943.65	1
337 EAST PENN TRUST	005673	59--143-58	1,199.01	1
QUARRE LB PROPERTIES, LLC	005676	59--143-254	815.12	1
MAYO JOHN & MARIA	005704	59--144-273	503.95	2
BARAM BENJAMIN	005712	59--145-34	1,046.82	1
QUINN BRIAN & JENNIFER	005797	59--149-173	5.07	1
GIBBONS ERIN & MICHAEL	005878	59--152-34	445.61	2
KIRK KEVIN	005886	59--152-58	418.55	2
DIPAOLA VINCENT	005956	59--154-84	8.46	1
GRAY WILLIAM & ROBERT	005958	59--154-86	6.77	1
MARONE JOSEPHINE & FRANKLIN	005983	59--155-161	1,178.71	1
HRNCIR-BOYLE ELINKA	005990	59--156-8	1,231.13	1
YANNI PIERRE	006020	59--156-147	3.38	2
GUNN BARBARA	006025	59--157-11	1,148.28	1
ROOS STEVEN	006029	59--157-20	925.06	1
GARONE LOUISE 2017 IRV TRUST	006071	59--158-51	469.29	2
MCLOUGHLIN ROBERT & LYNN	006118	59--160-30	958.86	1
CARMINE LINDA LEVIN	006153	59--161-37-CA0252-402	747.19	1
403-504 E BOARDWALK, LLC	006161	59--161-37-CA0252-504	329.04	2
WILSUSSEN SEAN R & MICHELLE	006202	59--162-112	1,361.36	1
AGNES EQUITIES, LLC	006216	59--163-25	513.26	2
CARLOZZI TERESE	006237	59--163-142	1,087.39	1
REZNICEK LILLIAN	006259	59--164-54	780.21	1
MORAN RUTH	006304	59--166-1	1,221.00	1
ROCHE JAMES	006380	59--168-31	777.92	1
MOSCHETTA MICHAEL P	006382	59--168-46	457.45	2
FOWLER PATRICIA	006389	59--168-63	580.06	2
PEDONE ANTHONY	006424	59--169-183	2.53	2
CUSCINO OTTAVIO	006467	59--171-15	1,197.33	1
KANE JAMES	006519	59--172-64	522.56	2
DIAMOND MATTHEW	006584	59--174-169	1,124.60	1
61 NEPTUNE BLVD, LLC	006606	59--175-141	710.50	2
JANOER AARON	006667	59--179-54	540.32	2
CONROY KRISTIE	006746	59--182-53	178.41	2
630 E PARK, LLC	006798	59--185-13	610.09	2
NAGEL GERTRUDE & GEORGE	006836	59--186-46	360.21	1
ADDBUYLB CORP	006846	59--186-67	1,270.03	1
KELMAN KAREN	006918	59--189-29	972.39	1
KELMAN KAREN	006919	59--189-31	45.68	1
643 SHORE RD LLC	006958	59--190-56	1,536.84	2
60 NEPTUNE LLC	006961	59--190-74	1,345.16	1
INDECK DEBRA	006996	59--190-255-CA0143-202	887.85	1
GARCIA RENE	007017	59--191-46-CA0004-105	286.21	1
RUGEN MICHAEL H	007049	59--191-46-CA0004-311	129.13	2
GELLER ERIC	007070	59--191-46-CA0004-506	148.70	2
MORVILLO MARISA A	007104	59--191-47-CA0017-14	294.26	1
URMAN FELIX	007125	59--191-47-CA0017-35	416.58	1
SULLIVAN ELIZABETH A	007155	59--191-47-CA0017-65	417.98	1
LYNCH WALTER & MARIS	007341	59--195-21	17.76	2
REDA ROBERT ESQ	007358	59--195-41	1,001.15	1
KOONS DANIEL	007359	59--195-42	414.32	1
LEICHT ALLAN	007494	59--199-4	490.42	2

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Delinquent accounts in Swis \ SBL order-with Subtotals

281000

<u>Name/Addr</u>	<u>Bill No</u>	<u>Printkey</u>	<u>Base Due</u>	<u>Payment Position</u>
MERCADO MICHAEL & ATHENA	007590	59--201-235	5.07	1
REICHMAN MICHAEL	007598	59--201-248	523.41	2
MARCHETTI EMMA	007601	59--202-3	489.58	2
TARTER, LLC	007625	59--202-45	428.70	2
SEGHROUCHNI JULIE	007626	59--202-49	862.47	1
711 SHORE RD OWNERS CORP	007707	59--205-239	306.45	2
STATE STREET LB, LLC	007757	59--209-19	520.02	2
ONG CRISPIN	007775	59--210-24	2,037.81	1
KAPLAN ANDREA	007806	59--211-23	721.27	2
LEHR BARBARA	007884	59--214-65	12.68	2
KAROM OMAR & LOUISE	007915	59--215-72	465.91	2
FELCON PATRICIA	007935	59--216-31	820.19	1
GROSS DAVID TRUSTEE	007997	59--218-12	977.47	1
MINES STEVEN J	007999	59--218-16	622.33	1
GREENGUS KIM & TODD	008005	59--218-29	694.20	2
EISERT DALE	008049	59--220-106-CA0040-102	157.43	2
COOK MARIAN	008061	59--220-106-CA0040-203	333.75	1
BOGART JOAN	008064	59--220-106-CA0040-206	308.61	1
MCCARTHY REGINA	008085	59--220-106-CA0040-306	314.87	1
CONRAD FRANCIS G	008183	59--222-8	476.05	2
MC CANN NOREEN	008256	59--224-10	994.38	1
DANIEL ASSETS, LLC	008319	59--225-66	500.57	2
BERNABEO AMY	008331	59--226-22	1,197.33	1
CARR MICHAEL & BARBARA	008346	59--227-25	498.89	1
GUERIN NANCY B	008366	59--227-151	867.55	1
TOBILO ROSEMARY	008387	59--228-26	452.58	2
DOYLE CECELIA	008450	59--230-14	752.55	1
64 MINNESOTA AVENUE COMMONS	008459	59--230-23	38.90	1
953-955 W BEECH STREET	008499	59--231-24	819.91	2
MCNULTY GEORGE	008563	59--232-40	368.67	1
BONVISSUTO MARK & PATRICIA	008580	59--233-5	437.16	2
BRADY FRANCES & CATHERINE M	008610	59--233-39	420.24	2
LANG BARTON R, AS TRUSTEE	008611	59--233-40	726.46	1
MAFFEO ELAINE	008635	59--234-16	307.78	2
GORMAN BRIAN	008636	59--234-17	515.79	2
O ROURKE FRANK M	008642	59--234-23	1,318.82	1
O ROURKE FRANK M	008643	59--234-24	2,638.72	1
O ROURKE FRANK M	008667	59--234-49	1,556.91	1
LIVOLSI CONSTANCE	008739	59--236-23	367.58	2
HICKEY MARY	008752	59--236-39	207.03	2
MOONEY KIERAN	008788	59--237-23	1,111.08	1
COHEN BARBARA M	008794	59--237-31	429.55	2
MEM PROPERTIES, LLC	008907	59--239-47	813.44	1
HANRAHAN RICHARD	008931	59--240-18	190.33	2
MURPHY JEAN	008942	59--240-29	994.38	1
GENOVESE CARMINE	008957	59--240-44	240.14	2
YU MEI YING	008977	59--241-12	568.22	2
ILARIA GREG	008980	59--241-16	585.13	2
WEINBERGER GENE	008993	59--241-30	353.44	1
NELSON FRED & DOLORES	009025	59--242-9	385.58	1
727 W PARK AVE LLC	009181	59--250-138	1,070.33	2
OSTRAGER C %BERNARD S RUBB	009294	59--253-23	377.96	2
SAYEGH ROBERT	009343	59--255-11	366.13	2
906 WEST BEECH HOLDINGS LLC	009390	59--257-1	3,270.12	1
880 W BEECH ST LLC	009443	59--259-1	1,845.99	1
FARRAGHER FRANCINE	009525	59--261-26	689.98	1
BERNSTEIN JOHN	009527	59--261-28	597.81	2
LEVITT JORDAN P & DENISE A	009560	59--262-34	3.38	2
MATTEO CATHERINE	009600	59--264-13	789.76	1
MORALES ALBERTO	009608	59--264-23	828.66	1
DELURY ROBERT & DONNA	009627	59--265-11	610.50	2
TESTERMAN BRIAN	009662	59--266-102	8.46	1
HUML 2016 FAMILY LIV TRUST	009664	59--266-129	1,270.88	2
BRENNER ROBERT & CAROL	009726	59--270-13	2,890.14	1
VIGLIOTTI MALYNDA	009729	59--270-18	1,527.09	1
750 PARK PL LLC %SIMPLE MANAGE	009787	59--277-1	31,139.26	1
750 PARK PL LLC %SIMPLE MANAGE	009790	59--277-6	3,646.04	1
RED CLAW DESIGNS, INC	009811	59--278-19	677.30	2
KORNBLIT ARTHUR & PATRICIA	009861	59--281-1	642.63	2
RHO WALTER	009865	59--281-11	1,520.33	1

Delinquent Accounts Report Delinquent accounts in Swis \ SBL order-with Subtotals

281000

<u>Name/Addr</u>	<u>Bill No</u>	<u>Printkey</u>	<u>Base Due</u>	<u>Payment Position</u>
RHO WALTER	009865	59--281-11	1,520.33	1

281000

	Base Due
Totals:	\$302,710.97

Totals

	Base Due
Totals:	\$302,710.97