

**CITY OF LAMBERTVILLE
CYNTHIA L. EGE, CITY CLERK
18 YORK STREET
LAMBERTVILLE, NJ 08530
PHONE: 609-397-0110**

**NEW JERSEY ABANDONED
PROPERTY NOTICE**

PROPERTY OWNER'S NAME: Evermark Investments LLC
PROPERTY OWNER'S MAILING ADDRESS: 40 South Union Street, Lambertville, NJ
DATE OF NOTICE: March 23, 2026
DATE OF DETERMINATION: August 19, 2026
PROPERTY ADDRESS: 40 South Union Street
Block 1045, Lot 36

This notice is being posted in accordance with P.L. 2005, Chapter 188, approved June 29, 2005, for Abandoned Property Registration, and with the Lambertville City Code, 2014, Chapter 4, Police Regulations, Section 4-17. Abandoned Properties Rehabilitation Ordinance, this property meets the definition of an Abandoned Property for the following reasons as noted in section 4-17.4 Abandoned Property Criteria:

- b. Construction was initiated on the property and was discontinued prior to completion, leaving the building unsuitable for occupancy, and no construction has taken place for at least six months as of the date of a determination by the public officer pursuant to this section;
 - a. Note: the interior of the building was demolished on our about July 17, 2025, without construction permits, and debris was left in the rear yard of the building. Citations were issued by the County of Hunterdon Board of Health and posted to the door.
- c. At least one installment of property tax remains unpaid and delinquent on that property in accordance with Chapter 4 of Title 54 of the Revised Statutes as of the date of a determination by the public officer pursuant to this section;
 - a. Note: property taxes are delinquent. The last payment was recorded on May 7, 2025
- d. The property has been determined to be a nuisance by the public officer in accordance with Subsection 4-17.5.
 - a. Note: the property remains in disarray with construction debris in the rear yard, broken windows on the front of the building, and uncollected mail.

A response from the property owner is due **no later than May 1, 2026**, to avoid a final determination of abandonment by the City of Lambertville.

Cynthia L. Ege
CMR, RMC, City Clerk
Public Officer, City of Lambertville