

TOWNSHIP OF WATERFORD
COUNTY OF CAMDEN, STATE OF NEW JERSEY
NOTICE OF PUBLIC LAND SALE

NOTICE

NOTICE is hereby given in accordance with N.J.S.A. 40A:12-13(a) that the Mayor and Township Committee of the Township of Waterford, County of Camden, New Jersey, will expose at public sale and auction to the highest bidder on **March 26, 2019**, at **10:00 a.m.**, prevailing time, at the Township Municipal Building, 2131 Auburn Avenue, Atco, NJ 08004, tracts of land situated in the Township of Waterford as described and listed as follows:

Block	Lot	Property Location	Size of Parcel	Bid Minimum
502	112	2210 Whispering Pines Dr	0.464 acres	\$ 1,000.00
3501	1	728 Sixth Street	1.68 acres	\$13,000.00
3101	8	2452 Medford Road	4.97 acres	\$ 8,500.00
3301	2	2463 Linden Ave	19.4 acres	\$12,500.00
3501	6	2372 Genessee Ave	9.59 acres	\$ 6,000.00
4801	5	1009 Maple Ave	17.08 acres	\$ 4,500.00
5101	4, 5 & 6	2462 Linden Ave	24.25 acres	\$ 3,000.00
*2202	7	191 B Avenue	.1607 acres	\$45,000.00
**3303	14	430 Raritan Avenue	.2381 acres	\$ 2,000.00

*The Township acquired Title to this property by an In Rem Foreclosure Judgment dated January 28, 2019. The property has a 3-bay garage located on it as well as a cesspool which services the adjoining property Lot 6. The adjoining property identified as Lot 6 also has a 2-car garage which a portion of it encroaches onto Lot 7. Both properties are/were owned by Guy Zito. The Lot 6 property is presently being foreclosed on by the holder of a Tax Sale Certificate purchased from the Township. Any Purchaser of Lot 7 needs to be aware of these conditions which a Survey would clearly delineate.

**The house on this property is in serious deteriorating condition and had been scheduled for demolition by the Township.

All bids shall be referred to the Township Committee for review and final approval. The Township reserves the right to accept the highest bid or to reject any and all bids if the highest bid is not accepted.

Said properties are being offered for sale with a condition that the Township is issuing no representations or warranties as to the permissibility or advisability of building or constructing improvements on said properties. The successful bidder is solely responsible for obtaining any and all necessary local, county or state permits and/or approvals to construct any improvement on the properties.

The Township makes no representations as to any existing environmental conditions or any ISRA requirements that may be applicable to the property.

Upon the close of bidding, the highest qualified bidder, as designated by the Municipal Clerk, shall submit cash or a certified check in the amount of ten (10%) percent of the bid and shall immediately execute an offer to purchase at the bid price, which offer shall include the terms and conditions specified herein.

The successful bidder shall provide at its own expense a title search and legal description to the Township for the preparation of the deed of conveyance.

At the closing, the successful bidder will be required to pay all expenses, including legal fees and advertising costs incurred by the Township. At least 15 days prior to settlement, the

successful bidder will provide the Township Attorney with a Preliminary Title Report and legal description.

A Bargain and Sale Deed will be the document of conveyance and no warranties or representations as to title are made by the Township. If, however, it is determined that the Township is unable to convey marketable title, any deposit moneys received pursuant to the bidding procedure will be returned to the Bidder.

The confirmation of the sale by the Governing Body shall be a complete acceptance of the bid and, thereafter, within thirty (30) days from said confirmation, the closing must be completed. Failure to comply with any of the above requirements or to close on or before the date set forth herein shall entitle the Township to rescind prior bid approval, terminate any and all rights of the designated bidder in said property and retain all moneys heretofore deposited.

The successful bidder shall be responsible for terminating any and all existing occupancy or tenancies.

The properties being sold are subject to existing encumbrances, liens, zoning regulations, easements, other restrictions, such facts as a title search would reveal and such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting said property. The sale in no manner binds the Township to provide access or to improve any existing access and the Township makes no representation that any access exists to the properties being sold.

Any buildings on any of the properties shall within one hundred twenty (120) days of the Township providing title be properly demolished or meet appropriate building and health codes unless otherwise extended or waived by the Township.

All Properties are located in the New Jersey Pinelands and subject to the Pinelands
Comprehensive Management Plan Regulations.

DATED: 3/1/2019
DAWN M. LIEDTKA, RMC
TOWNSHIP CLERK