

Barry M. Wright, Mayor
Deborah A. Iannaco, RMC



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**TOWNSHIP OF WINSLOW
NOTICE OF PUBLIC SALE**

Township Committee
Edward J. Pleczynski
Anthony J. Tomasello
Evelyn M. Leverett
George Lowery
Marie D. Lawrence
Raymond Watkins, Jr.
Charles Flamini
John A. Wilson

Notice is hereby given in accordance with NJSA 40A:12-13(a) that the Township Committee of the Township of Winslow, Camden County, New Jersey will expose at public sale and auction to the highest bidder on *Thursday, May 14, 2015 at 2:00 p.m.*, prevailing time, at the Municipal Building, 125 South Rt. 73, Braddock, New Jersey, a tract of land situated in the Township of Winslow, County of Camden and State of New Jersey, described herein.

BLOCK	LOT	MINIMUM BID AMOUNT	ZONING	SIZE OF PARCEL
2502	1	\$200,000.00	PTC	192'x 175' x 266' x 160'

Please be advised of the following:

1. The Property is located within the New Jersey Pinelands and is zoned PTC. A copy of the uses permitted by this Zoning can be reviewed at the Winslow Township Planning & Zoning Office.
2. This Property was previously used by the Township of Winslow, and known as the "Tansboro Annex". The building consisted of offices, used by the Tax Assessor, and the Construction Office. The Township makes no representation or warranty as to the condition of the building and it is being sold in an "as is" condition.
3. No public sewer is available to the Property. A septic system is located on the property, however, the Township makes no representations or warranties as to the condition of the septic system and same is being sold in an "as in" condition.

Said property is being sold with the condition that the municipality is issuing no representations or warranties as to the ability or advisability of building or constructing improvements on said property or utilities including but not limited to sewer and water availability to or for the property. The successful bidder is solely responsible for obtaining any and all necessary local, county or state permits and/or approvals including but not limited to New Jersey Pinelands Commission and New Jersey Department of Environmental Protection to construct an improvement on the property. In addition, no representation is made as to any environmental conditions that may affect the property including but not limited to the presence of wetlands. The Township makes no representation as to any previous use of the property except that it was used as the Tansboro Annex and does not guarantee clear title to the property. Any and all other conditions will be announced at the time of sale.

The Township reserves the right at anytime prior to confirmation of the sale made hereunder, to reject any and all bids, even if the bid meets or exceeds the minimum bid required.

The property is being sold subject to rights of tenants and occupants, if any.

A Bargain and Sale Deed shall be the document of conveyance and no warranties or representations as to title are made by the Township of Winslow. If, however, the Township is unable to convey marketable title, any deposit monies received pursuant to this bidding shall be returned without interest or any other compensation, and there shall be no further liability between the parties. The form of the Deed is on file with the Township Clerk and may be inspected.

All bids shall be referred to the Winslow Township Governing Body for review and final approval which shall be by Resolution not later than at the second regular meeting of the Mayor and Township Committee of Winslow Township following the sale.

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, settlement must be completed. In the event of default by the successful bidder to complete settlement within the time allowed, the bid shall be rescinded, all rights of the successful bidder shall be terminated and the down payment shall be forfeited.

The parcel is conveyed subject to existing encumbrance, liens, zoning regulations, easements, other restrictions, such facts as a title search would reveal, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting said property.

The successful bidder, at the conclusion of the sale, shall be required to pay ten percent (10%) of the bid, in cash, certified check, or other acceptable check or instrument as down payment and shall execute an offer to purchase at the bid price on the date of the public land sale. Failure to make the payment on said date shall nullify the bid.

The successful bidder will also be required to pay for legal fees; advertising costs; preparation of the Deed of Conveyance; and recording fees to be determined.

Deborah A. Iannaco, RMC
Municipal Clerk
Township of Winslow