**NOTICE TO BIDDERS**

NOTICE IS HEREBY GIVEN that bids will be received by the governing body of the Borough of Tuckerton in the Municipal Building, 420 East Main Street, Tuckerton, New Jersey on March 12, 2025 at 10:00 am by auction method, for the following minimum bid:

Block 33, Lot 25 Minimum Bid Amount $190,000.00

* 1. The property will be sold at no less than the minimum price as indicated and to the highest bidder.
	2. The bidding will consist of individual offers at specified prices. There will be no limit to the number of offers to be received, but they must be in the minimum of $100.00 increase over the prior bid. The highest bidder will deliver a certified check, money order, cashier's check, bid bond, cash or personal check for the minimum amount of ten percent (10%) of the bid offer at the time of the bidding. In addition, the cost of publication and conveyancing shall be added to the minimum bid price.
	3. The successful bidder shall enter into a contract of sale to purchase said property from the Borough on the date that the bid is received.
	4. The successful bidder shall close title within sixty (60) days of the award of the bid or be subject to the forfeiture of deposit and/or other legal remedies available to the Borough.
	5. In the event that the bidder is a corporation or partnership, it shall submit to the governing body, prior to the time of the receipt of the bids, or accompanying the bid, a statement setting forth in the names and addresses of all stockholders in the corporation who own ten percent (10%) or more of its stock, or an interest equivalent for the same, in accordance with P.L. 1977, c.33.
	6. The sale is subject to final confirmation by the Tuckerton Borough Council.
	7. The Borough will pay no real estate commission other than a commission to the realtor who may conduct the auction as permitted by statute.
	8. The Purchaser shall be responsible for the payment of all recording fees.
	9. The property will be sold subject to Municipal Zoning Ordinances in effect at the time of sale, as well as other governmental regulations.
	10. The property will be conveyed by tax lot and block only. No legal description will be provided by the Borough in the deed of conveyance.
	11. The Borough makes no representations as to the quality of title nor the quantity of

the property being conveyed. The Borough will convey only such title as it may possess. The Borough will convey by Quit Claim Deed.

* 1. The property, including any improvements situated thereupon, will be sold in "AS IS CONDITION"
	2. If any listing of the property to be auctioned is noted as being "non-conforming" or "conforming," said designation is made for informational purposes only and shall not be binding upon the Borough. The lot sizes, zone descriptions, and description provided in any listing of the property to be auctioned, are likewise provided for informational purposes only and shall not be binding upon the Borough.
	3. Prior to the sale, the Borough reserves the right to withdraw the parcel from the sale market.
	4. The sale and conveyance of the aforesaid land is made subject to any municipal easements, dedications, or rights-of-way which the Borough may require, as well as any other easements of record.
	5. Purchaser agrees not to re-convey these premises or make contracts for re-conveyance for said premises to a third party until such time as the Borough is paid in full, the Purchaser further agrees not to permit any construction on said property by any party other than Purchaser, prior to payment of the full purchase price.
	6. Purchaser agrees to pay all conveying fees, including legal costs and surveying costs, that may be necessary to secure title, state conveying fees, etc., and those fees normally incurred by Seller at the sale of any real estate. The Borough and Purchaser further agree that the Borough Solicitor will prepare the deed of conveyance from the Borough and the Purchaser will reimburse the Borough for its legal fees and costs, estimated to be $450.00.
	7. Purchaser agrees to pay publication costs incurred by the Borough in the sale of the

land.

* 1. Bidder on the above mentioned premises is deemed by his/her actions to have accepted the terms and conditions imposed herein.
	2. The Borough of Tuckerton makes no specific warranties as to the marketability of title. In the event the Borough cannot deliver a marketable, insurable title to said lands, the Purchaser, at his/her option, may reject said conveyance, but the Borough shall in no way be responsible for any costs or damages incurred by the Purchaser in furtherance of the proposed sale.
	3. The Borough of Tuckerton will not warrant to improve any unimproved streets abutting the lot, nor will the Borough warrant to make any other improvements upon purchase. Bidders are cautioned that they have to make their own improvements.
	4. The Borough reserves the right to reject any and all bids.
	5. Notice: If Purchaser intends to purchase lot(s) for the purpose of construction of a dwelling, he/she should check with the Construction Code Official prior to the sale to confirm whether the lot(s) are sufficient for the purpose.
	6. The Borough of Tuckerton reserves the right to waive any informalities and to reject any and all bids.

## JENNY GLEGHORN

## BOROUGH CLERK

## BOROUGH OF TUCKERTON