

**CITY OF BURLINGTON
NOTICE OF PUBLIC LAND SALE**

Notice is hereby given in accordance with N.J.S.A. 40A:12-13(a) that the Common Council of the City of Burlington, Burlington County, New Jersey will expose at public sale and auction to the highest bidder on Thursday, December 19, 2024 at 11:00a.m., prevailing time, at City Hall, 525 High Street, Burlington, New Jersey 08016, tracts of land situated in the City of Burlington, County of Burlington and State of New Jersey, as described and listed as follows:

BLOCK	LOTS	MINIMUM BID AMOUNT	ZONING	SIZE OF PARCEL	NOTES
33	5 & 6	\$55,000.00	*TC-1	11,227 sq. ft. (+/-)	The minimum lot size for a mixed-use development in this zone is 15,0000.

*TC-1 = Town Center-1 Zone

Any buildings on premises shall, within One Hundred and Twenty (120) days of City providing title, be properly demolished, meet appropriate Building and Health Codes, or subdivided as the case may be.

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 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 City makes no representation as to any previous use of the property and does not guarantee clear title to the property.

The City 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 City of Burlington. If, however, the City 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 City Clerk and may be inspected.

All bids shall be referred to the Common Council of the City of Burlington for review and final approval which shall be by Resolution not later than at the second regular meeting of the Mayor and Common Council of Burlington City following the sale.

The confirmation of the sale by the Common Council of the City of Burlington 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.

In addition to the minimum bid, the successful bidder shall be required to pay for legal fees; advertising costs; preparation of the Deed of Conveyance; and recording fees to be determined.

Cindy A. Crivaro, RMC
City Clerk
City of Burlington

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