

PUBLIC NOTICE

TOWNSHIP OF DOWNE

PLEASE TAKE NOTICE that the Township of Downe has authorized the sale of certain surplus real property as appearing in the annexed Exhibit A, which sale of property shall be held at a public auction to be held on the **14th day of September 2020 at 6:30 o'clock p.m.** at the Downe Township Municipal Building situate at 288 Main Street, Newport, New Jersey.

Terms of Sale:

1. The property shall be offered for sale by open auction to the highest bidder, with reserve at the aforesaid date, time and place.
2. The auction shall be with reserve starting bid as determined by the Downe Township Committee.
3. Owners of property contiguous to any aforementioned described lot(s), which is less than the lot area required for development by the current zoning ordinance or is completely surrounded by other properties, shall have the right, if present at the sale, of first refusal to purchase the property at the same bid. If more than one (1) such contiguous owner desires to purchase said property, the property shall be auctioned between the contiguous owners with the opening bid being that initially accepted by the Township.
4. In the event the purchaser of a property which is not of size to be developed is a contiguous owner, he/it/they agree to merge and incorporate same into his/its/their conforming contiguous parcel(s) which are or will become conforming and by bidding, authorize the Township to remove existing lot lines on the tax map so as to reflect said merger.
5. In the event the Township is unable to deliver title, the purchaser may either accept the title and complete the transaction or declare the Agreement null and void and receive his/its/their deposit.
6. The Township reserves the right to reject any and all bids.
7. The properties are being sold subject to, but not limited by, any facts an accurate survey or the records may disclose. The Township is not making any representations or warranties regarding the properties or their suitability for any use.
8. The successful bidder shall, at the time of acceptance, deposit 10% of the full purchase price as down payment in cash or bank check.
9. The balance of the purchase price shall be delivered by cash or bank check to the Clerk of the Township on or before 30 days from the date of the sale. Upon payment thereof, the Deed shall be recorded with the Cumberland County Clerk by the Township.

10. In the event said purchaser shall fail to make settlement prior to 30 days from the date the bid is accepted, the deposit shall be forfeited as liquidated damages.
11. The sale shall be subject to other terms and conditions contained in a Contract for Sale of Real Estate, a form of which can be inspected prior to said sale at the Downe Township Municipal Building, 288 Main Street, Newport, New Jersey during normal business hours Monday through Friday.
12. The starting bid shall be as is set forth in the list of properties. The successful bidder shall pay an additional \$250 which shall constitute the cost of preparation and recording the Deed.
13. The Township reserves the right to establish further conditions prior to the commencement of the public auction.
14. The Township does not guarantee the construction of any road, water or sewer line, curb, gutter, sidewalk, drainage facility or other improvement on, at or near the property that is sold.
15. At closing, the Township will transfer Township's rights of ownership of the property to buyer pursuant to a Contract of Sale provided by the Township. This transfer of ownership will be subject to (a) easements and restrictions of record; (b) the estate and interest, if any, of the United States and/or the State of New Jersey in all lands now or formerly flowed by tidewaters; (c) flooding and drainage rights, if any, of adjoining property owners in streams or watercourses bounding or crossing the property in any way; (d) rights, public and private, in any part of the premises included within the lines of the street or right-of-way; (e) rights of adjoining owners; (f) any facts about the land or buildings located thereon which a correct survey would disclose; (g) any/all applicable governmental regulations; (h) occupants/tenants of the property, if any; (i) any facts which would be disclosed by a title search; (j) environmental contamination; and (k) the possibility of title being voided due to an irregularity in the proceedings utilized by Township to acquire or dispose of the property. The Township will deliver a properly executed QuitClaim Deed and record same.
16. The property is conveyed, without any nonconforming protection.

Downe Township

Nadine E. Lockley, RMC, Municipal Clerk
288 Main Street
Newport, New Jersey
856-447-3100

Exhibit A

BLOCK	LOT	PROPERTY LOCATION	ACREAGE	ASSESSED VALUE	MINIMUM BID
11	22	224 Landing Road	0.60 acres	\$110,900	\$10,000