

**PUBLIC NOTICE
NOTICE OF PUBLIC SALE BY AUCTION OF REAL ESTATE BY THE
TOWNSHIP OF LOGAN, COUNTY OF GLOUCESTER, STATE OF NEW JERSEY**

PLEASE TAKE NOTICE that pursuant to N.J.S.A 40A:12-13 and Ordinance No. 21-2022, the Logan Township Council has authorized via public auction the sale of Township owned real property. A public auction for the properties identified below will be conducted on February 28, 2023 at 9:30am. The public auction will be conducted at the Township of Logan Municipal Building, 125 Main Street, Bridgeport, New Jersey.

The properties to be sold are described as follows:

<u>Block</u>	<u>Lot</u>	<u>Property Location</u>	<u>Bid Minimum</u>	<u>Approx. Lot Size</u>
702	2	Asbury Station Road	\$15,600	0.88
702	12.03	Paulsboro Road	\$24,000	3.0
801	1.01	Hendrickson Mill Road	\$7,050	1.0
801	1.02	Hendrickson Mill Road	\$7,050	1.0
801	1.03	Hendrickson Mill Road	\$7,050	1.0
801	27	Paulsboro Road	\$8,200	1.9
801	28	580 Paulsboro Road	\$8,100	1.84
1102	30	Route 322	\$6,700	13.35
1205	1	Cedar Swamp Road	\$4,950	0.40
1301	1	Route 130	\$9,250	0.48
1407	2	13 Main Street	\$3,300	0.12
1408	3	South Bridgeport Road	\$17,900	1.97
1502	33	South Bridgeport Road	\$300	0.02
1703	7	Raccoon Creek	\$2,700	13.59
1703	23	High Hill Road	\$9,350	2.10
1703	25	Raccoon Creek	\$200	0.60
3001	13	Rear Land Center Sq Rd	\$400	2.09
3001	14	Rear Land Center Sq Rd	\$1,200	6.0
3001	39	Off Pedricktown Road	\$900	4.40
3103	20	Jefferson Lane	\$2,200	1.0

TERMS AND CONDITIONS

The sale of the properties is being made subject to the terms, conditions, restrictions and limitations of a Contract for Sale between the successful bidder and the Township and the following terms and conditions:

1. The descriptions of the properties are intended as a general guide only and may not be accurate. No representations of any kind are made by the Township of Logan as to the condition of the properties; the premises are being sold strictly in their present condition "AS IS".
2. The sale is made subject to all applicable laws, statutes, regulations and ordinances of the United States, State of New Jersey, County of Gloucester and the Township of Logan.
3. No employee, agent or officer of the Township of Logan has any authority to waive, modify or amend any conditions of the sale.
4. Bids for any and all of the properties must be made for a sum equal or greater to the minimum bid price.
5. The properties will be conveyed by a Quitclaim Deed and such conveyance shall be subject to all covenants, restrictions, reservations, easements, liens and encumbrances established of record or by prescription and without representation of any kind as to the quality or character of title of the properties to be conveyed.
6. All sales are subject to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1 et seq. and all rights reserved by the Township by such law.
7. Bidder shall deposit cash, check or money order in the amount of not less than 10% of the high bid price at the time of sale. In the event the successful bidder fails to deposit 10% of the bid price at the time of the sale, the Township will re-auction the properties at the same public sale. If the successful bidder fails to pay the deposit, the bidder shall be responsible for any difference between their bid and the final sale bid in the event such bid is lower than the bid of the original bidder.
8. The winning bidder shall abide by all zoning, subdivision, health and building regulations and codes and acknowledges that this sale will not be used as grounds to support any variance from or relaxation of the Township's Zone Code.
9. The winning bidder acknowledges that failure to close title as agreed shall be cause to forfeit all funds deposited with the Township.
10. The winning bidder acknowledges that the purchase price shall not be used before any County Board of Taxation, Tax Court of New Jersey, or in any court of this State as grounds to support a challenge of the existing assessments with regard to the subject or other property.
11. The Township reserves the right to withdraw the offer of sale of each property.
12. All sales are subject to final approval by the Township Council.
13. The Township does not warrant or certify title to the property and in no event shall the Township of Logan be liable for any damages to the purchaser-successful bidder if title is

found unmarketable for any reason and the purchaser-successful bidder waives any and all right in damages or by way of liens against the Township. The sole remedy being the right to receive a refund prior to closing of the deposit paid in the event title is found unmarketable. It shall be the obligation of the successful purchaser to examine title to the premises prior to the closing. In the event of closing and a later determination is made that title is defective, the Township shall not be responsible for the same and shall not be required to refund money or correct any defect in title or be held liable for damages.

14. Acceptance of the offer of the highest bid shall constitute a binding agreement of sale, and the purchaser shall be deemed to agree to comply with the terms and conditions of the sale herein contained.
15. The successful bidder shall bear the burden of obtaining any and all approvals from the appropriate municipal, county or government agency, if applicable. The successful bidder shall also bear the burden of obtaining and paying for any and all necessary permits, connections, and/or arrangements to provide for cable, water, electric, sewer or solid waste disposal.
16. The Township reserves the right to accept the highest responsive bid if equal to or greater than the minimum bid price, or to reject all bids at the public sale and not to award to the highest bidder. The Township reserves the right to waive any and all defects and informalities in any proposal, and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township.
17. This sale is made subject to such state of facts as an accurate survey may disclose, existing tenancies, rights of persons in possession, easements, conditions, covenants and restrictions and any liens and encumbrances of title which the Township Council may impose on any parcel at the time of the sale, including but not limited to restrictions on the use to be made of such real property, capital improvements or personal property and any conditions of sale as buildings or structures, or as to the type, size or other specializations of buildings or structures, and the time within such conditions shall be operative, or any other conditions of sale in like manner to the same extent as by any other purchaser.
18. In addition to the terms and conditions set forth herein,
19. successful bidders agree that the Township shall impose the following conditions:
 - a. To deposit cash, cashier's check or money order in an amount not less than 10% of the high bid price at the time that the bid is submitted.

b. To pay on or before the date of closing:

- i. The balance of the purchase price.
- ii. The prorated cost of preparation of all legal documents and advertising costs for each property purchased.
- iii. The prorated real estate taxes, for the balance of the current tax quarter as of the date of closing.
- iv. The realty transfer fees.
- v. All County recording fees.

Linda L. Oswald, Municipal Clerk
Township of Logan
125 Main Street
Bridgeport, NJ 08014
856-467-3424