

NOTICE OF PUBLIC SALE OF LAND

TOWNSHIP OF MIDDLE, CAPE MAY COUNTY

BE ADVISED, It is hereby determined that the parcels of real property set forth in Schedule “A” annexed hereto are not needed for public use. Minimum bids are contained on Schedule “A”.

Said parcels of real property shall be sold pursuant to N.J.S.A. 40A:12-13(a) by open public sale at auction to the highest bidder, said open public sale at auction to be conducted at the Middle Township Hall, Meeting Room, 33 Mechanic Street, Cape May Court House, New Jersey, on **November 30, 2022 at 10:00am**

The Township reserves the right to reject all bids where the highest is not accepted.

The terms and conditions of the sale shall be as stated in the General Rules of Land Sales AND Contract for Sale of Real Estate, which documents and terms are available in the Office of the Municipal Clerk and online at www.middleborough.com .

SCHEDULE A

<i>LOCATION</i>	<i>BLOCK / LOT (LEAD LOT)</i>	<i>ADDIT. LOTS</i>	<i>MINIMUM BID AMOUNT</i>
755 Goshen Road (28.62)	52/21	Lot 22,18	\$46,700.00
202 E Atlantic Ave	264/1		\$13,100.00
1306 Fulton Street	702/6	Lots 7,8	\$20,000.00
114 W Main Street	935/13	Lot 14	\$70,000.00
Washington St	968/4	Lots 3,5	\$17,500.00
613 Cedar Ave	998/11		\$10,900
14 E Wiley St	1031/12	Lot 11	\$70,000.00
2105 Route 9 South	1055/6		\$34,100
Gibson Avenue	1056/11		\$12,600
Virginia Avenue	1071/6	Lot 5	\$14,500.00
North Carolina	1085/2	Lot 3	\$20,500
Virginia Avenue	1086/1	Lots 2,3	\$13,900

All Bids shall be referred to the Township Committee for review and final approval. The Township reserves the right to accept the highest Bid or to reject any and all Bids if the highest Bid is not accepted.

Said properties are being offered for sale with a condition that the Township is issuing no representations or warranties as to the permissibility or advisability of building or constructing improvements on said properties.

The successful Bidder is solely responsible for obtaining any and all necessary local, county or state permits and/or approvals to construct any improvement on the properties. The Township makes no representations as to any existing environmental conditions or any ISRA requirements that may be applicable to the property.

The prevailing high bidder at the auction shall pay to the Township at the time of the sale, a sum equal to 10% of the highest bid for said parcel in cash, personal check, or by certified or bank cashier's check. In addition to the 10% payment, at the time of the public auction sale the highest bidder shall pay the sum of \$650.00 for the preparation of the deed. The deed shall be prepared by the Township's Attorney. The High - Bidder / Purchaser shall also sign a contract to purchase the property in the form attached hereto at the auction which shall become immediately binding.

KIMBERLY D. OSMUNDSEN
BUSINESS ADMINISTRATOR/ TWP. CLERK
TOWNSHIP OF MIDDLE