

NOTICE OF PUBLIC LAND SALE  
TOWNSHIP OF UPPER DEERFIELD, COUNTY OF CUMBERLAND, STATE OF NEW JERSEY

NOTICE IS HEREBY GIVEN in accordance with N.J.S.A. 40A:12-13(a) that the Township Committee of the Township of Upper Deerfield, Cumberland County, New Jersey will expose at public sale and auction to the highest bidder on Thursday, May 4, 2017 at 7 p.m., prevailing time, at the Municipal Building, 1325 Highway 77, Seabrook, New Jersey 08302, the tracts of land situated in the Township of Upper Deerfield, County of Cumberland and State of New Jersey, as described and listed as follows:

<u>Block</u>	<u>Lot</u>	<u>Acres</u>	<u>Address</u>
303	1.07	2.0	136 Friesburg Road
303	1.08	2.0	21 Beals Mill Road
604	29	4.31	152 Northville Road
608	6	.64	463 Centerton Road
708	8	8.0	Northville Road
907	9	.125	1104 First Avenue
911	20	.15	1405 Second Avenue
2201	8.01	2.4	143 Woodruff Road
2801	4	15.3	Irving Avenue

The properties are being sold “As-Is, Where-Is” without any warranty or representation as to value or condition thereof and the Township shall have no liability to the respective successful bidder for any matter whatsoever, including but not limited to the condition of the properties or its title, or the value of the properties conveyed. Title to be conveyed shall be by quitclaim deed from the Township without any warranties of title and subject to all tenancies, tenants and occupants, if any. Any and all other conditions will be announced at the time of the sale.

The Township reserves the right at any time prior to the confirmation of the sale to reject any and all bids. All bids shall be referred to the Township Governing Body for review and final approval, which shall be by Resolution not later than the second regular meeting of the Mayor and Township Committee following the sale. The confirmation of the sale by the Governing Body’s Resolution shall complete acceptance of the bid and within 30 days from said confirmation in cash, or bank certified funds, the respective successful bidder shall pay the balance of the bid price to the Township and thereafter be issued the quitclaim deed. In the event of default by the respective successful bidder to pay the balance of the bid price within such time, the bid shall be rescinded, all rights of the respective successful bidder shall be terminated and the down payment shall be forfeited.

The respective successful bidder, at the conclusion of the sale, shall be required to pay 10% of the bid in cash or bank certified funds. Failure to make the down payment on said date shall nullify the bid.

Roy Spoltore, Municipal Clerk/Administrator of the Township of Upper Deerfield