

**NOTICE OF SALE OF LAND IN THE BOROUGH OF PITMAN
BLOCK 28, LOT 49, LEGION COURT**

On August 2, 2017 at 9:30 a.m. at the Pitman Borough Municipal Building, 110 South Broadway, Pitman, New Jersey 08071, the Mayor and Council will offer for public sale, pursuant to N.J.S.A. 40A:12-13, a Borough owned property described on the Borough tax map and set forth below, which lands are not needed for public purposes. Pursuant to Resolution No. 112, 2017 adopted June 26, 2017, the following land is itemized below:

<u>BLOCK</u>	<u>LOT</u>	<u>SIZE</u>	<u>ASSESSED VALUE/MINIMUM BID</u>
28	49	0.3122 acres	\$14,300.00

QUALIFICATIONS FOR PURCHASE: All purchasers must be 18 years of age or older, and must be current on all payments or debts owed the Borough, including but not limited to, property tax and public utility bills.

THE FOLLOWING RESTRICTIONS APPLY: Successful participants are subject to the following restrictions and covenants:

1. The purchaser shall follow current zoning requirements of the Borough of Pitman for any proposed buildings or improvements; and
2. The purchaser shall not sell his or her lot until the purchaser has paid the Borough the full purchase price.

TERMS OF SALE: The following terms apply to the purchase of the property:

At the conclusion of the bidding, the property will be struck off and sold to the highest bidder. The said highest bidder shall then immediately pay to the Borough Clerk a non-refundable deposit in the amount of ten (10%) percent of the sale price in cash, certified check or bank check.

At the next scheduled meeting of the Mayor and Council of the Borough of Pitman, on August 14, 2017 at 8:00 p.m., the Mayor and Council shall adopt a Resolution confirming sale to said bidder for said price.

Within thirty (30) days of confirmation of sale, the purchaser shall pay the balance of the purchase price in full together with all legal and advertising expenses, at which time the Borough will execute and deliver to the purchaser a Quit Claim deed conveying the property.

If the purchaser fails to make such payment within such thirty (30) day period they shall be in default, as a result of which their 10% deposit shall be forfeited to the Borough and the sale shall be void.

The purchaser, regardless of the method of payment used, shall pay all closing costs, fees for preparation of deeds or other transfer documents, escrow fees, if any, and all recording fees.

Please note that the property to be sold at public auction at the above time and place are subject to the numerous terms and conditions as outlined in the above-referenced Resolution and its attachments. The terms and conditions may be reviewed by contacting the Clerk's office for a copy of the Resolution.

The Mayor and Council of the Borough of Pitman reserve the right to reject any and all bids for any reason whatsoever.

**JUDITH O'DONNELL
BOROUGH CLERK/ADMINISTRATOR**