NOTICE OF PRIVATE SALE OF REAL ESTATE
TOWNSHIP OF LAKEWOOD, STATE OF NEW JERSEY

TAKE NOTICE, that pursuant to N.J.S.A. 40A:12-13 et seq., the Township Committee has determined to offer the following lands for private sale to the owners of real property contiguous thereto as the Township owned Property is less than the minimum size for development under the Township zoning ordinance and is without any capital improvements. Any offers(s) for the individual properties may thereafter be made to Patrick Donnelly, Township Manager of the Township of Lakewood, 231 Third Street, Lakewood, New Jersey, for a period of twenty (20) days from November 12, 2026, the date of advertisement of this Notice, for not less than the minimum prices provided herein. All bids must be submitted in a sealed envelope which is marked as a bid and the individual lot and block shall be placed on the exterior of the envelope. Said offers shall be made for each individual parcel separately. The sale will be in accordance with the following terms and conditions:

All premises will be sold subject to Federal, State and Municipal Laws and Regulations including applicable ordinances, easements, conditions, restrictions and rights of way of record and such facts as an accurate survey may disclose.

The lands to be sold are undersized for development under the Township zoning ordinance. Bids will be limited to contiguous landowners only.

The Property to be sold is described as follows:

Block	Lots	Minimum Bid
14	1	$700,000.00

The sale of the Property is being made subject to the terms, conditions, restrictions and limitations of a Contract of Sale, which is on file with the Township Clerk, including but not limited to the following terms and conditions:

1) Each Property is being sold in an "AS IS" WHERE-IS" condition. The successful bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense.

2) The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.

3) The closing of title to the Property is "TIME OF THE ESSENCE" and must take place on a date as described above, and the failure of the successful bidder to close title as agreed shall result in the successful bidder's forfeiture of any and all money deposited with the Township.

4) The successful bidder shall consolidate the Property purchased with other contiguous lot or lots so as to be part of a reconfigured lot in conformance with the zoning requirements.

5) No variances shall be requested and/or permitted for either Property and there shall be no further subdivision of the Property until it is consolidated with a contiguous parcel.

6) The deed must be recorded within thirty (30) days of closing or title to the Property shall automatically revert back to the Township of Lakewood without the necessity of entry or reentry.

7) In the event that the successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Township. No refunds whatsoever will be made by the Township of Lakewood in the event that the successful bidder fails to complete the purchase of the Property within thirty (30) days from the acceptance of the bid.

8) The purchaser(s) shall pay the cost of recording fees.

9) The purchaser(s) shall pay any and all realty transfer and "mansion" taxes assessed in connection with the sale of the Property.

10) With respect to the sale of the Property herein, NO real estate commission is owed.

11) The Property is being sold "AS IS" "WHERE IS." The Property is sold subject to existing encumbrances, liens, easements, zoning ordinances, other restrictions of record, such facts as an accurate survey would reveal and any present or future assessments for the construction of improvements benefiting the Property. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence.

12) No representation is made by the Township as to the utility, usability or environmental condition of the Property.

13) The purchaser will pay at the time of closing a fee per lot of $155 to change the tax map.

All bids must satisfy any requirements and meet any terms and conditions of the Contract of Sale. The successful bidder will execute the Contract upon completion of bidding and its payment of the required deposit. To execute the Contract, the bidder shall properly execute the Contract in the signature spaces at the end. Failure to execute the Contract properly shall not affect the obligation of the successful bidder or the validity of the sale.

All block and lot designations refer to the Township of Lakewood Tax Map and the minimum bid will be as indicated. The contiguous land owners for the purposes of this sale shall be limited to the legal owner of record as of the date of the sale. Contract purchasers and tax lien owners are not deemed contiguous for the purposes of this sale. The description and location of said lands are for informational purposes only, and prospective bidders should examine the

Property prior to bidding to verify this information.

The highest bid in excess of the minimum bid price may be accepted by the Township of Lakewood.

That if more than one bid is received, the Township Manager may hold such bids without opening, advise the Township Committee of such multiple bids, and said Township Committee shall decide whether to invite said bidders to a public meeting for purposes of an open auction between the original submitting bidders, or to open said original bids.

The Township Committee does hereby reserve the right to reject any and all bids received on any or all of the properties, or to withdraw this offer to sell at any time prior to sale, without cause, and upon advertisement of such.

Likewise, no representations are made as to the topographic condition concerning any Property listed herein.

Notwithstanding anything contained in this notice to the contrary, no representations are being made herein that the premises listed for sale is in fact located on an existing paved right-of-way or that the Property is in fact "buildable" as defined under the Municipal Land Use Law, Township zoning ordinances, Federal and State wetlands legislation, New Jersey Environmental Clean Up Responsibility Act or any other applicable law. The purchaser must verify this information prior to bidding.

Along with its bid, each bidder shall provide a certified or bank check in the amount of ten percent (10%) of the bid price to the Municipal Manager, which shall be returned if the bidder is unsuccessful or the Property is not sold.

The Township Committee of the Township of Lakewood may reconsider its decision to sell any or all of the subject properties within thirty (30) days after the enactment of this Ordinance and either offer any or all of the properties for sale at a public sale pursuant to N.J.S.A. 40A:12-13(a) or reject any or all bids and retain any or all of the properties for Township use.

If awarded, full payment for any or all of the properties shall be made by certified check or bank check within thirty (30) days after the award of the bid.

That, if the Property is sold, the Township shall file with the director of the Division of Local Government Services in the Department of Community Affairs, sworn affidavit(s) verifying the publication of advertisements as required by N.J.S.A. 40A: l2-13(b).

In the event the purchaser fails to comply with the terms and conditions of this sale or otherwise fails to close on the subject premises, liquidated damages in the sum often percent (10%) of the amount bid shall be due the Township.

In the event the Township cannot convey marketable title to said premises its sole liability shall be to return without interest all monies paid by the purchaser to the Township. This obligation will not survive closing of title. This Land Sale Notice sets forth the only terms and conditions of this sale. No representations are being made except those set forth expressly herein at length.

Any material prepared and distributed in connection with this sale is for convenience purposes only and is intended to give prospective bidders a general understanding of the condition, location and size of the Property. The Township of Lakewood is not responsible for errors that may appear in such materials. Each prospective bidder is urged to thoroughly research and examine the Property prior to placing a bid. The Property will be available for inspection by appointment only. Prospective bidders desiring to inspect the Property should contact Lauren Kirkman, Township Clerk at (732) 364-2500 ext. 5970 between the hours of 9:00 a.m. and 3:00 p.m. to make an appointment.

It is suggested and recommended that potential bidders perform title searches and/or last owner and lien searches on the properties that they are interested in bidding upon prior to the date of bid submission in order that the potential bidder may be adequately apprised of any encumbrances or restrictions of record affecting the use and enjoyment of the Property or properties. It is further suggested and recommended that potential bidders exercise due diligence with respect to every state of facts including open permits, local fines, penalties, taxes, assessments, etc., which may not be of record but which may nonetheless affect the use and enjoyment of the Property or properties. Township of Lakewood shall not be responsible for the costs associated with such searches in the event that the Township of Lakewood is unable to convey title and/or if a bid is rejected

The Township has compiled this Notice to benefit prospective Bidders. To the best of the Township's knowledge, the information contained in the Notice is accurate. The Township and any of its officials, officers, employees, assigns, designees, agents or contractors shall not assume any liability for inaccuracies and respectfully instructs all interested parties to independently verify this information.

STEVEN SECARE, ESQ.
TOWNSHIP ATTORNEY
TOWNSHIP OF LAKEWOOD