

## **NOTICE OF PUBLIC AUCTION**

### **BOROUGH OF BROOKLAWN – 228 Christana St.**

Notice is hereby given that the Borough of Brooklawn will offer for sale by open public auction to the highest responsible bidder, at the time and place set forth below, the following real property owned by the Borough:

Property Address: 228 Christiana St., Brooklawn, NJ 08030

Block/Lot: Block 27, Lot 8

Auction Date & Time: Friday, June 5, 2026, 4:00 pm

Location of Auction: Brooklawn Municipal Building, 301 Christiana Street, Brooklawn, NJ 08030

### **Bid Terms**

The minimum bid is \$285,000.

### **Deposit**

The successful bidder must deliver a deposit of 10% of the purchase price in certified funds or bank check no later than close of business on the first business day following written notice of acceptance from the Borough. Failure to timely submit the deposit shall constitute default.

### **Closing**

Closing shall occur within thirty (30) days from the date of delivery of written notice of acceptance by the Borough, unless extended in writing by the Borough.

### **Title**

The Buyer shall obtain Title Insurance at Buyer's sole cost and expense. The property shall be conveyed by Bargain and Sale Deed with Covenants Against Grantor's Acts

### **Condition of Sale / No Warranties**

The property is sold strictly "AS-IS, WHERE-IS", with all faults and defects, visible or latent. The Borough makes no representations or warranties, express or implied, including but not limited to: title, boundary lines, zoning, environmental conditions, code compliance, or fitness for any particular purpose. Buyer is responsible for all inspections, permits, certifications, repairs, taxes, utilities, and closing costs.

### **Deed Restriction – Owner Occupancy**

The property shall be owner-occupied for a period of not less than five (5) years from the date of closing. Leasing or renting the property during this period is prohibited. This restriction shall be set forth in the deed.

### **Default**

Failure by the Buyer to perform any term of sale shall constitute a default, and the Borough shall be relieved of any obligation to proceed with the sale and may retain the deposit as liquidated damages, as permitted by law.

### **Realtor Commission**

If applicable, any broker commission shall comply with N.J.S.A. 40A:12-13, including affidavit filing and statutory fee limitations, and shall not be paid unless disclosed herein and satisfied by statute.

The Borough reserves the right to reject any and all bids. All sales are subject to Mayor and Council approval.

By Order of the Mayor and Council of the Borough of Brooklawn