

TAKE NOTICE that by virtue of Resolution 05-08-19A of the City of Camden Redevelopment Agency (CRA), adopted on May 8, 2019, the CRA will expose the following properties at public sale and auction, to the highest bidder on Tuesday, June 25, 2019 at 10:00 a.m. local time prevailing at the Council Chambers, 2nd floor, City Hall, 520 Market Street Camden, New Jersey 08101. Registration to participate in bidding is required and will occur from 9:15am and end at 9:55am. The following properties are located in the City of Camden, County of Camden and State of New Jersey and are the subject of the public sale and auction:

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| 1. Block 1328 Lot 41 | 1165 Whitman Ave | MINIMUM BID - \$14,400 |
| 2. Block 1328 Lot 45 | 1155 Whitman Ave | MINIMUM BID-\$17,300 |
| 3. Block 1333 Lot 52 | 1265 Whitman Ave | MINIMUM BID-\$15,600 |
| 4. Block 1333 Lot 60 | 1245 Whitman Ave | MINIMUM BID-\$14,900 |
| 5. Block 1333 Lot 64 | 1237 Whitman Ave | MINIMUM BID-\$16,300 |
| 6. Block 1333 Lot 73 | 1217 Whitman Ave | MINIMUM BID-\$55,000 |
| 7. Block 1343 Lot 102 | 1234 Whitman Ave | MINIMUM BID-\$36,600 |
| 8. Block 1343 Lot 150 | 1482 Louis St | MINIMUM BID-\$11,100 |
| 9. Block 1344 Lot 48 | 1204 Everett St | MINIMUM BID-\$37,400 |
| 10. Block 1345 Lot 173 | 1529 Norris St | MINIMUM BID-\$15,100 |
| 11. Block 1345 Lot 174 | 1531 Norris St | MINIMUM BID-\$37,400 |
| 12. Block 1350 Lot 60 | 1328 Thurman St | MINIMUM BID-\$17,800 |
| 13. Block 1350 Lot 63 | 1336 Thurman St | MINIMUM BID-\$22,800 |
| 14. Block 1350 Lot 122 | 1548 Norris St | MINIMUM BID-\$26,600 |
| 15. Block 1355 Lot 66 | 1244 Chase St | MINIMUM BID-\$16,500 |
| 16. Block 1355 Lot 173 | 1281 Jackson St | MINIMUM BID-\$24,500 |
| 17. Block 1357 Lot 28 | 1566 Norris St | MINIMUM BID-\$11,500 |
| 18. Block 1367 Lot 69 | 1301 Decatur St | MINIMUM BID-\$24,400 |

PROPERTIES 1-18 SHALL BE SOLD SUBJECT TO THE CONDITION THAT THE PROPERTY WILL BE REHABILITATED FOR RESIDENTIAL USE ONLY AND A CERTIFICATION OF OCCUPANCY OBTAINED FROM THE CITY OF CAMDEN WITHIN ONE (1) YEAR OF THE DATE OF THE DEED OF TRANSFER TO THE BUYER.

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| 19. Block 295 Lot 32 | 602 Pine Street | MINIMUM BID-\$12,800 |
| 20. Block 106 Lot 22 | 939 Penn St | MINIMUM BID- 8,900 |
| 21. Block 106 Lot 24 | 943 Penn St | MINIMUM BID- \$9,800 |
| 22. Block 107 Lot 2 | 342 N. 10th Street | MINIMUM BID- \$7,800 |
| 23. Block 855 Lot 20 | 931 N. 22nd Street | MINIMUM BID-\$22,000 |
| 24. Block 895 Lot 23 | 1224 Bergen Ave | MINIMUM BID-\$33,500 |
| 25. Block 895 Lot 24 | 1226 Bergen Ave | MINIMUM BID-\$28,500 |
| 26. Block 914 Lot 5 | 2716 Polk Ave | MINIMUM BID-\$36,000 |
| 27. Block 914 Lot 68 | 2718 Polk Ave | MINIMUM BID- \$36,000 |

PROPERTIES 19 – 27- (ALL VACANT LAND) SHALL BE SOLD SUBJECT TO THE CONDITION THAT THE LAND BE USED AS A SIDE OR REAR YARD IN CONJUNCTION WITH AN EXISTING RESIDENCE OR BUSINESS

Each property sold at the auction shall be sold subject to the following conditions:

1. All of the terms and conditions set forth in a document entitled "Conditions of Sale". The Conditions of Sale may be reviewed on the CRA's website: www.camdenredevelopment.org or may be obtained at the CRA Office located at 520 Market Street, City Hall, Suite 1300, Camden, New Jersey 08101 or by written or faxed request to Johanna S. Conyer, Director of Finance, via email at JoConyer@ci.camden.nj.us, by fax at 856-968-3541 or regular mail.
2. All lands and premises are sold in an "AS IS" condition. The CRA has performed no inspections to verify the condition of any of the land or premises and makes no warranty as to any aspect of the land or premises including the major systems and environmental condition except as specified in the Conditions of Sale. Premises which are occupied (if any) shall be sold "AS IS". A landlord/tenant relationship does not exist between the CRA and any occupant.
3. No property sold shall be used as a used car lot, junkyard or for any other purpose which is dangerous, or emits offensive odors or noises.
4. All lands and premises sold are subject to any and all ordinances of the City of Camden.
5. All lands and premises sold are to conform to all City of Camden planning and zoning requirements including the obligation to obtain all required permits and approvals.
6. If any of the properties numbered 1-18 are not rehabilitated and a certification of occupancy is not obtained from the City of Camden within one year of the date of the deed of transfer to the Buyer, title to any such property shall revert to the City of Camden Redevelopment Agency free and clear of any and all claims, encumbrances or other liens. This restriction shall be set forth in the deeds to the properties.
7. If any of the properties numbered 19-27 are not used as a side or rear yard in conjunction with an existing residence or business, title to any such property shall revert to the City of Camden Redevelopment Agency free and clear of any and all claims, encumbrances or other liens. This restriction shall be set forth in the deeds to the properties.
8. Buyer must agree to indemnify, defend and hold harmless the CRA from all liability for any claims relating to any contamination, or violations of any Environment Laws, regardless of whether relating to conditions existing prior to or following closing. This obligation shall survive closing of title.
9. The sale of the above described properties shall be sold subject to the provisions of Ordinance #1902 of the City of Camden adopted on September 23, 1982, prohibiting the sale or transfer of municipal property to any person, partnership, corporation or taxable entity who has any monetary obligation owing the City of Camden by way of Municipal taxes, lien, fees, water and sewer charges, judgments or any other indebtedness created by law.

10. Each successful bidder shall be responsible for the cost of title insurance, the cost of conducting the closing and the cost of recording its deed.
11. Each sale to a successful bidder is subject to the subsequent approval of the sale by the CRA Board of Commissioners at a public meeting and the absence of a veto of the sale by the Mayor of the City of Camden.

Each of the above properties shall be sold separately at the auction. The minimum bid for each property is set forth above. No property shall be sold for less than the minimum bid for that property. All bids must be made in person at the auction. Bidding will continue at the auction pursuant to bidding rules announced at the auction until the highest bid is determined. Any bidder who makes a bid at the auction will be deemed to have accepted all of the conditions set forth in this advertisement.

Upon completion of the bidding, the successful bidder shall (1) pay a deposit in at least ten percent (10%) of the amount bid in cash (no change will be given), by certified check or cashier's check paid to the order of the City of Camden Redevelopment Agency and (2) shall execute an Agreement of Sale document. The deposit will be applied to the purchase price at closing. The Agreement of Sale document is available for review and can be obtained in the same manner as specified above for the Conditions of Sale. In the event that the successful bidder for a property does not post the required deposit and execute the required Agreement of Sale, the property will be re-auctioned at the same auction except that the original successful bidder shall be excluded from bidding on the re-auction.

Closing on each property shall take place within sixty (60) days after sale. The balance of the purchase price shall be paid at closing. In the event that a successful bidder fails to complete closing on a property within the required time, the successful bidder shall forfeit its deposit and the CRA and the successful bidder shall have no further obligation to each other as to the property that was subject to the bid.

The CRA reserves the right to remove from sale any of the lands and premises for any reason whatsoever prior to the time said lands and premises are struck off to the successful bidder, as well as, reject all non-responsive bids and to reject all bids for a property if the sale is not approved by the CRA Board of Commissioners.

Johanna S. Conyer
Director of Finance
City of Camden Redevelopment Agency
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