

**THE BOARD OF EDUCATION OF THE
TOWNSHIP OF LAKEWOOD IN THE
COUNTY OF OCEAN, STATE OF NEW JERSEY
BID 04-2526**

NOTICE OF PUBLIC LAND SALE LEGAL NOTICE

NOTICE is hereby given in accordance with N.J.S.A. 18A:20-6 that the Board of Education of the Township of Lakewood, in the County of Ocean, New Jersey, will expose at public sale and auction to the highest bidder on **Tuesday, March 31, 2026** at **10:00 a.m.**, prevailing time, at the Board's office, located at 200 Ramsey, New Jersey 08701, a parcel of land in the Township of Lakewood, County of Ocean, and State of New Jersey, commonly known as 855 Somerset Ave., and identified on the tax assessment map of said municipality as **Block 209, Lot 1.01** (together with the buildings and other improvements, if any, thereupon and all appurtenances, fixtures, privileges and easements pertaining to or benefiting said real property). All bids shall be referred to the Board for review and final approval. The Board reserves the right to accept the highest bid or to reject any and all bids if the highest bid is not accepted. Said property is being offered for sale with a condition that the Board is issuing no representations or warranties as to the permissibility or advisability of building or constructing improvements on said property. The successful bidder is solely responsible for obtaining any and all local, county or state permits and/or approvals to construct any improvement on the property. The Board makes no representations as to any existing environmental conditions or any ISRA requirements that may be applicable to the property. The minimum bid price shall be ***\$110,000 (One Hundred Ten Thousand Dollars)*** Upon close of bidding, the highest qualified bidder, as designated by the Board Secretary, shall submit a personal check or money order for the balance of the deposit of 10% of the bid amount at the conclusion of the bidding and shall execute an Agreement of Sale, which Agreement shall include the terms and conditions specified herein. At the closing, the successful bidder will be required to pay the balance of the purchase price plus all expenses, including legal fees and advertising costs incurred by the Board. The successful bidder shall provide a Preliminary Title Report to the Board simultaneously with any Title Objection Pursuant to Article 5.3.1 of the Purchase/Sales Agreement. A Quitclaim Deed will be the document of conveyance and no warranties or representations as to title are made by the Board. If, however, it is determined that the Board is unable to convey marketable title, any deposit monies received pursuant to the bidding process will be returned to the bidder. The confirmation of the sale by the Board shall be a complete acceptance of the bid and, thereafter, within sixty (60) days from said confirmation, the closing must be completed. Failure to comply with any of the above requirements or to close on or before the date set forth herein shall entitle the Board to rescind prior bid approval, terminate any and all rights of the designated successful bidder in said property and retain all monies heretofore deposited. The property being sold is subject to existing encumbrances, liens, zoning regulations, easements, other restrictions, such facts as a title search would reveal and such facts as accurate survey would reveal and

any present or future assessments for the construction improvements benefiting said property. The sale in no manner binds the Board to provide access or to improve any existing access and the Board makes no representations that any access exists to the property being sold.

Effective after March 1, 2026, the complete text of each legal notice for the Lakewood Board of Education may be obtained or viewed by the public on the official internet website <https://www.lakewoodpiners.org/legalnotices>

In addition, the hyperlink <https://www.nj.gov/state/statewide-legal-notices-list.shtml> has been provided by the Secretary of State to the legal notice webpage of each public entity in the State of New Jersey. The aforementioned is in accordance with P.L. 2025, c.72.

Requests for Bid Packages can be made by emailing
dpiasentini@lakewoodpiners.org or by calling 732-905-3574.

By Order of the
Board of Education of the Lakewood School District
Kevin Campbell, School Business Administrator/Board Secretary