

Notice of Sale

CITY OF LINWOOD COUNTY OF ATLANTIC, STATE OF NEW JERSEY

In accordance with NJSA 40A:12-13 this Notice is given to advise of the City of Linwood's intention to offer for sale two municipally owned lots. Specific information is as follows:

1. Property Identification

First Lot – 407 Edna Avenue, Block 127, Lot 2.02; dimensions approximately 221.15'x 86.84'x192.16'x90.63', located 170.0 feet from Maple Avenue; containing 17,853.58 square feet.

Second Lot – 409 Edna Avenue, Block 127, Lot 2.03; dimensions approximately 170.0'x112.13'x240.01'x86.84', located on the corner of Edna Avenue and Maple Avenue; containing 17,892.16 square feet.

Legal Disclaimer: The above description is not a full legal description of the subject properties. A full legal description can be reviewed and obtained from the Municipal Clerk's Office in City Hall, 400 W. Poplar Avenue, Linwood, NJ

2. Auction Terms and Logistics

Date, Time and Place – Sealed bids will be received by the City Administrator, Leigh Ann Napoli, at Linwood City Hall, 400 W. Poplar Avenue, Linwood, New Jersey on June 1, 2026 at 10:00 AM.

Minimum Bid:

Lot 2.02 - \$250,000.00

Lot 2.03 - \$225,000.00

Right to Reject: The City of Linwood specifically reserves the right to reject any and all bids for any reason at the sole discretion of the Common Council of the City of Linwood.

3. Financial & Contractual Requirements

Bid Deposit: The successful bidder must pay 10% of the accepted bid by cash, certified check or money order payable to the City of Linwood within (five) 5 days of the bid acceptance.

Settlement/Payment Timeline: The successful bidder shall pay the balance due by cash or certified check payable to the City of Linwood at time of settlement, which shall be held on a date to be agreed upon by the City and successful bidder, upon a minimum of seven (7) days written notice given by either party.

"As-Is" Status: The subject property is being sold “as-is”, without any express or implied warranties regarding its buildability, zoning, physical or environmental conditions or Planning Board development approvals and conditions. The purchaser is responsible for verifying all information prior to bidding.

Transaction Costs: The successful bidder shall be responsible for payment of any legal or administrative fees and costs, including but not limited to advertising expenses, deed preparation or other related legal expenses.

Additional Information: A copy of the Resolution authorizing the sale is available for inspection in the Linwood Clerk’s Office, Linwood City Hall, 400 W. Poplar Avenue, Linwood, New Jersey or on the City’s website.

City of Linwood
Leigh Ann Napoli, RMC, Municipal Clerk
April 23, 2026