BOROUGH OF HAMPTON
HUNTERDON COUNTY, NEW JERSEY

Please take Notice that a Live Auction will be held for the following properties on Monday, July 20, 2026 at Noon at the Municipal Building, 1 Wells Avenue, Hampton J 08827.
A full copy of Ordinance 06-206 can be found at https://www.hamptonboro.org/add-legal-notice/mayor-council-notices/496-ordinance-no-06-2026-authorizing-bid-advertisement-of-borough-owned-properties-at-91-main-st-railroad-st-west-block-14-lots-8-and-8-01-adopted-6-15-2026/file. Or via email hamptonboroclerk@hamptonboro.org during regular business hours M-F 8:30am-4pm

ORDINANCE 06-2026
AN ORDINANCE AUTHORIZING BID ADVERTISEMENT OF BOROUGH OWNED PROPERTIES AT 91 MAIN STREET/RAILROAD STREET WEST BLOCK 14, LOTS 8 AND 8.01

Summary:

The Borough of Hampton is the record owner of the properties at 91 Main Street/Railroad Street West, Block 14, Lots 8 and 8.01 (the "Properties"), on the Tax Map of the Borough of Hampton.

The terms of sale shall be as follows:

a. Live bids shall be accepted at the Borough Municipal Building, 1 Wells Avenue, Hampton, NJ, 08827, commencing at 12 noon on Monday, July 20, 2026.
b. Minimum bid price of **$18,000.00**.
c. The bids must be accompanied by a deposit made payable to the Borough of Hampton in the form of cash, bank check, or cashier's check in the amount of 10% of the total bid. Pending closing of title, this deposit will be held by the Borough in a non-interest bearing escrow account, with the total deposit to be credited to the purchase price at closing. Full payment of the purchase price must be received within thirty (30) days of the date of the acceptance of the bid. Unsuccessful bidders will have their deposits returned.
d. Any person bidding on behalf of a corporation or limited liability company must either submit a copy of a resolution of the corporation/company or a letter on corporate stationery, signed by an officer of the corporation, authorizing the bidder to bid on the properties on the corporation's behalf. A person bidding on behalf of a partnership or using a trade name must submit a copy of the certificate of trade name and a letter of authorization from the other partners.
e. The successful bidder shall pay prorated real estate taxes for the balance of the current year as of the date of closing of title.
f. In the event that a successful bidder fails to close title to the Property, the bidder shall forfeit all deposit monies made to the Borough. No refunds whatsoever will be made

by the Borough in the event that the successful bidder fails to complete the purchase of the Properties within thirty (30) days from the acceptance of the bid.

The Properties are being sold "AS IS" / "WHERE IS." The Properties are 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 Properties. A survey of the Property may be conducted by any prospective bidder, at its discretion, as part of its due diligence; the bidder is responsible for conducting any and all inspections and testing of the Property at its own cost and expense. No representation is made by the Borough as to the utility, usability or environmental condition of the Properties, except as otherwise set forth herein.

a. The deeds given by the Borough to the Properties will be a Quitclaim Deed. No title contingencies or conditions are permitted.

b. The sale shall be subject to adjournment or cancellation by the Borough Council.

c. The sale shall be subject to restrictions of record and local ordinances.

d. The Borough shall retain the right to reject all bids.

Linda Leidner, Borough Clerk