

**THE BOARD OF EDUCATION OF THE
TOWNSHIP OF LAKEWOOD IN THE
COUNTY OF OCEAN, STATE OF NEW JERSEY**

NOTICE OF PUBLIC LAND SALE LEGAL NOTICE

BID 02-2526

**SALE OF ELLA G. CLARKE SCHOOL and/or
LAKEWOOD EARLY CHILDHOOD CENTER**

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 **Thursday, February 12, 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 455 Manetta Ave., and identified on the tax assessment map of said municipality as **Block 189.01, Lot 193** **AND** a parcel of land in the Township of Lakewood, County of Ocean, and State of New Jersey, 08701 commonly known as 100 Linden Ave identified on the tax assessment map of said municipality as **Block 189.01 Lot 16** (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 for each property individually**, or to reject any and all bids if the highest bid is not accepted. Said properties are being offered for sale with a condition that the Board is issuing no representations or warranties as to the permissibility or advisability of buildings or constructing improvements on said properties. 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 properties. 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 for Block 189.01, Lot 193 shall be \$37,500,000. The minimum bid price for Block 189.01, Lot 16 shall be \$15,000,000.** Upon close of bidding, the highest qualified bidder/s, whether it be one bidder or multiple bidders as designated by the Board Secretary, shall submit a personal check or money order for the balance of the deposit of Five Percent (5%) of the bid amount for each bid submitted 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 properties being sold are 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 properties. 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 properties being sold.

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