

Take Notice the City of Vineland has authorized the sale of Tax Sale Certificate No. 05-0047 pursuant to N.J.S.A. 54:5-114.1 (b), for an amount lower than the amount due on said certificate, but not for less than \$27,400.00.

Sealed bids containing the bid amount, your name, and contact information, will be accepted by the Tax Collector of the City of Vineland until June 22, 2026. Please identify on the face of the envelope that it is a bid for "Tax Sale Certificate No. 050047.

The sale will be made to the highest qualified bidder. Notwithstanding the foregoing the City of Vineland will not consider any bids less than \$27,400.00 and reserves the right to reject any and all bids, or to accept bids

Tax Sale Certificate No. 05-0047 covers 534 N. East Avenue, Block 2324, Lot 4 of the tax map of the City of Vineland, which is assessed to the Estate of Lillian Smith c/o Marlee Hadsell. As of the July 14, 2026 (the anticipated date of City Council's approval of the assignment), the total amount to redeem TSC No. 050047 will be \$39,808.95. The redemption amount consists of principal in the amount of \$12,067.02, interest in the amount of \$27,687.45, and penalties and redemption fees in the amount of \$54.48. The City of Vineland will receive bids for TSC No.05-0047, not including any municipal liens subsequent to the assignment, even though such bid be less than the amount due on such certificate of tax sale.

Full payment is due by certified check or wire transfer within one (1) week of bid acceptance by the City of Vineland. Failure to timely pay will void the bid and allow the City of Vineland, in its discretion, to offer the assignment to the next highest bidder or reoffer the assignment of the tax sale certificate on the same terms and conditions, or on different terms and conditions.

The successful bidder will receive a formal assignment of TSC No. 05-0047, which will be recorded by the City of Vineland with the Cumberland County Clerk. The assignment of T.S.C. No. 05-0047 will not convey title. Instead, the successful bidder will be responsible for initiating a foreclosure proceeding. The assignee is responsible for paying all subsequent taxes, water/sewer charges, or other liens to preserve their foreclosure rights. All statutory redemption rights remain with the property owner until final judgement.

The following additional terms and conditions apply to the each sale: (a) no employee, agent or officer of the City of Vineland has any authority to waive, modify or amend any of the conditions of the sale; (b) submission of a bid shall be considered as an acknowledgment that the person making the bid understands and agrees to all the terms and conditions set forth in this Notice, and waives any right they may have to otherwise challenge the procedure followed by the City of Vineland in the connection with the sale of the property; and (c) the City of Vineland makes no representations or warranties as to the condition of the property the status of subsequent liens, or the outcome of any foreclosure.

Alan G. Giebner, Esq.
Associate Solicitor, City of Vineland