

# TRENTON REAL ESTATE PUBLIC AUCTION GUIDE 2016



Eric E. Jackson, *Mayor*

Department of  
Housing & Economic  
Development

Diana R. Rogers, *Acting Director*

Division of Real Estate &  
Property Management  
(609) 815-2151



## DATE

Tuesday, June 28  
Doors open at 11:30AM  
Auction begins  
at 12PM

## LOCATION

City Council  
Chambers  
2nd Floor,  
City Hall  
Trenton, NJ

## FOR MORE INFORMATION

[www.trentonnj.org/PropertyAuction](http://www.trentonnj.org/PropertyAuction)

[www.restoringtrenton.org](http://www.restoringtrenton.org)



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# INTRODUCTION

Welcome to the City of Trenton's public real estate auction! In October 2014, Mayor Eric E. Jackson announced his Five-point Plan that is strategically focused on tackling the City's vacant and abandoned properties problem. One of the integral parts of the Mayor's Plan calls for the holding of regular public property auction in an effort to (1) reduce the number of vacant City-owned properties that are a major blighting influence on the surrounding community, (2) place these properties back on the City's tax rolls to increase the tax base, (3) provide opportunities for homeownership for those individuals seeking to live in the City of Trenton, and (4) provide investment opportunities for those responsible individuals or entities that are seeking to rehabilitate and redevelop these properties.

All properties will be sold to the highest bidder, and must be redeveloped within the requisite time period, and in accordance with the terms and conditions prescribed in the City Council Resolution authorizing the advertisement and

# INTRODUCTION

sale of the properties, which are set forth in this Guide. All bidders are **strongly encouraged** to (1) read all of the terms and conditions prior to the auction, and (2) inspect the auction properties in which they have an interest during the designated inspection times prior to the auction.

For further information, please visit [www.trentonnj.org/PropertyAuction](http://www.trentonnj.org/PropertyAuction) and [www.restoringtrenton.org](http://www.restoringtrenton.org), or call the City's auction hotline at (609) 815-2151.

We thank all prospective bidders in advance for their participation and look forward to seeing you at the auction!

# GENERAL INFORMATION

1. **Inspecting Properties:** All prospective bidders are strongly encourage to inspect any property, at their own risk, in which they have an interest during the date(s) and time(s) the property will be opened for inspection by the City. Some of the properties will not be available for inspection due to safety concerns. Others, which are tenant-occupied, will only be available for inspection by scheduled appointment with the City.
2. **Registration:** All interested bidders must pre-register for the auction via [www.eventbrite.com](http://www.eventbrite.com) or any other service the City deems appropriate by 4:30 PM on the day prior to the auction and be required to pay a \$150 registration fee plus servicing charge.
3. **Bidding and Deposit:** Minimum bids generally start as low as \$250. Each successful bidder is required to pay ten (10) percent of the bid price on the day of the auction.
4. **Clawback/Reverter:** Each successful bidder will be required to execute a Contract of Sale at the time they make their deposit. The Contract of Sale contains a clawback/reverter provision which means that if the successful bidder fails to comply with the

# GENERAL INFORMATION

terms and conditions of the Contract of Sale, the City reserves the right to take back the property without any compensation to the successful bidder.

5. **Ownership:** All successful bidders must be aware that they **do not own** the property after making the deposit and executing the Contract of Sale. The successful bidder owns the property after (1) City Council passes a Resolution authorizing the sale to the successful bidder, and (2) the successful bidder closes on the property.

# BIDDER RESPONSIBILITIES

1. All properties are sold in 'AS IS' condition.
2. Any existing information regarding known environmental issues or structural conditions is available from the City. The buyer is responsible for any unknown issues or conditions as is typical for an "as is" sale.
3. We strongly urge bidders not to bid on properties that they have not personally inspected.
4. It is not the responsibility of the City to determine if bidders are qualified for mortgage or other financing, or to provide financing for a purchase of a property.
5. Before bidding on a property, bidders should be familiar with the requirements for rehabilitating property in the City of Trenton and the State of New Jersey.
6. As with any property, permits issued by the City and any municipal board approvals are required for development. It is the buyer's responsibility to comply with applicable laws regarding development and related issues.
7. All successful bidders are required to make a non-refundable minimum deposit of 10 percent of the bid amount on the date of the auction in the form of cash or certified check.
8. Review City Council Resolution for full terms and conditions of the public auction.



# ZONING CODES

RA	Residential
RB	Residential
RB-1	Residential
RB-2	Residential
MU	Mixed Use
BA	Business
BB	Business
DD	Downtown District
IA	Industrial
IB	Industrial

# INSPECTION SCHEDULE

June 23rd 9AM - 2PM	
Address	Page Number
141 Garfield Ave	39
19-27 Hustons Alley	43
413 Lamberton St	45
511 Monmouth St	49
225 Rusling St	54
201 Second St	59
6 Seward Ave	60
336 Tyler St	65
242 Tyler St	66
466 Walnut Ave	69
411 Walnut Ave	70
348 Walnut Ave	72

To inspect tenant-occupied properties between June 20-24th, call 609-815-2151 to schedule an appointment.

June 24th 9AM - 2PM	
Address	Page Number
348 Brunswick Ave	24
223 Brunswick Ave	25
391 Brunswick Ave	26
609 Brunswick Ave	27
852 Calhoun St	28
823 Cateret Ave	29
27 Christoph Ave	32
560 Edgewood Ave	37
1010 North Willow St	53
661 Stuyvesant Ave	61
813 Stuyvesant Ave	62
829 Stuyvesant Ave	63
71 Vine St	67
22 W Ingham Ave	68

JUNE 28, 2016

# PROPERTY INSPECTION WALK-THROUGH

Experienced volunteers from the Trenton Neighborhood Restoration Campaign (TNRC) will lead a guided tour of an auction property to assist prospective bidders learn property inspection practices. Please wear closed toe shoes and bring a flashlight. This walk-through does not constitute legal advice, is not a substitute for the guidance of certified trade professionals (roofing, HVAC, etc), and should not take the place of a prospective bidder's independent assessment. For questions, call (609) 341-4766.

**What:** Property Inspection Walk-through

**When:** June 23rd, 2016 from 9-10am

**Where:** 511 Monmouth St, Trenton, NJ

**Who:** All are invited, no registration required

Event sponsored by TNRC, a coalition of area nonprofits, city agencies, and Trenton residents.

# RESOLUTION NO. 16-208

RESOLUTION AUTHORIZING THE PUBLIC AUCTION OF CITY-OWNED PROPERTIES  
PURSUANT TO THE N.J.S.A 40A:12-13(a) OF THE LOCAL LANDS AND BUILDINGS LAW

Date of Adoption: May 19, 2016

Approved as to Form and Legality: Marc McKithen, City Attorney

Factual Content certified by: Diana Rogers, Acting Director, Department of Housing &  
Economic Development

**WHEREAS**, the properties [for auction on June 28th, 2016] are owned by the City of Trenton and are not needed for public purposes (hereinafter, individually the "Property," and collectively the "Properties"); and

**WHEREAS**, it is in the best interest of the City of Trenton to sell the Properties by public auction in the manner set forth in N.J.S.A. 40A:12-13(a); and

**NOW, THEREFORE, BE IT RESOLVED**, by the City Council of the City of Trenton that the identified Properties shall be advertised for public sale pursuant to the Local Lands and Buildings Law, N.J.S.A. 40A:12-1, et seq., subject to the following conditions:

## RESOLUTION NO. 16-208

1. The auction shall take place on Tuesday, June 28, 2016, commencing at 12:00 P.M. in City Council Chambers, 2nd Floor, City Hall, Trenton, New Jersey, in the manner of an open public auction in accordance with procedures to be announced by the City Clerk. The City Clerk shall advertise the open public auction in the manner required by applicable State law. The bidding for the Properties shall commence at the minimum bid specified [for each property]. In the event that circumstances prevent or interfere with the conduct of the auction on the above date, the Director of the Department of Housing and Economic Development may adjourn and reschedule the auction without further City Council Resolution, provided that the applicable notice requirements are satisfied.
2. The City shall have the right to remove any property from the auction for any reason whatsoever upon until the time of the auction. Notice of such removal will be posted prior to the commencement of the auction.
3. All interested potential bidders will be required to pre-register for the auction via [www.eventbrite.com](http://www.eventbrite.com) or any other service the City deems appropriate by 4:30 p.m.

## RESOLUTION NO. 16-208

on the day prior to the auction, and be required to pay a \$150 registration fee plus servicing charge. **NO BIDDERS WILL BE PERMITTED TO REGISTER ON THE DAY OF THE AUCTION.** No refunds of registration fees will be allowed for any reason.

4. Immediately after the close of bidding for a Property, the highest qualified bidder, as designated by the City Clerk, shall submit a **NON-REFUNDABLE DEPOSIT IN THE AMOUNT OF TEN PERCENT (10%) OF THE SUCCESSFUL BID IN THE FORM OF CASH OR CERTIFIED CHECK ONLY.** The City expressly reserves the right to offer a Property for purchase to the next highest qualified bidder if the preceding highest bidder(s) either (i) elects not to pursue the purchase of a Property, or (ii) fails to comply with the requirements stated herein or in the Contract of Sale.
5. All bids shall be referred to the City Council for review and final approval pursuant to N.J.S.A. 40A:12-13(a) and N.J.S.A. 40A:12-13.l. The City reserves the right to accept or reject any and all bids including the highest bid and shall make its decision known by way of a City Council Resolution.

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6. The Properties listed ... may include commercial and residential properties, as well as vacant, City-owned lots.
7. All bidders must appear in person at the auction and upon being designated as the successful bidder, must present identifying credentials. A person bidding on behalf of a corporation must, upon being designated as the successful bidder, present a copy of the Certificate of Incorporation and a letter of authorization of the corporation. A person bidding on behalf of a partnership or using a trade name must, upon being designated as the successful bidder, submit a copy of the Certificate of Trade Name (partnership) and a letter of authorization from all other partner(s). No bidder may submit a bid on behalf of another except that a husband or wife may bid on behalf of both. **UNDER NO CIRCUMSTANCES WILL ANY INDIVIDUAL BE PERMITTED TO BID UNDER ANOTHER REGISTERED BIDDER'S BID NUMBER. FAILURE TO COMPLY WITH THIS PROHIBITION SHALL RESULT IN THE DISQUALIFICATION OF THE REGISTERED BIDDER FROM THE AUCTION, AND ANY PROPERTIES AWARDED TO SUCH REGISTERED BIDDER WILL BE RE-BID AND THE CONTRACT OF SALE FOR SUCH PROPERTY OR PROPERTIES WILL BE**

## RESOLUTION NO. 16-208

### **DECLARED NULL AND VOID.**

8. The successful bidder shall be obligated to execute a Contract of Sale with the City, embodying the terms and conditions hereof, directly after the close of bidding at the public auction.
9. The City shall record the deed and Contract of Sale with the Mercer County Clerk's Office on behalf of the successful bidder, and successful bidders shall be responsible for payment of (i) an administrative fee in the amount of \$130, and (ii) a deed recording fee in the amount of \$11. Further, successful bidders shall not be permitted to assign their bid nor any right, title or interest in the property on which the bid was made to any other person or entity prior to closing.
10. Title to the Property shall be conveyed by a Deed of Bargain and Sale and payment of the balance of the purchase price (less the 10% deposit) shall be made in the form of cash or certified check at a closing to be arranged between the successful bidder and the City.



## RESOLUTION NO. 16-208

11. In the event the City incurs any costs for the maintenance or repair of the Property subsequent to the auction but prior to the transfer of title to the property, the City shall be entitled to seek reimbursement for the same from the purchase price at closing.
12. The City shall not pay any commission to any broker for the sale of any auction property nor shall it pay any legal fees in connection with the sale of any auction property.
13. It shall be the obligation of the successful bidder to have a title search of the property conducted within the prescribed time period referenced in the Contract of Sale and obtain a title commitment. Further, the successful bidder shall deliver a copy of the title report to the City within the time period prescribed in the Contract of Sale, together with written notice of any encumbrance, interest, or exception of title disclosed by the title report that would render title unmarketable. A purchaser's failure to obtain a title report or to provide such notice to the City of any title question relating to the marketability of a property within the requisite time period

## RESOLUTION NO. 16-208

shall be deemed a waiver of each such title question or possible claim. **THE CITY SHALL ASSUME NO RESPONSIBILITY FOR ANY DEFECTS IN TITLE WHICH THE PURCHASER DOES NOT DELIVER NOTICE OF WITHIN THE TIME PERIOD PRESCRIBED IN THE CONTRACT OF SALE.** In the event that the Purchaser fails to obtain a title commitment, the City may elect to convey title to the property to the purchaser by quitclaim deed.

14. Tax liability on any property which is purchased from the City shall commence as of the first day of the first full month following the closing of the property. Purchasers shall be responsible for the timely payment of all real estate taxes and other municipal assessments and charges during the time period within which the Property is being rehabilitated, and at all times thereafter.
15. The successful bidder of an auction property shall automatically be exempt from the requirements of the Vacant Property Registration Ordinance during the time period permitted for obtaining a Certificate of Occupancy in the Contract of Sale. If the successful bidder fails to obtain a Certificate of Occupancy as required by the

## RESOLUTION NO. 16-208

Contract of Sale, such successful bidder shall be required to register the property as a "vacant" property and pay the initial vacant property registration fee of \$250 and any other fees due and owing.

16. The purchaser of the auctioned property shall not sell or otherwise transfer title to any property purchased through auction, or any part thereof, to a non-profit or non-taxable organization for a period of five (5) years from the date of closing on the property. Such clause shall be included in the deed.
17. All properties shall be sold in "**AS IS/WHERE IS**" condition, subject to any and all existing tenancies, code violations and other physical and environmental conditions. The City does not make any representations or warranties as to the condition or value of the properties or their suitability for any particular purpose. Bidders shall be afforded the opportunity to inspect the properties prior to the auction. Upon purchasing an occupied property, successful bidders shall be solely responsible, in their sole discretion, for terminating any existing tenancies and initiating eviction proceedings.

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18. The successful bidder shall be required to rehabilitate the property to meet code standards for use and occupancy as hereby required, regardless of actual occupancy of the property. At closing, the Director of the Department of Housing and Economic Development in his/her discretion, may require the successful bidder to provide to the Division of Real Estate and Property Management a schedule acceptable to the Division for the rehabilitation of the property that ensures that a Certificate of Occupancy will be issued within 12 months from the date of closing, which schedule shall include timetables for the completion of plans and issuance of permits and any additional information requested by the City. Extensions of not more than a total of 6 months may be granted for good cause by the Director of the Department of Housing and Economic Development, but under no circumstances shall the time period for rehabilitation exceed 18 months from the date of closing. Failure to complete any steps in the schedule within 90 days from the date set forth in the schedule approved at closing or otherwise repair, rehabilitate and maintain the property in accordance with the Contract of Sale, shall constitute an event of default, on the basis of which the City may take such steps as are necessary to reacquire title

## RESOLUTION NO. 16-208

to the property. Any successful bidder seeking to rehabilitate any property consisting of three or more units will be required to comply with the regulations of the New Jersey Multi-Housing Inspection Bureau.

19. The Contract of Sale with the City shall not be assignable by the successful bidder to any other party, other than to a business entity to be formed by the bidder for the purpose of fulfilling the redevelopment plan, without the prior written consent of the Director of the Department of Housing and Economic Development, which consent shall not to be unreasonably withheld. Failure to obtain such consent shall constitute an event of default under the Contract of Sale, on the basis of which the City may take such steps as are necessary to reacquire title to the property.
20. Rehabilitation of any property located in a historic district must be in conformity with the Restoration Guidelines of the Trenton Landmarks Commission and purchasers of such properties shall be required to present their rehabilitation plan to the Landmarks Commission in accordance with the applicable City Ordinance. Successful bidders shall be required to comply with all other applicable Federal, State and local laws and

## RESOLUTION NO. 16-208

regulations in the rehabilitation and repair of the property.

21. Failure to comply with any of the requirements set forth herein or to close within sixty (60) days following the date the Contract of Sale is fully executed, shall entitle the City, in its sole discretion, to rescind prior bid approval, terminate any and all rights to the designated bidder in the property, and retain the deposit.
22. The City will not accept a bid by or on behalf of any person or business association, or any person having a 10% or greater ownership interest therein, that owned, in whole or in part, the property being sold at any time within 12 months prior to its foreclosure by the City for tax arrearage unless:
  - a. the proposed bidder submits a bid in an amount equal to or greater than the calculated tax redemption amount, which amount shall be made available on request during the auction registration period; and
  - b. if the previous owner submits the highest bid, said bidder shall tender, at the conclusion of the bidding, cash or certified funds in the amount of 50% of his closing bid, in default of which the closing bid of the next highest qualifying

## RESOLUTION NO. 16-208

bidder shall be deemed to be the highest bid received.

23. Prior to closing, the successful bidder shall be required to provide evidence of its financial ability, and capacity to undertake the repair and rehabilitation of the property to full code standards within the timeframe set forth in Paragraph 18 above. The City may cancel the sale of the property if such evidence is not received in a timely fashion, or if such evidence does not, in the City's judgment, adequately establish the capability of the successful bidder.
24. The City may, at its discretion, reject a bid by or on behalf of, or disqualify a successful bidder who:
  - a. has previously purchased city owned properties and has not complied with the terms and conditions of sale or has failed to consummate the purchase of those properties;
  - b. has submitted a check that was returned for insufficient funds and has subsequently failed to tender payment and the returned check fee;
  - c. has previously purchased one or more city owned properties and, at the time of

## RESOLUTION NO. 16-208

the auction, has yet to receive a Certificate of Occupancy for any property so purchased in the time period required;

- d. owns or has more than a 10% ownership stake in any property located within the City upon which there exists a tax arrearage of more than 2 quarters; or
- e. owns property located within the City upon which there exists outstanding citations for housing code violations.

25. Except as otherwise specifically set forth herein, no employee, agent or officer of the City has authority to waive, modify or amend any of the foregoing conditions of sale.

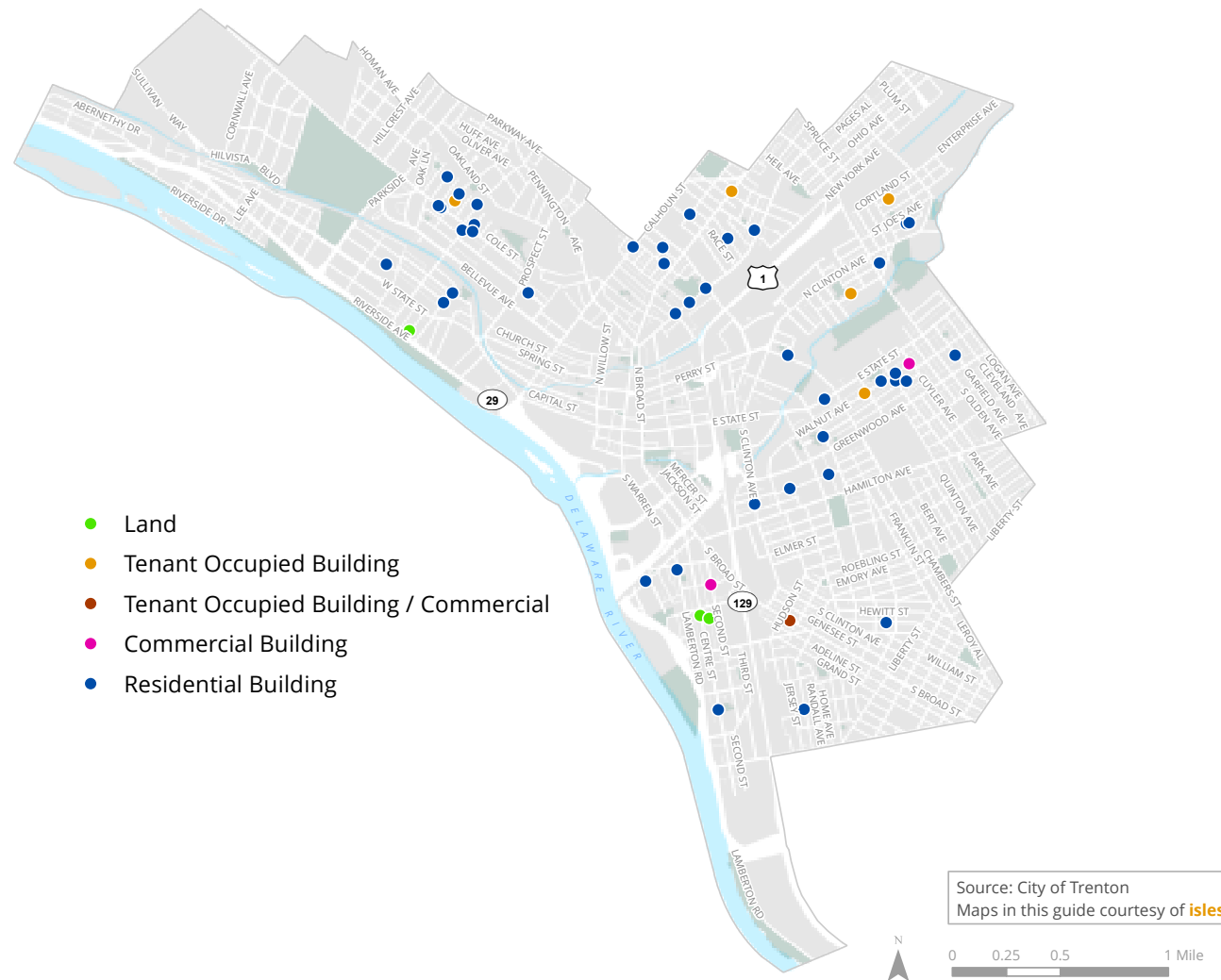
BETHEA, CALDWELL WILSON, HARRISON, MUSCHAL, REYNOLDS JACKSON, and CHESTER voted "Aye" on this Resolution. HOLLY WARD was recorded as absent.



JUNE 28, 2016

# PROPERTY LISTINGS

This map shows the locations of 51 properties that the City of Trenton will be auctioning on June 28th, 2016. They consist of 40 buildings, 2 Commercial properties, 3 Land properties, 5 Tenant Occupied Buildings, and 1 Tenant Occupied Building / Commercial.



PROPERTY LISTING NO. 1

# 811 BEATTY ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
18407	22	RB	N/A	BUILDING	\$500



## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

23



Retrieved from Google Maps, Captured August 2013

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

PROPERTY LISTING NO. 2

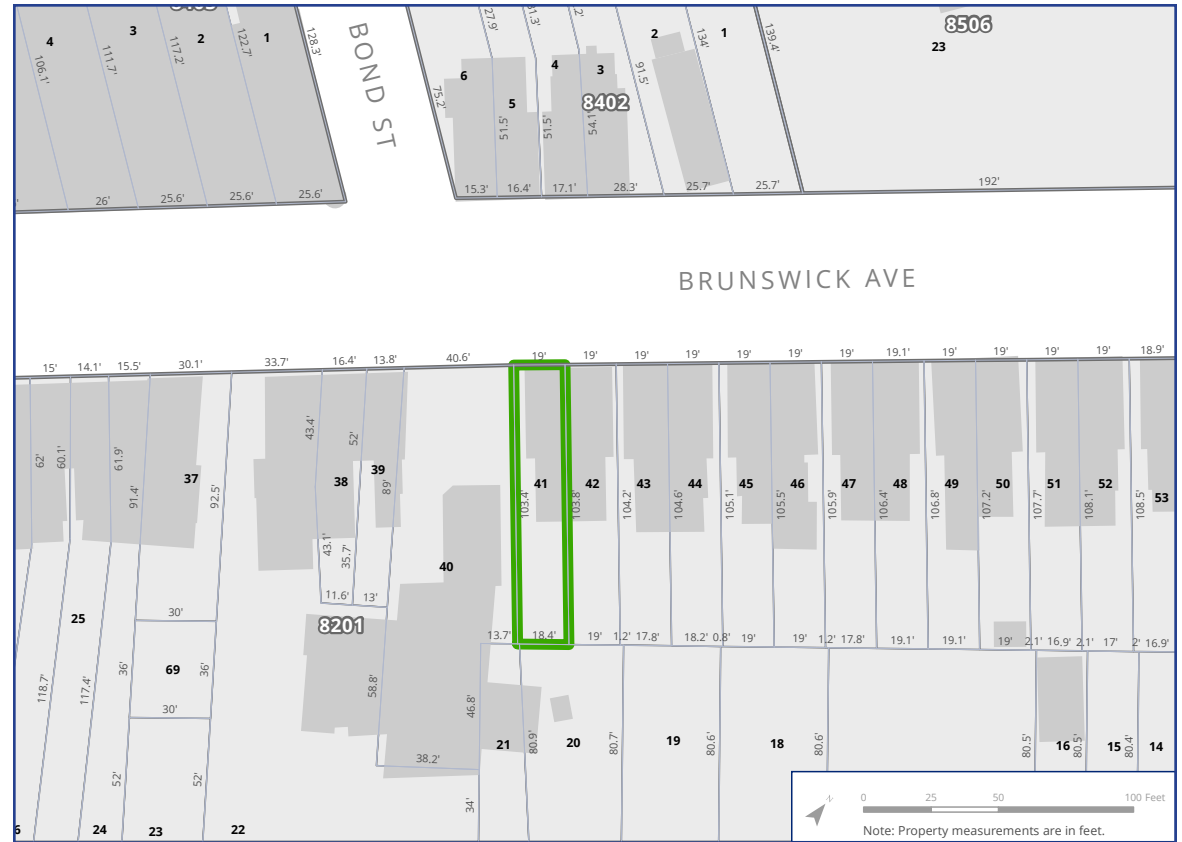
# 348 BRUNSWICK AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8201	41	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

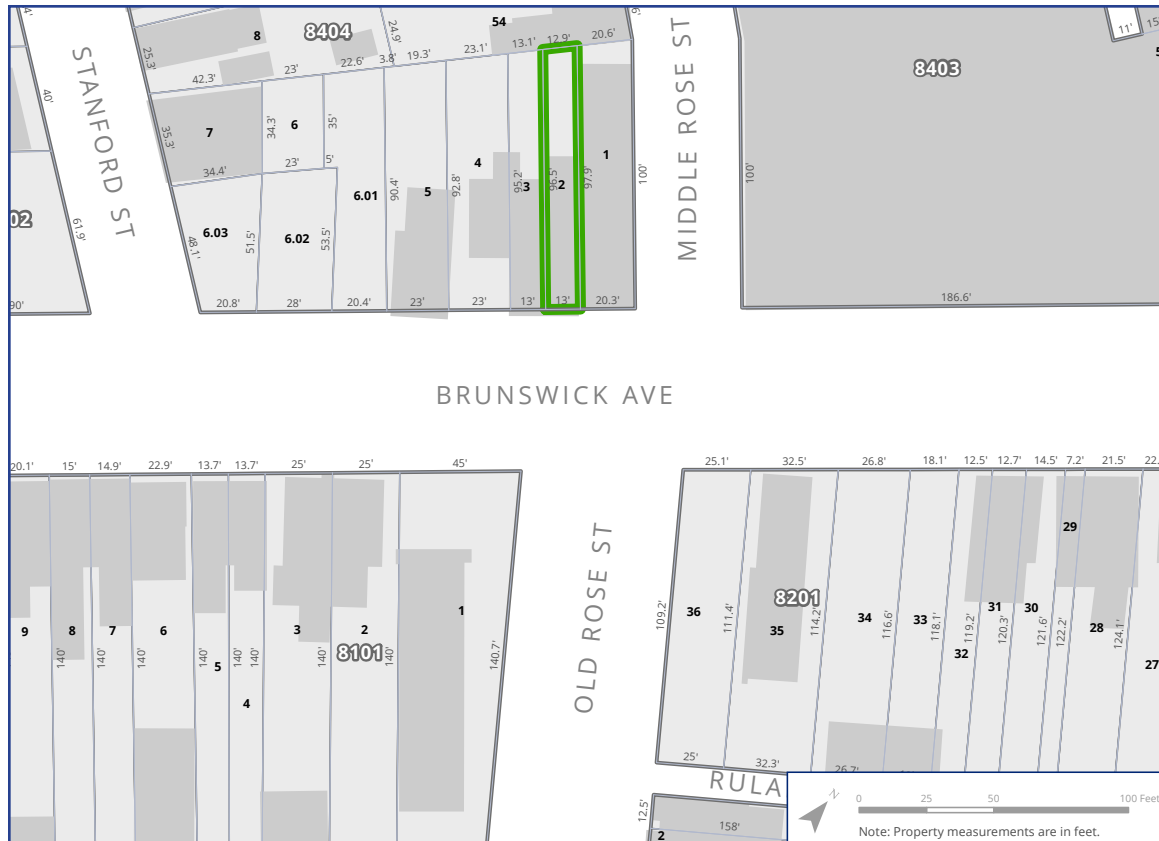
Open for inspection June 24th 9AM - 2PM

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 223 BRUNSWICK AVE

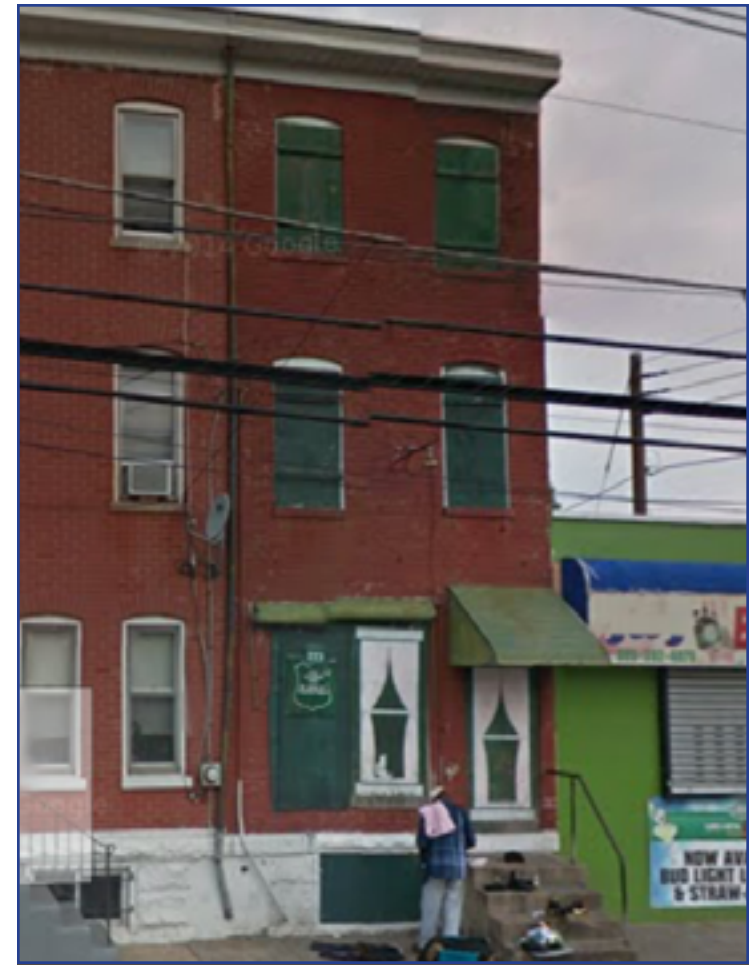
*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8404	2	BB	N/A	BUILDING	\$500



## INSPECTION DETAILS

Open for inspection June 24th 9AM - 2PM



Retrieved from Google Maps, Captured August 2013



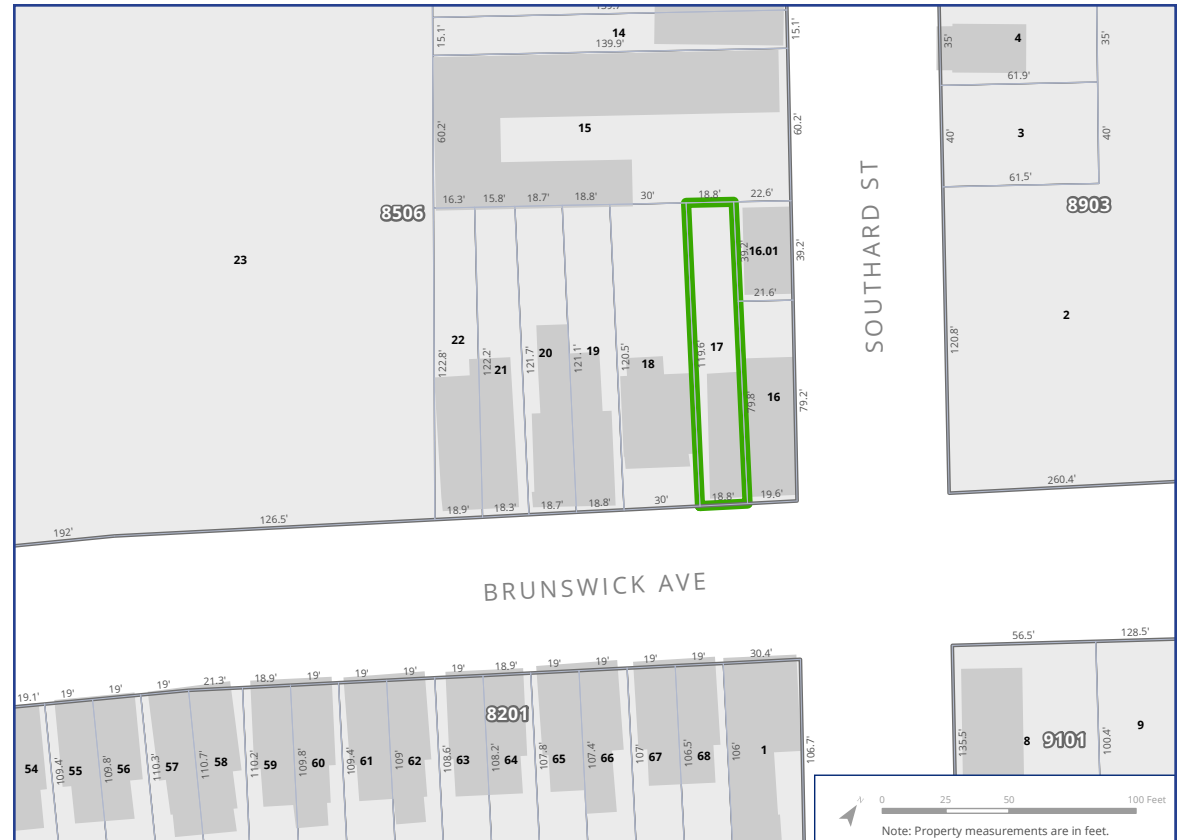
# 391 BRUNSWICK AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8506	17	BB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*Open for inspection June 24th 9AM - 2PM*

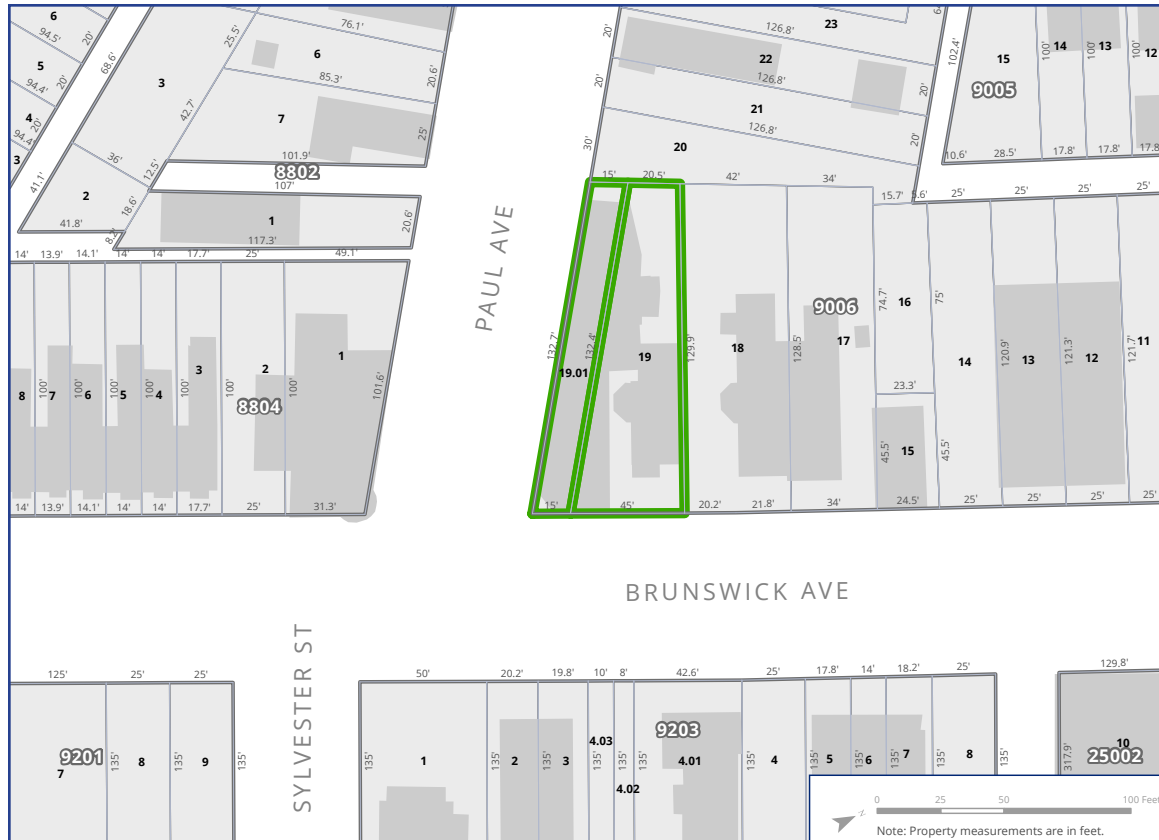
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

PROPERTY LISTING NO. 5

# 609 BRUNSWICK AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
9006	19,19.01	BB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

Open for inspection June 24th 9AM - 2PM

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\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 852 CALHOUN ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6804	5	BB	N/A	BUILDING	\$300



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

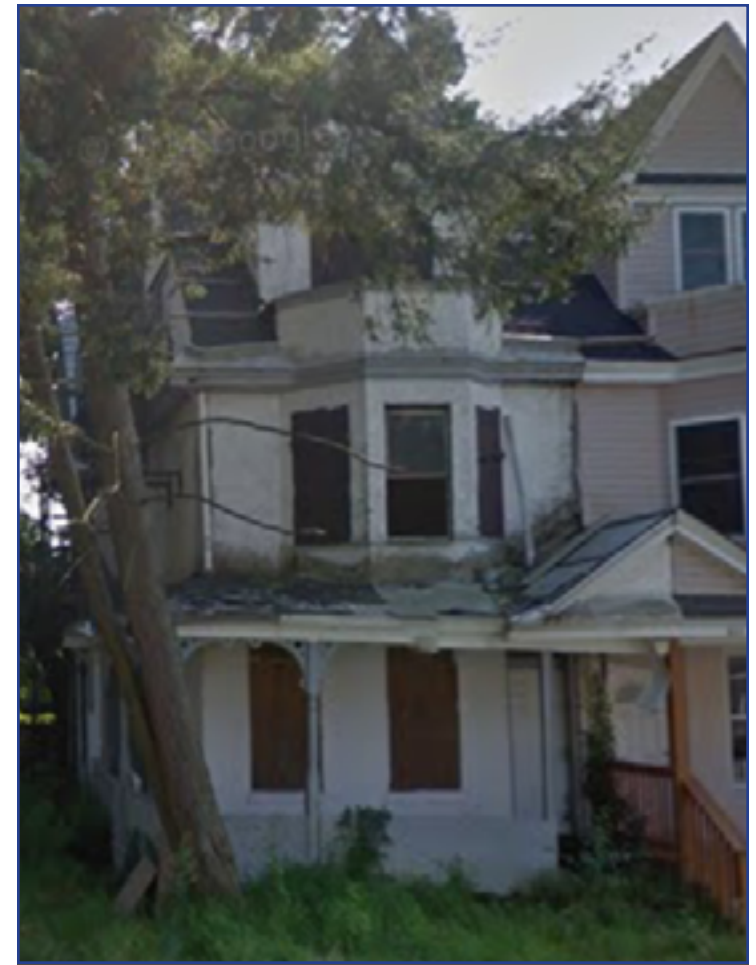
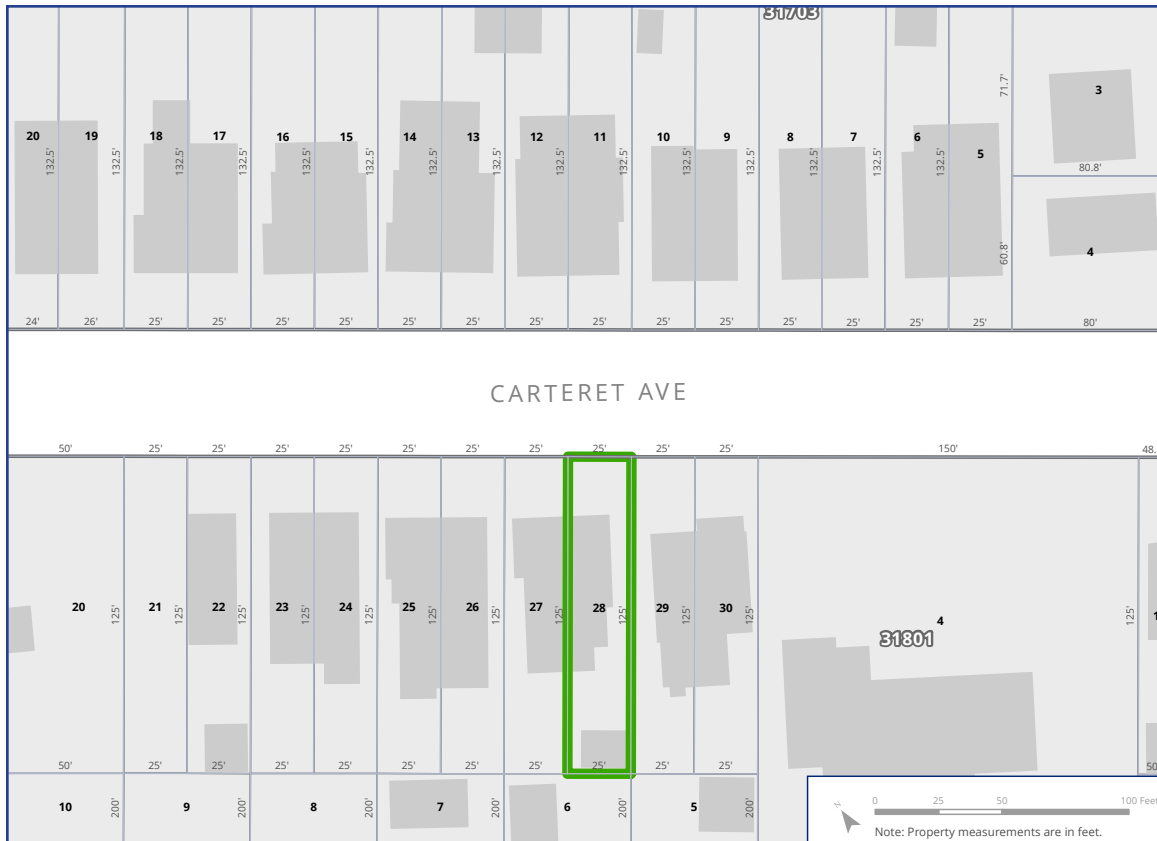
*No inspection scheduled: Land*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 823 CATERET AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
31801	28	RB2	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*Open for inspection June 24th 9AM - 2PM*

29

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 415 CENTRE ST

All parcels sold in present condition "As Is"

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
10504	47	RB	N/A	LAND	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

No inspection scheduled: Land

## ADDITIONAL DETAILS

Building demolished

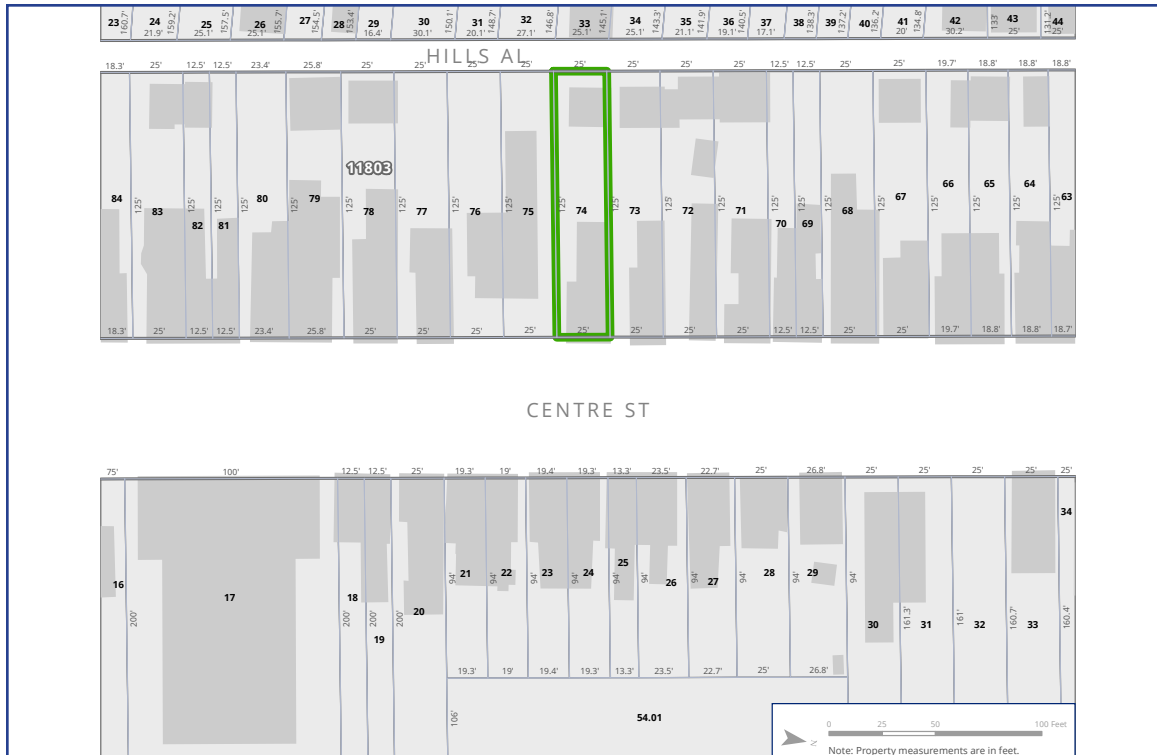
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

PROPERTY LISTING NO. 9

# 639 CENTRE ST

All parcels sold in present condition "As Is"

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
11803	74	RB	N/A	BUILDING	\$1,000

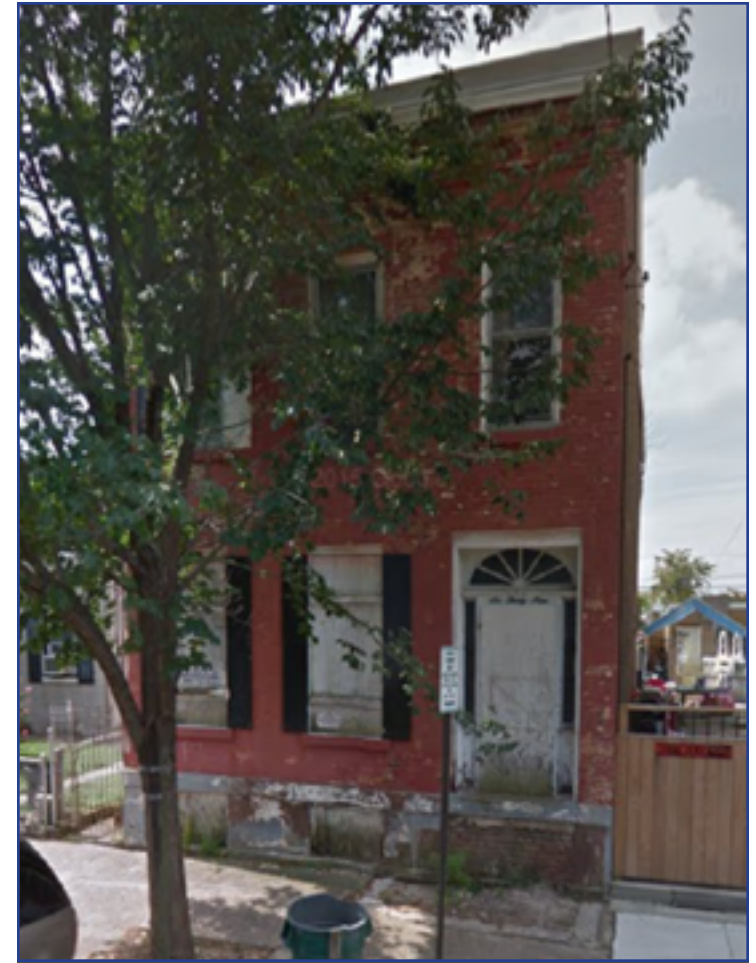


## INSPECTION DETAILS

No inspection scheduled: Not Safe to Enter

## ADDITIONAL DETAILS

No front steps



Retrieved from Google Maps, Captured August 2013

31

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

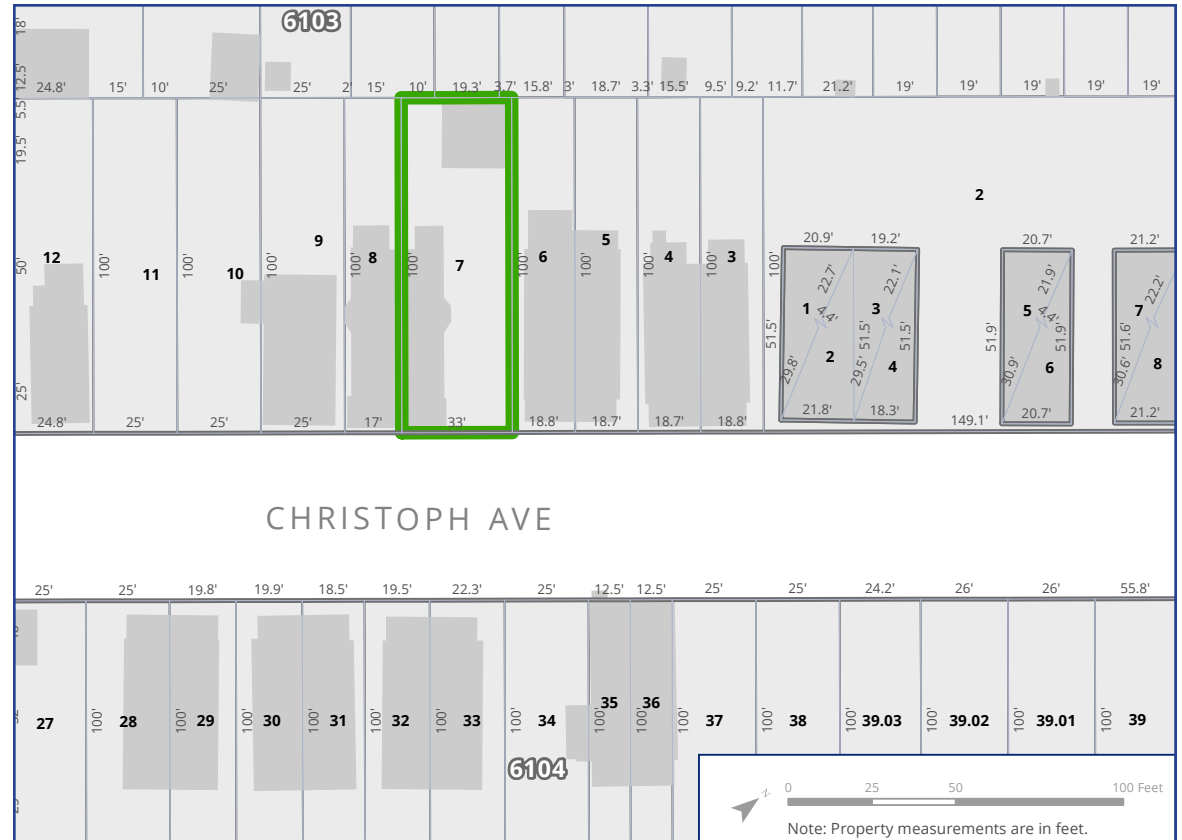
# 27 CHRISTOPH AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6103	7	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

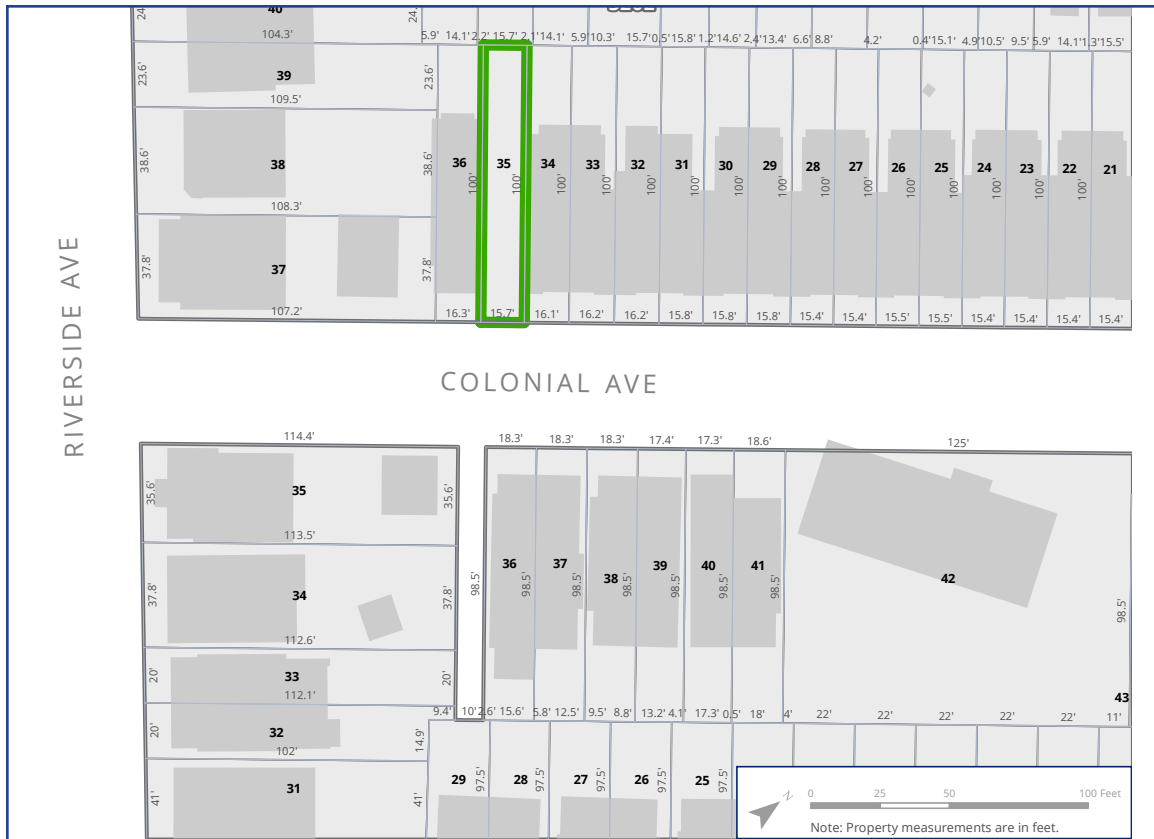
*Open for inspection June 24th 9AM - 2PM*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 61 COLONIAL AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
3202	35	RB	HERMITAGE	LAND	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Land*

33

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



PROPERTY LISTING NO. 12

# 223 DICKINSON ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
22303	14	IA	NORTH CLINTON	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

## ADDITIONAL DETAILS

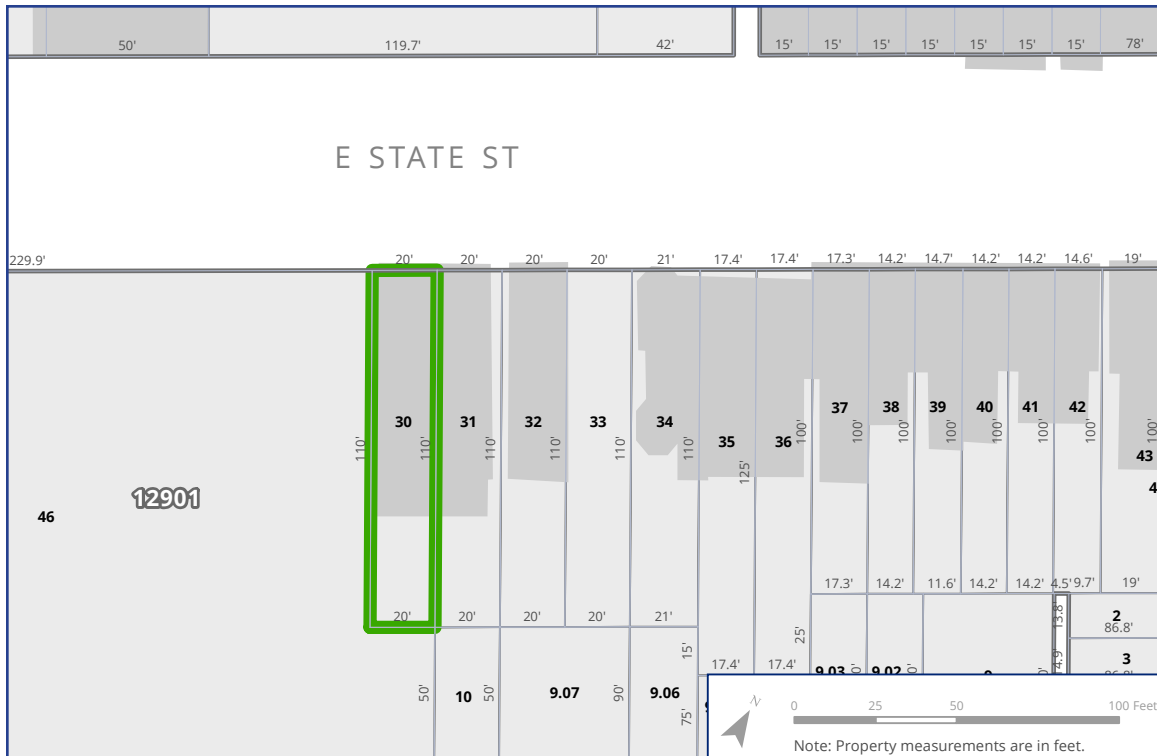
*No front steps*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 763 EAST STATE ST

*All parcels sold in present condition "As Is"*

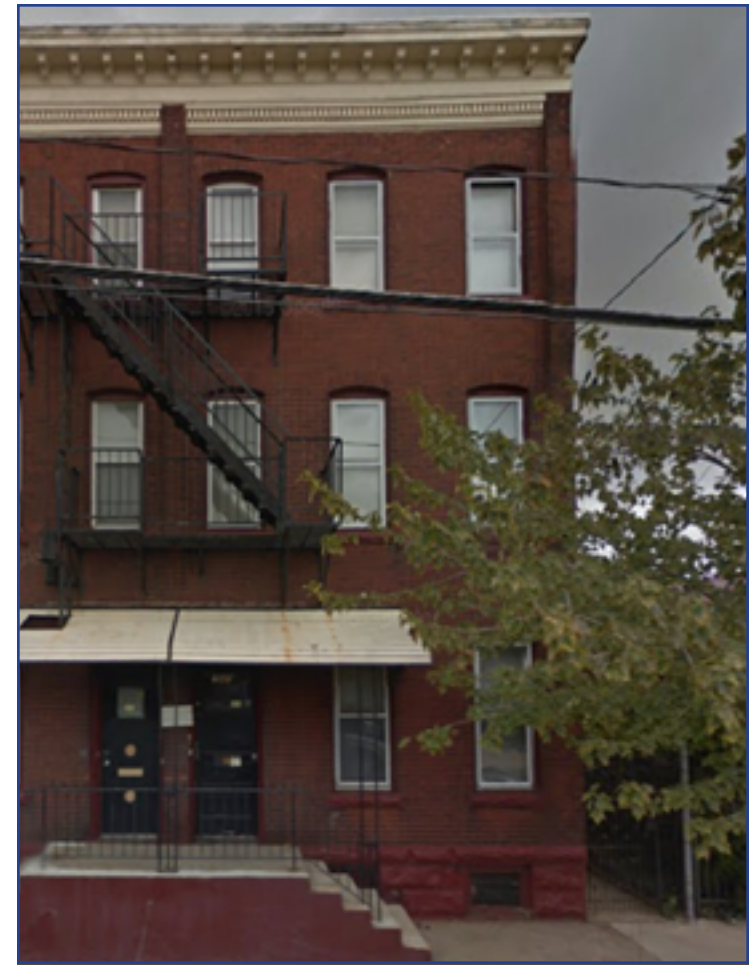
BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
12901	30	BB	N/A	TENANT OCCUPIED BUILDING	\$8,000



## INSPECTION DETAILS

*No inspection scheduled: Occupied*

*Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th*



Retrieved from Google Maps, Captured August 2013

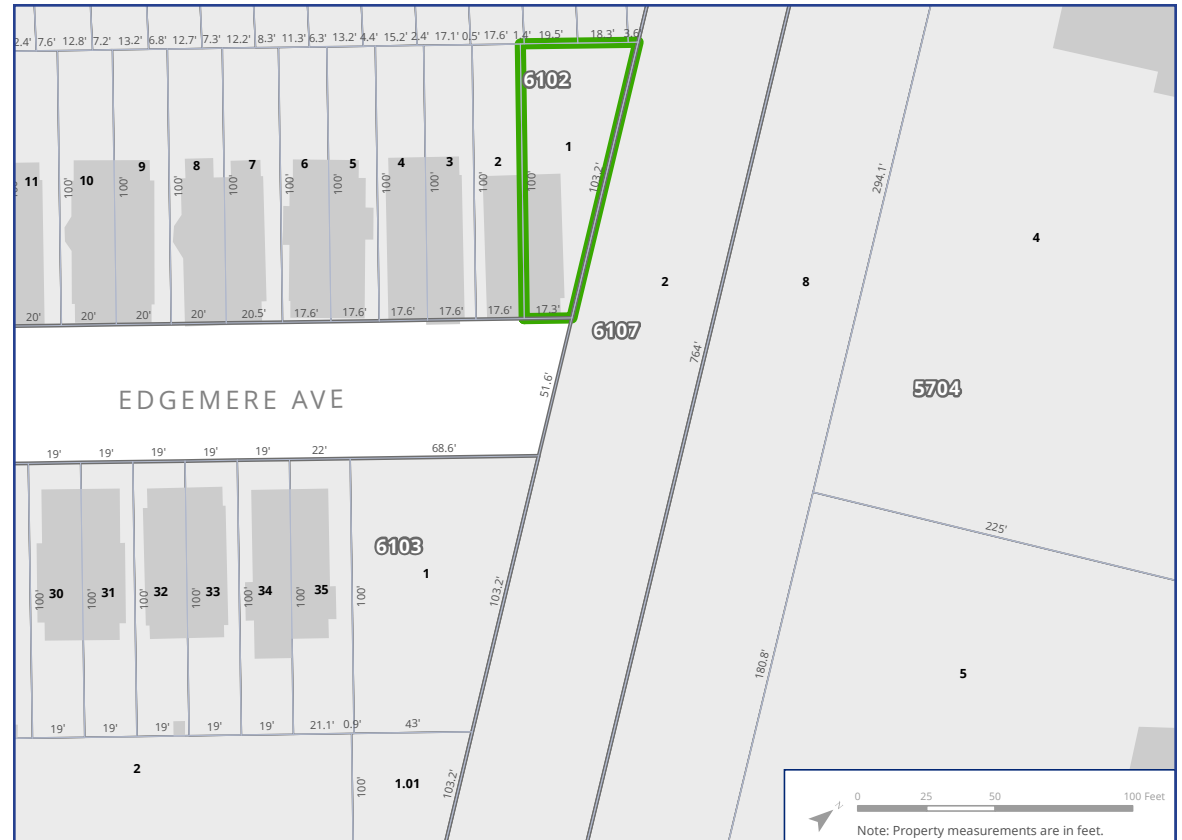
# 69 EDMERE AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6102	1	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 560 EDGEWOOD AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
2701	20	BB	HERMITAGE	BUILDING	\$1,000



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

Open for inspection June 24th 9AM - 2PM

37

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



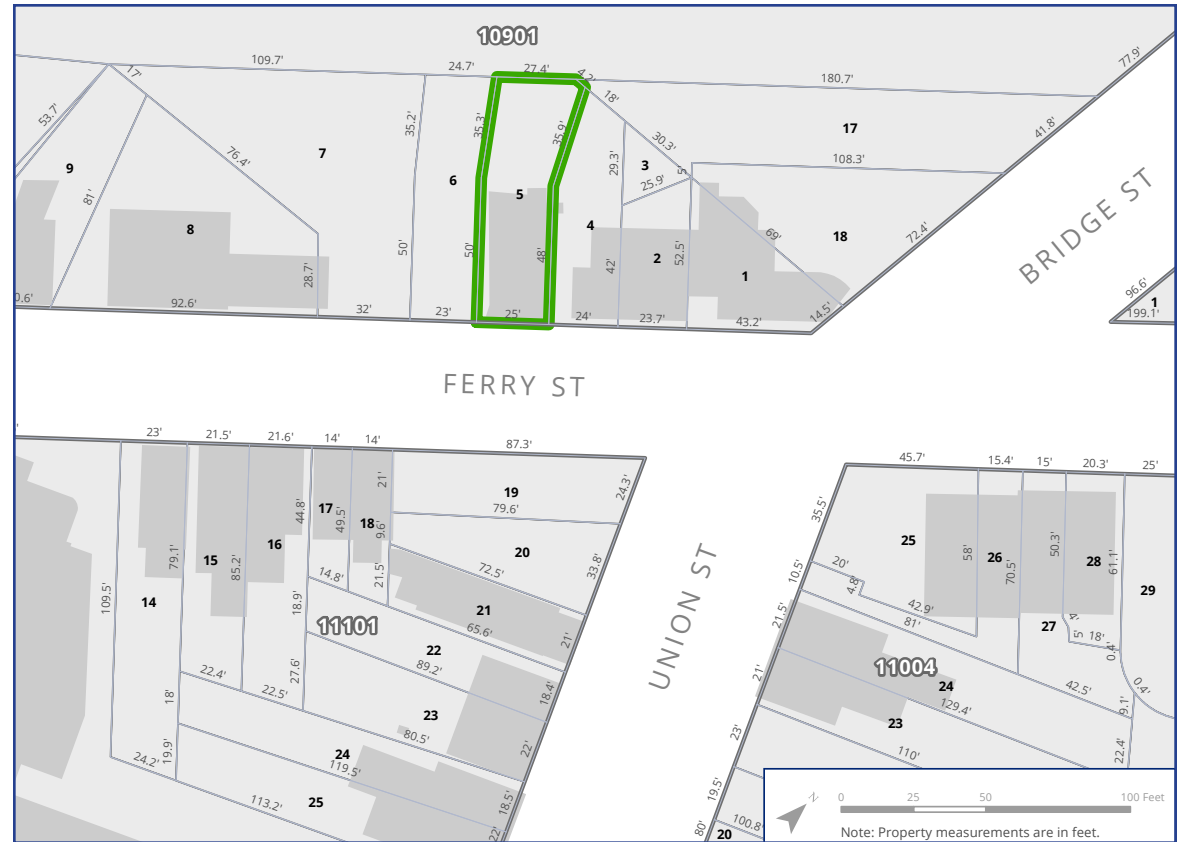
# 144 FERRY ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
10901	5	RB	LAMBERTON	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

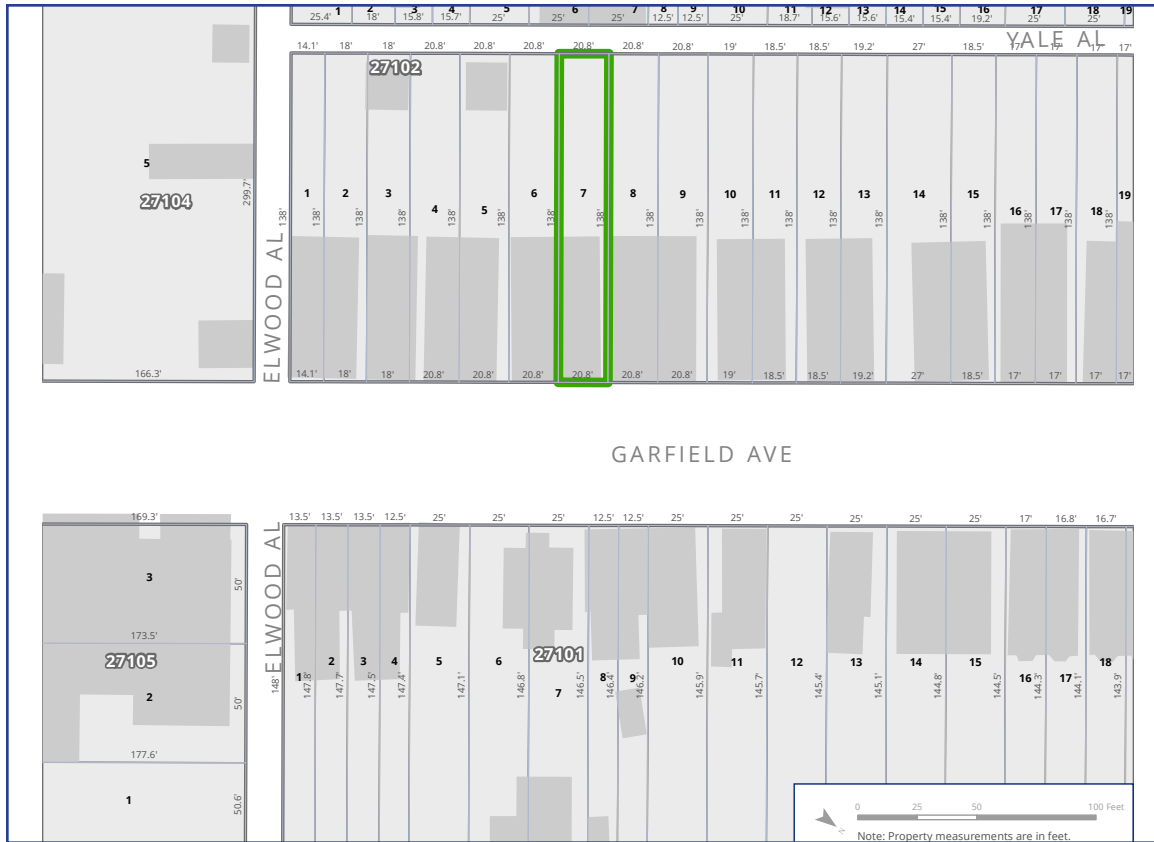
*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 141 GARFIELD AVE

*All parcels sold in present condition "As Is"*

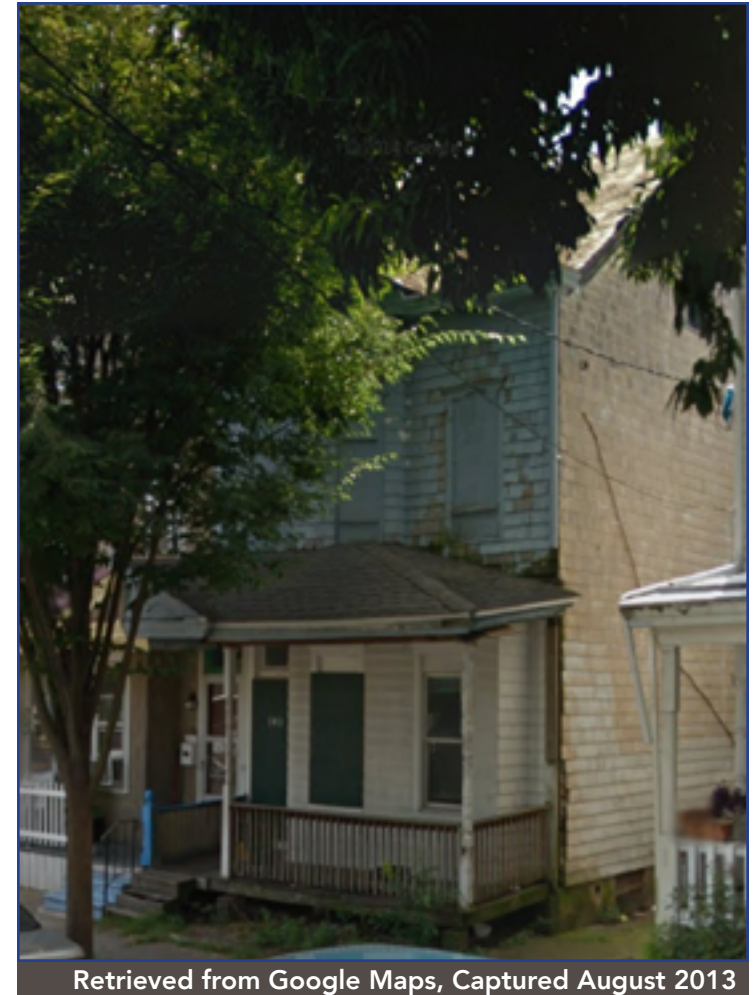
BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
27102	7	RB	N/A	BUILDING	\$400



## INSPECTION DETAILS

Open for inspection June 23rd 9AM - 2PM

39



\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 266 HIGHLAND AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6201	66	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

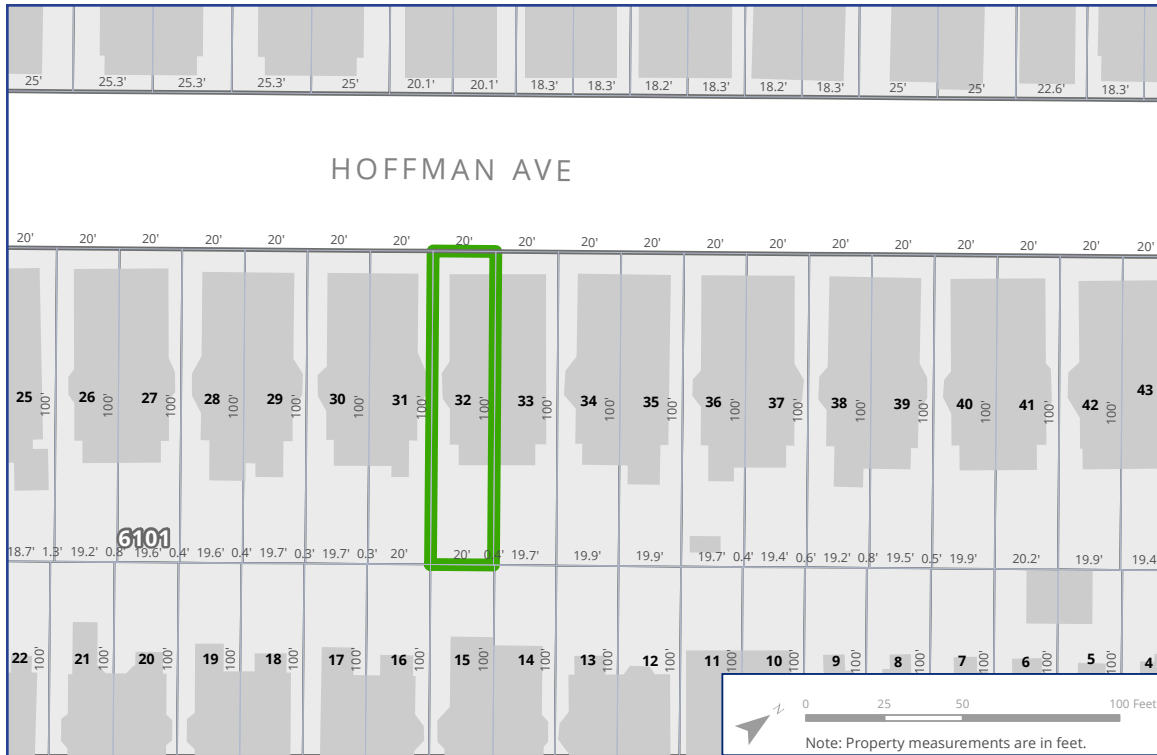
*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 139 HOFFMAN AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6101	32	RB	N/A	TENANT OCCUPIED BUILDING	\$3,000



## INSPECTION DETAILS

*No inspection scheduled: Occupied*

*Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th*

# 41



Retrieved from Google Maps, Captured August 2013

*\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.*



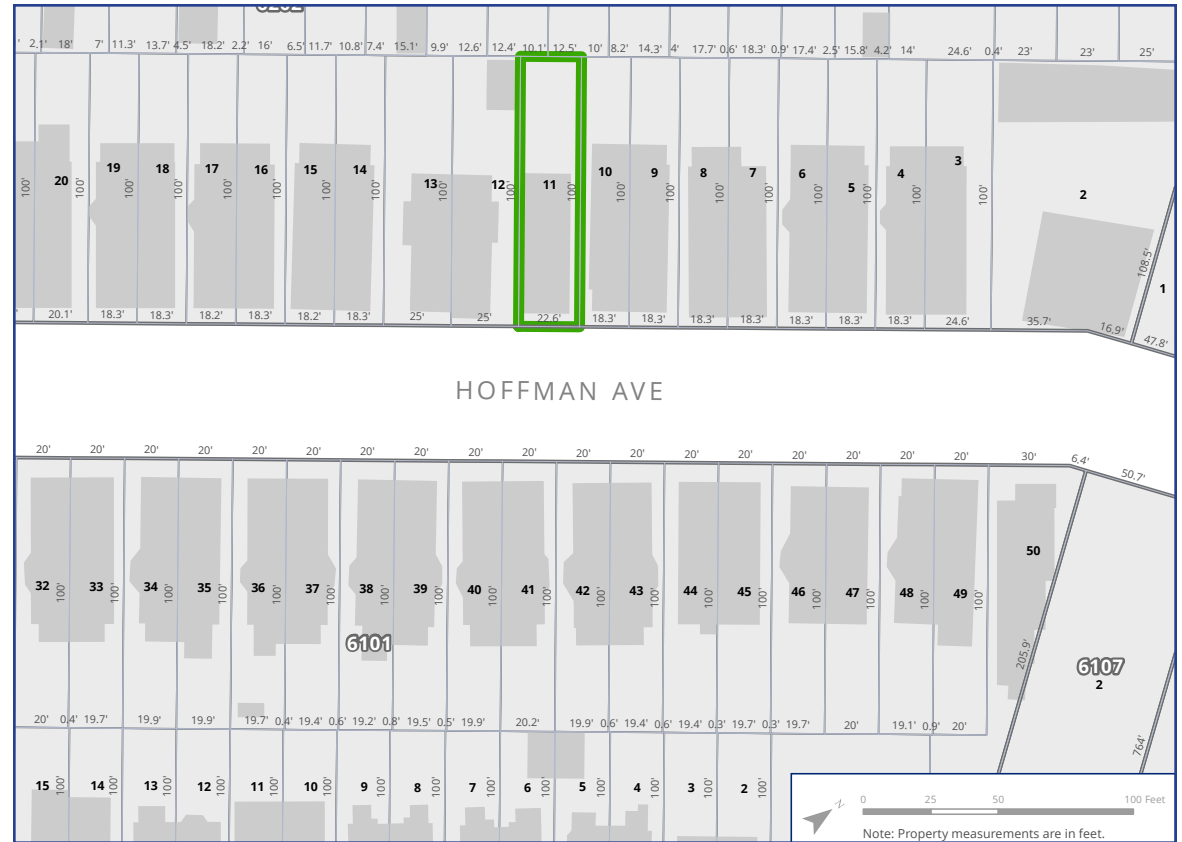
# 144 HOFFMAN AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6202	11	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

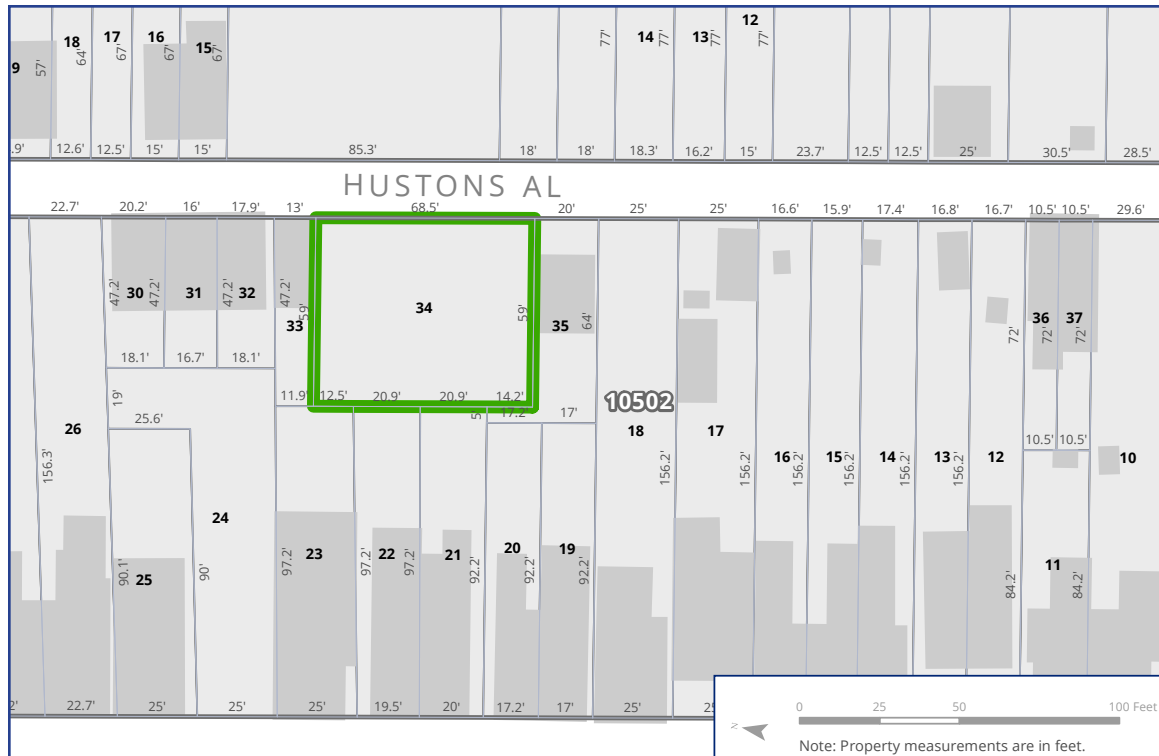
*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 19-27 HUSTONS ALLEY

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
10502	34	BB	N/A	LAND	\$3,500



## INSPECTION DETAILS

*No inspection scheduled: Land*

## ADDITIONAL DETAILS

*Building demolished*



Retrieved from Google Maps, Captured August 2013

# PROPERTY LISTING NO. 22

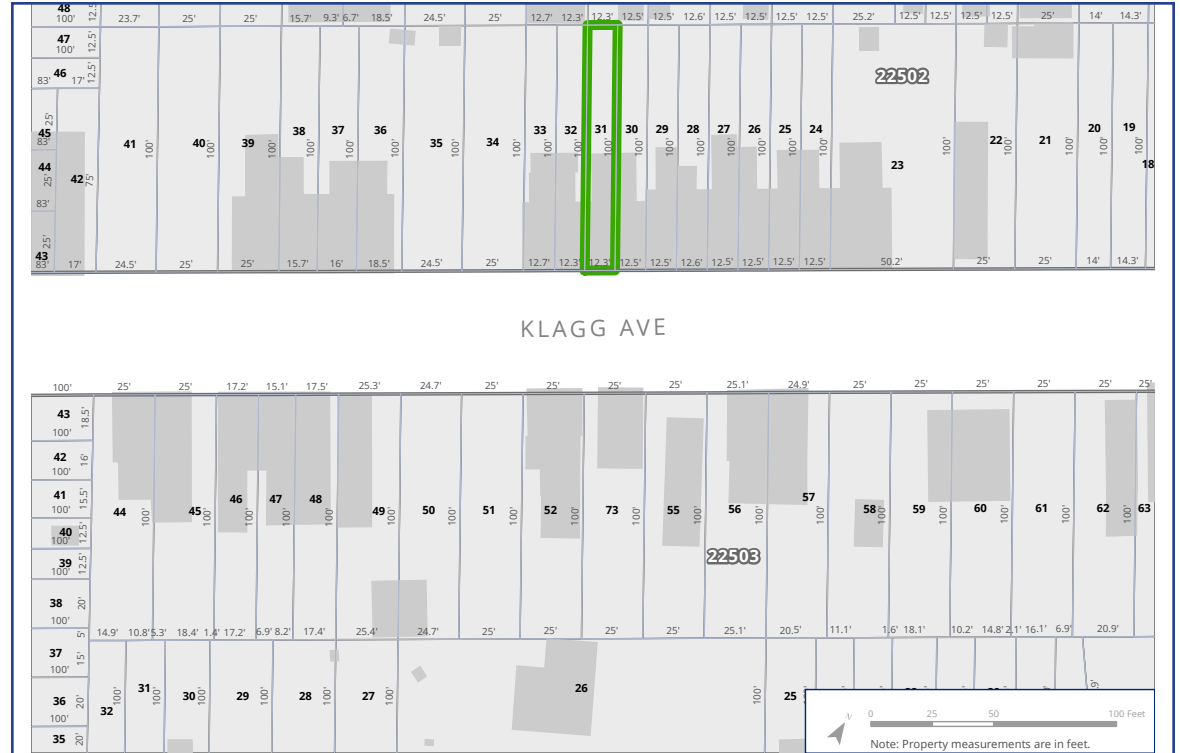
## 45 KLAGG AVE

All parcels sold in present condition "As Is"

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
22502	31	RB	NORTH CLINTON	TENANT OCCUPIED BUILDING	\$3,000



Retrieved from Google Maps, Captured August 2013



### INSPECTION DETAILS

No inspection scheduled: Occupied

Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th

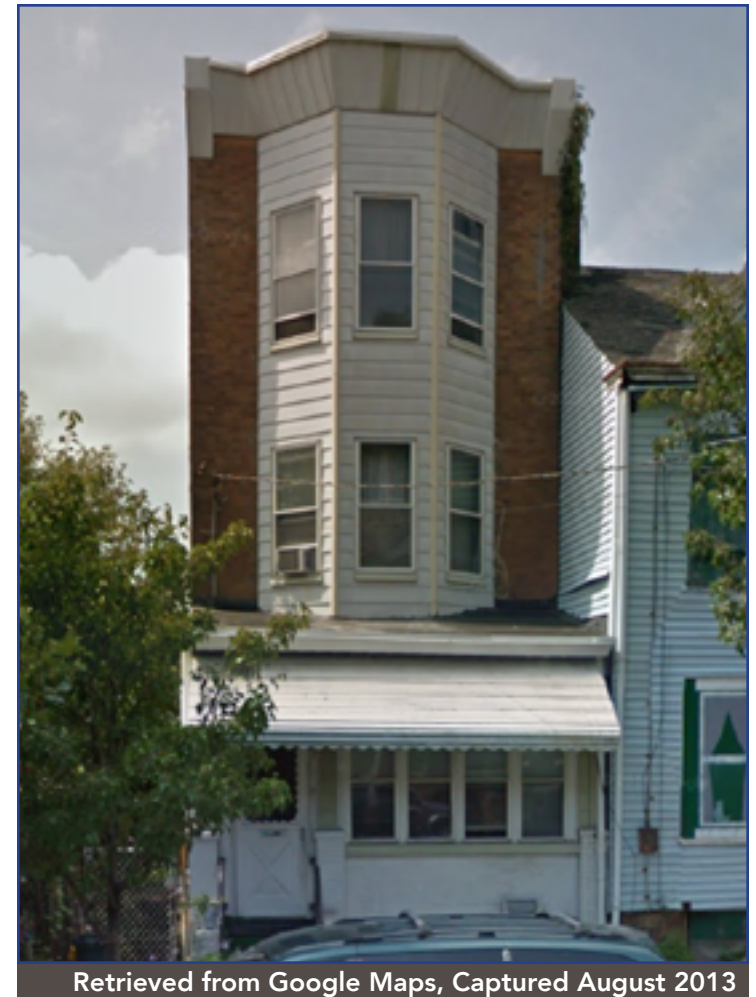
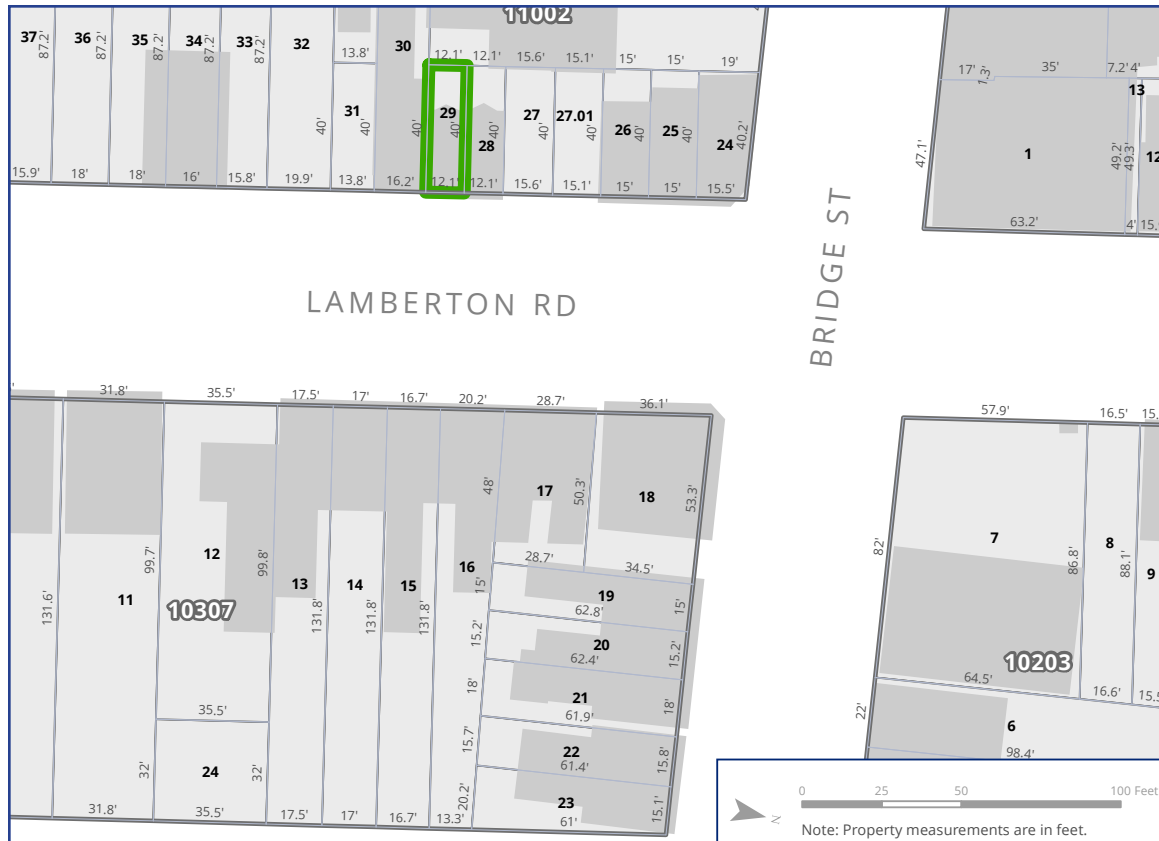
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 413 LAMBERTON ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
11002	29	BB	LAMBERTON	BUILDING	\$400



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

Open for inspection June 23rd 9AM - 2PM

45

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



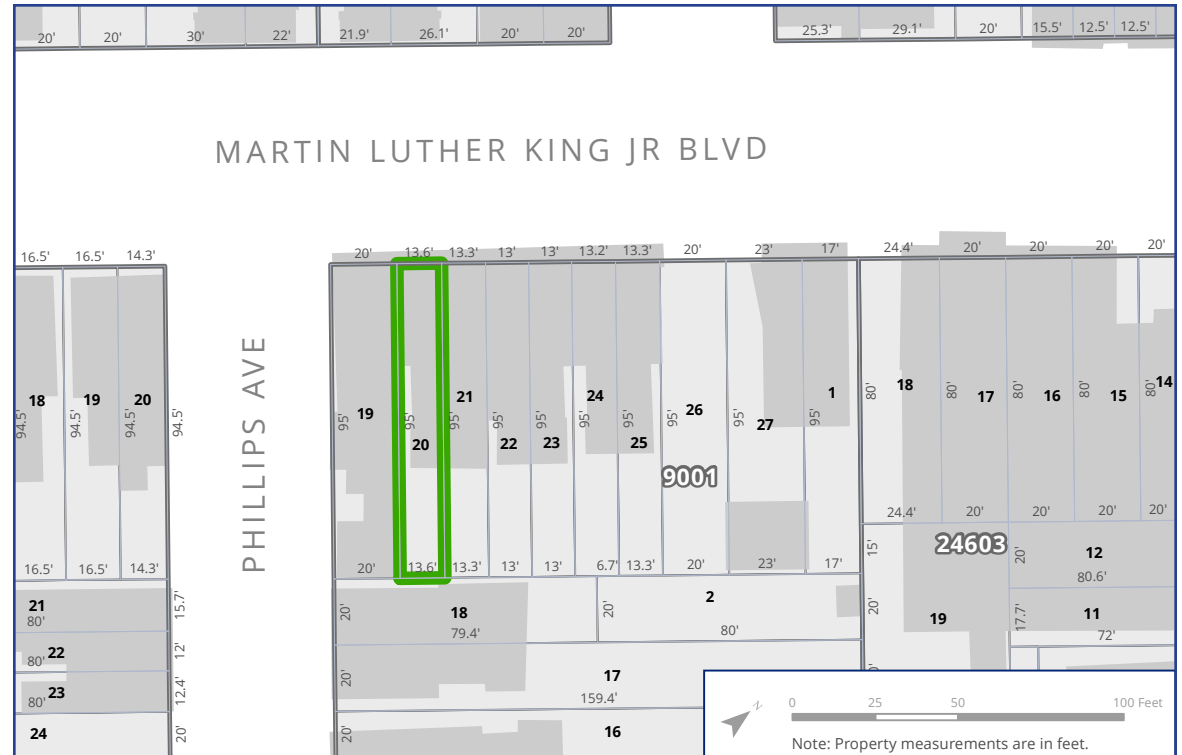
# 1222 MARTIN LUTHER KING JR BLVD

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
9001	20	RB	N/A	TENANT OCCUPIED BUILDING	\$5,000



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Occupied*

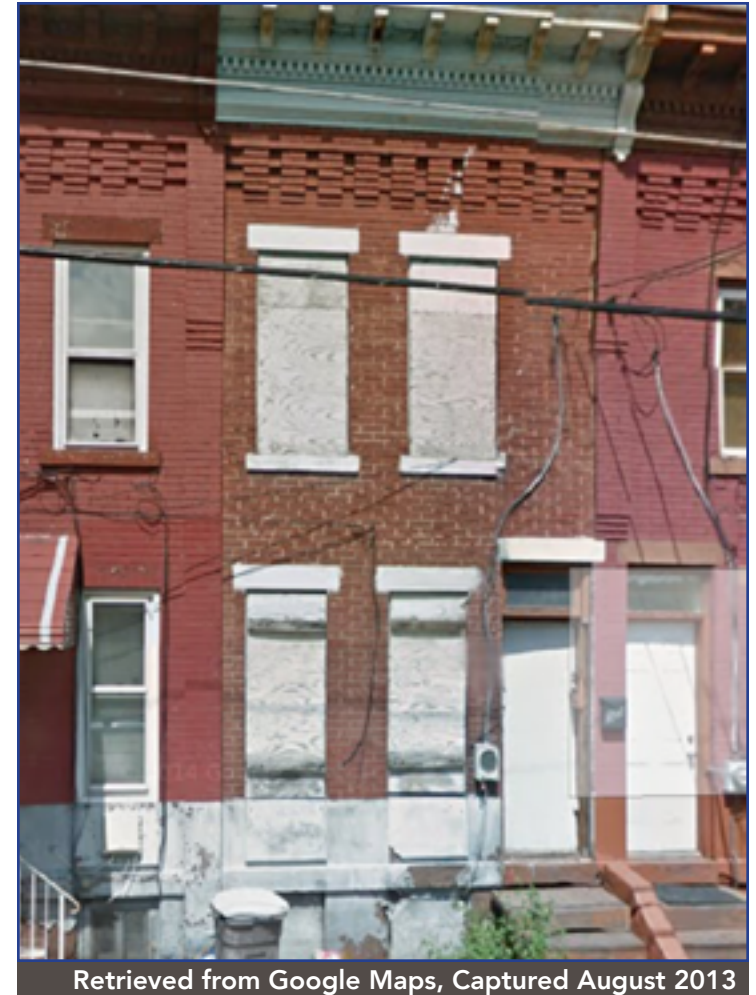
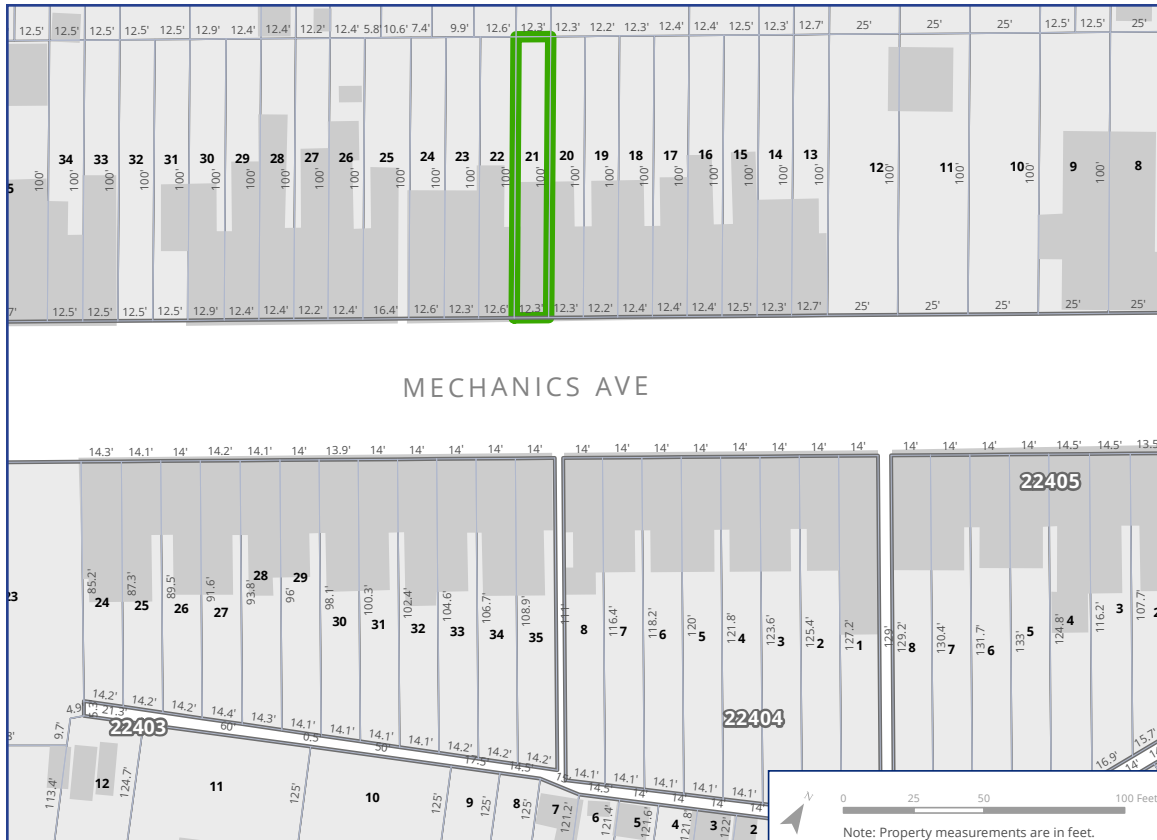
*Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 53 MECHANICS AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
22401	21	RB	NORTH CLINTON	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

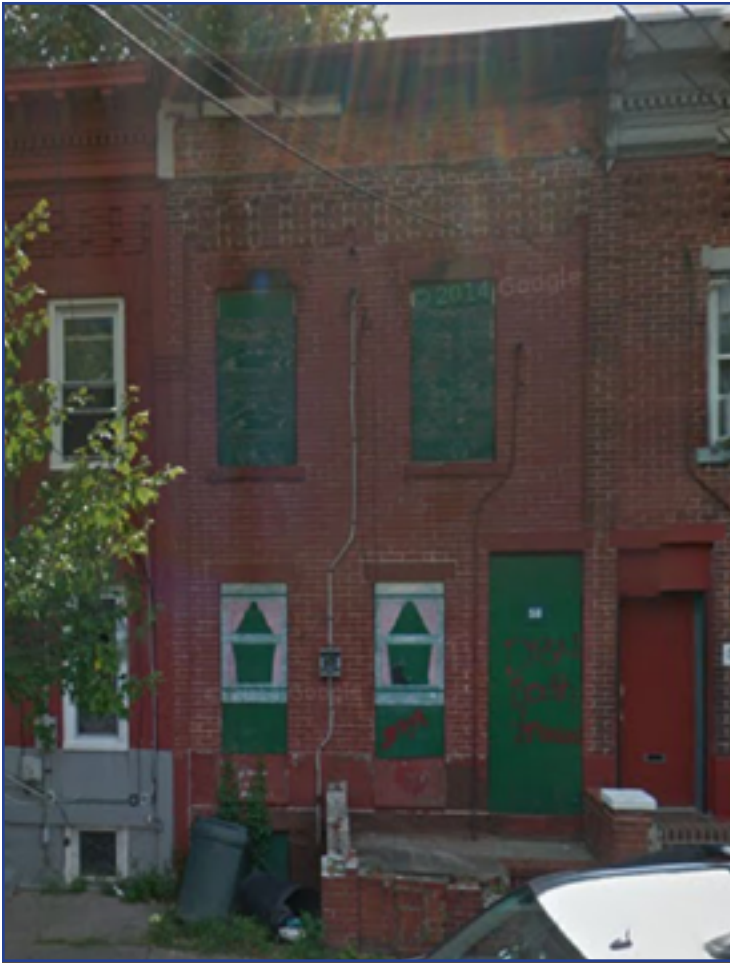
47

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

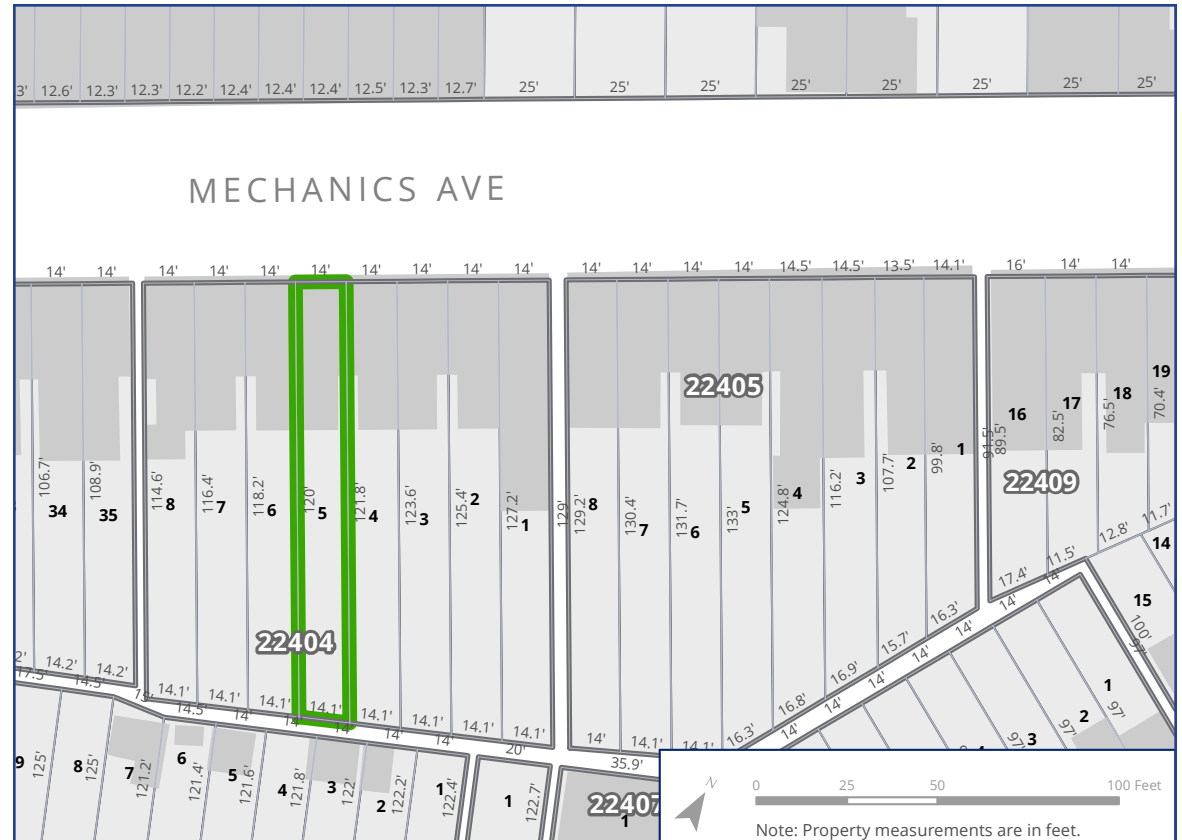
# 58 MECHANICS AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
22404	5	RB	NORTH CLINTON	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

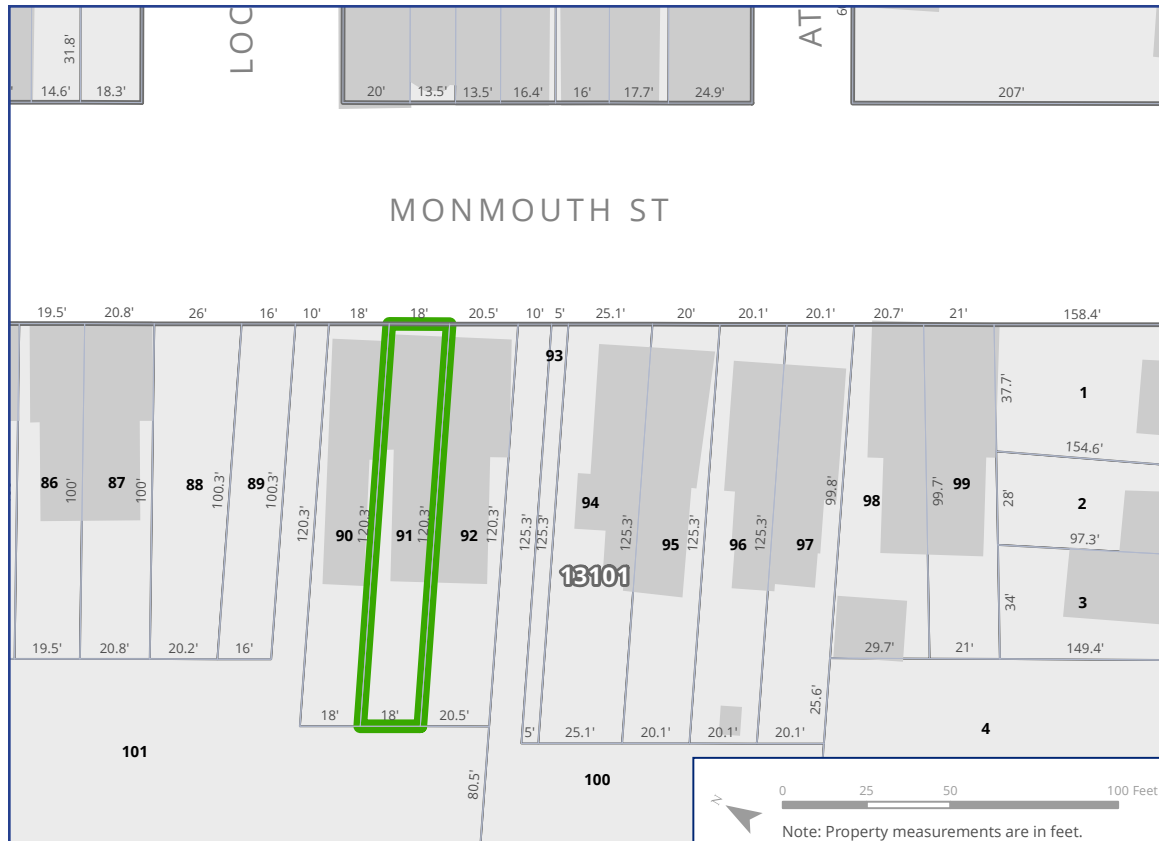
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 511 MONMOUTH ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
13101	91	RB	N/A	BUILDING	\$400



## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

49



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\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 40 MURRAY ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
2605	15	RB	HERMITAGE	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

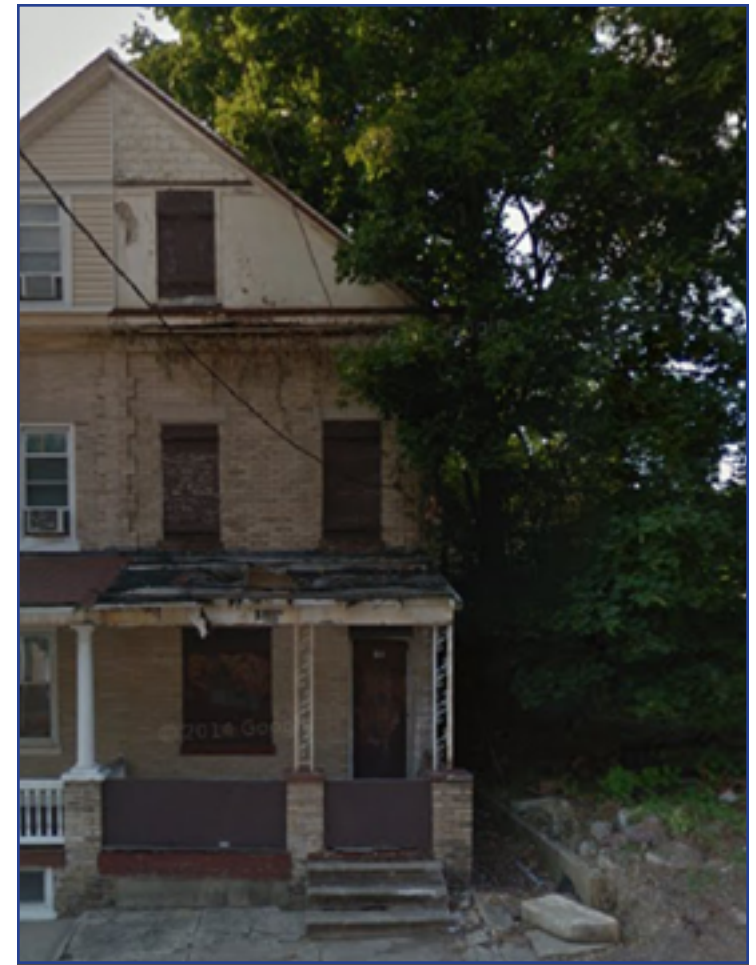
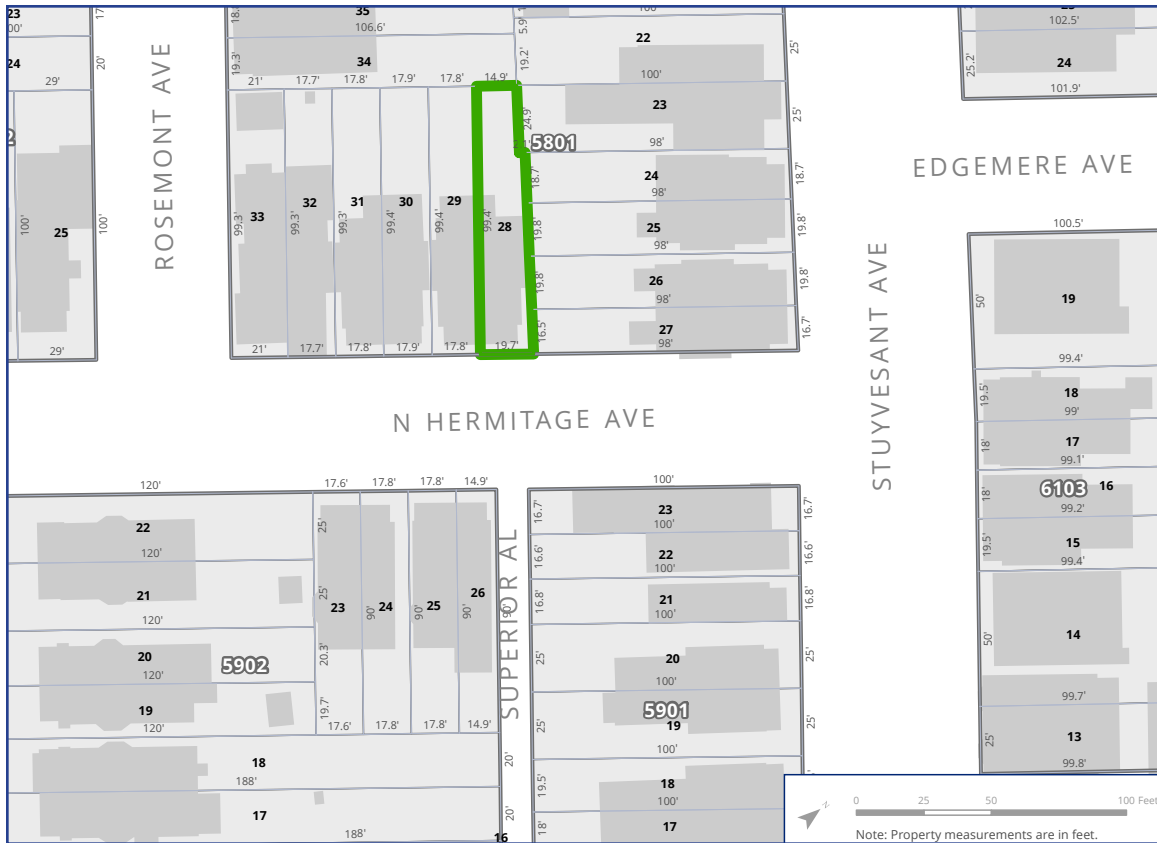
*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 511 NORTH HERMITAGE AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
5801	28	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

51

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 637 NORTH WILLOW ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8604	12	RB	RB	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

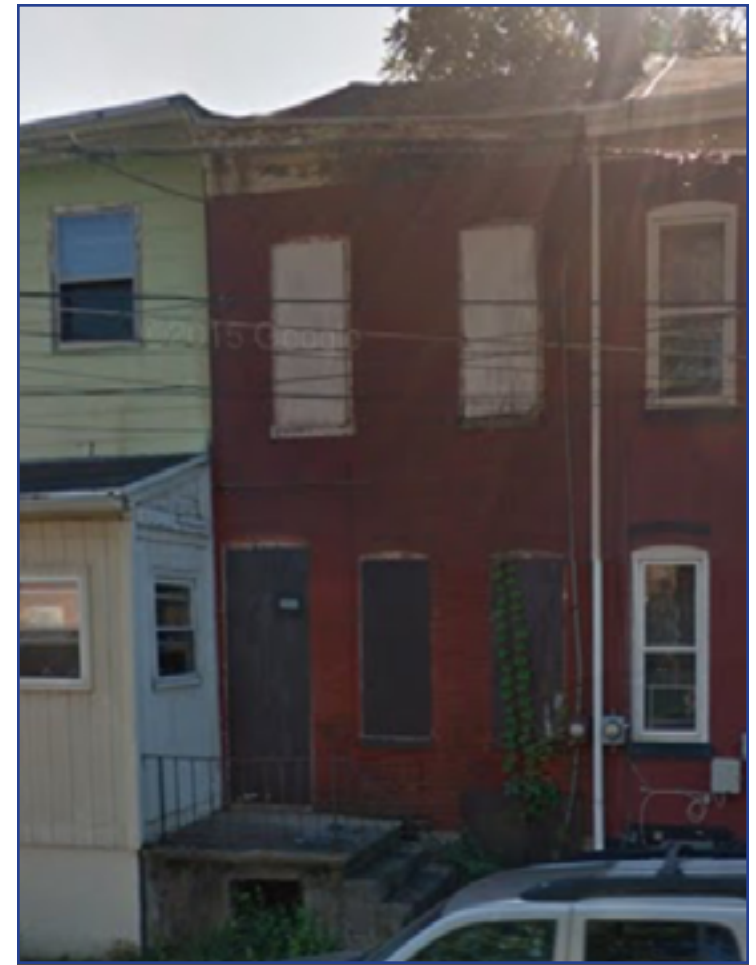
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 1010 NORTH WILLOW ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8702	18	MU	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*Open for inspection June 24th 9AM - 2PM*

**53**

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



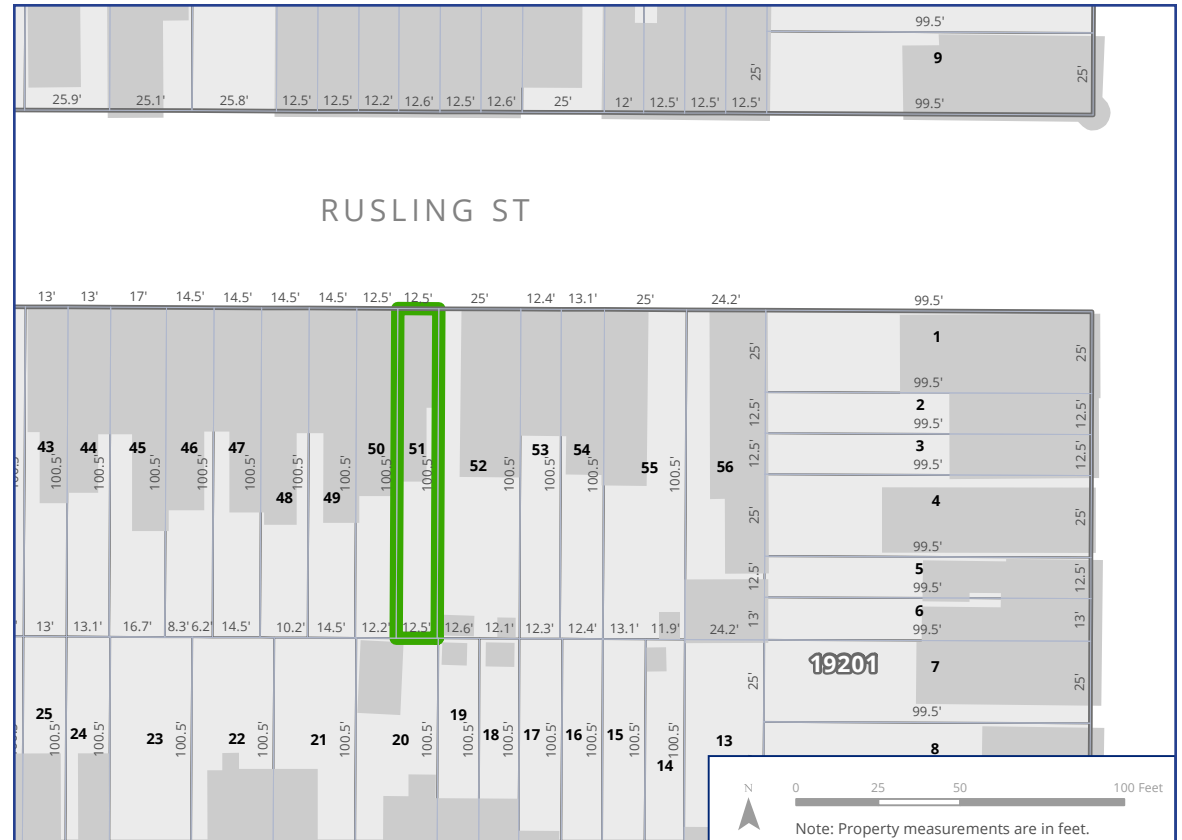
# 225 RUSLING ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
19201	51	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

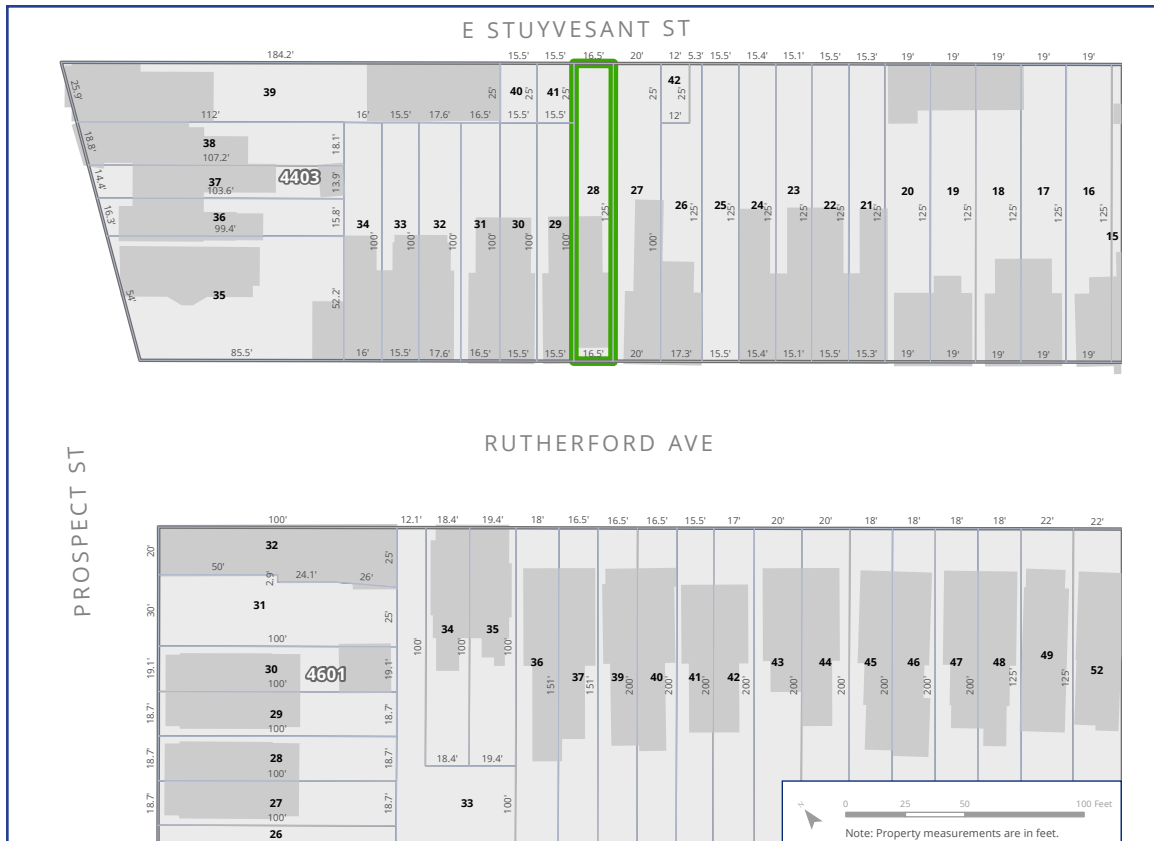
*Open for inspection June 23rd 9AM - 2PM*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 328 RUTHERFORD AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
4403	28	RB	CENTRAL WEST	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

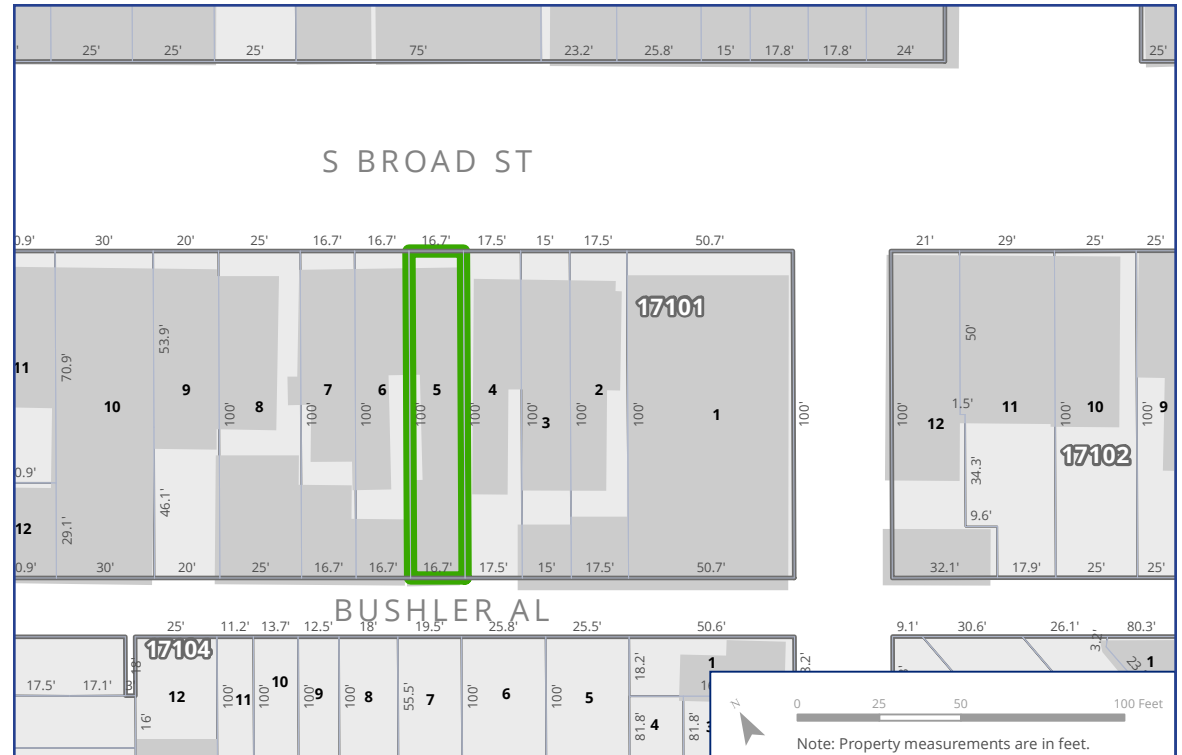
# 821 SOUTH BROAD ST

All parcels sold in present condition "As Is"

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
17101	5	BB	N/A	TENANT OCCUPIED BUILDING/ COMMERCIAL	\$15,000



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

No inspection scheduled: Occupied

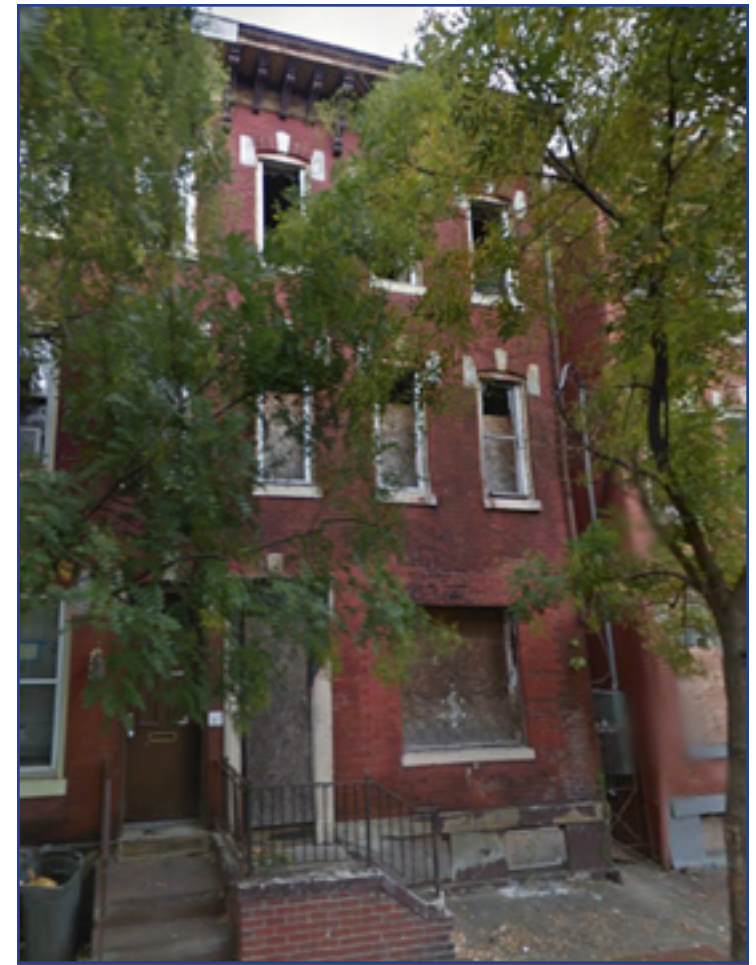
Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 312 SOUTH CLINTON AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
13701	21	RB	ROEBLING GATEWAY	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

57

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



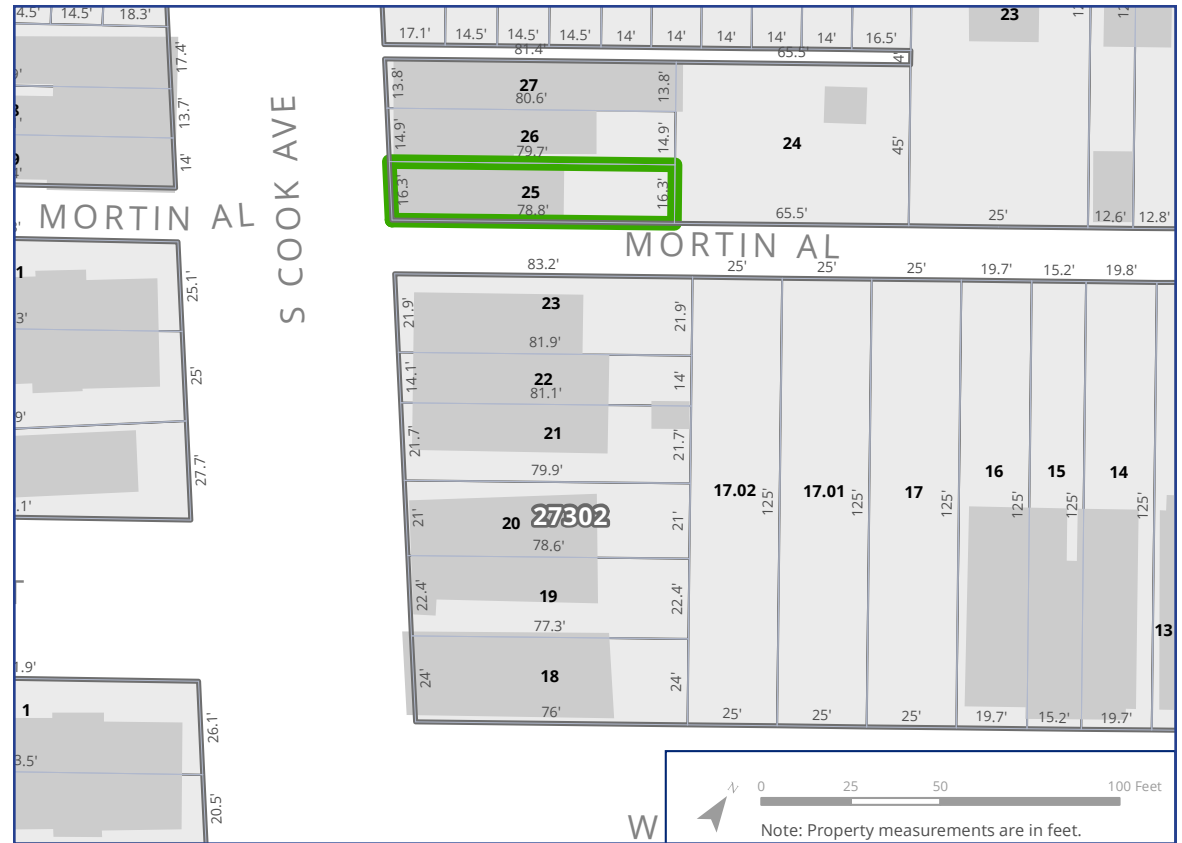
# 114 SOUTH COOK AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
27301	25	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

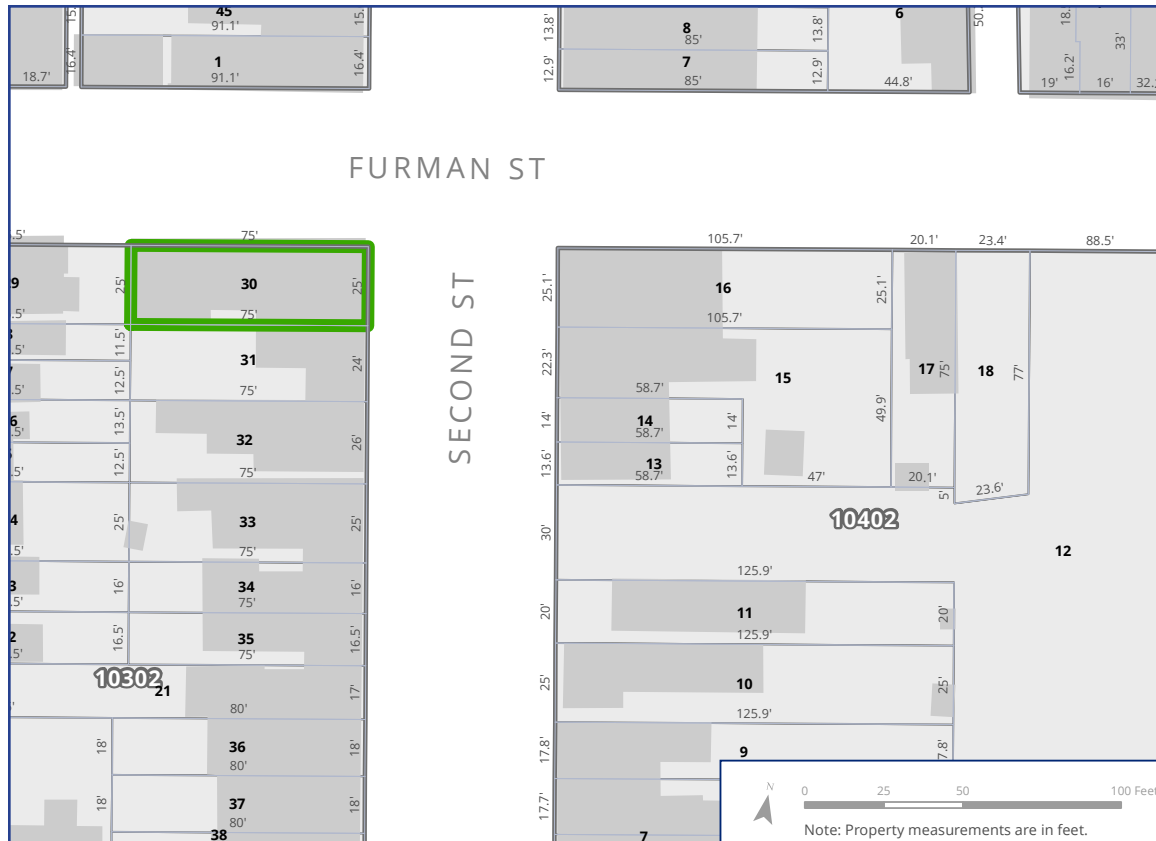
*No inspection scheduled: Not Safe to Enter*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 201 SECOND ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
10302	30	RB	LAMBERTON	BUILDING/COMMERCIAL	\$2,500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

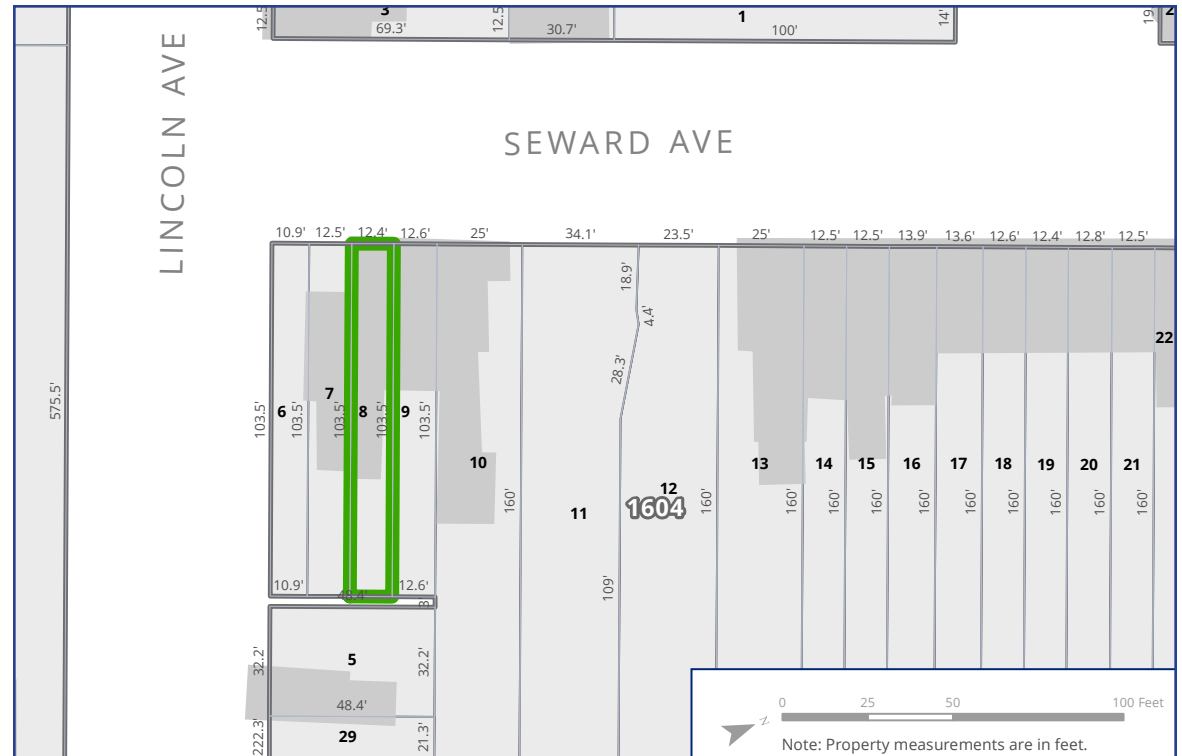
# 6 SEWARD AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
1604	8	RB	NORTH CLINTON	BUILDING	\$300



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

## ADDITIONAL DETAILS

No steps

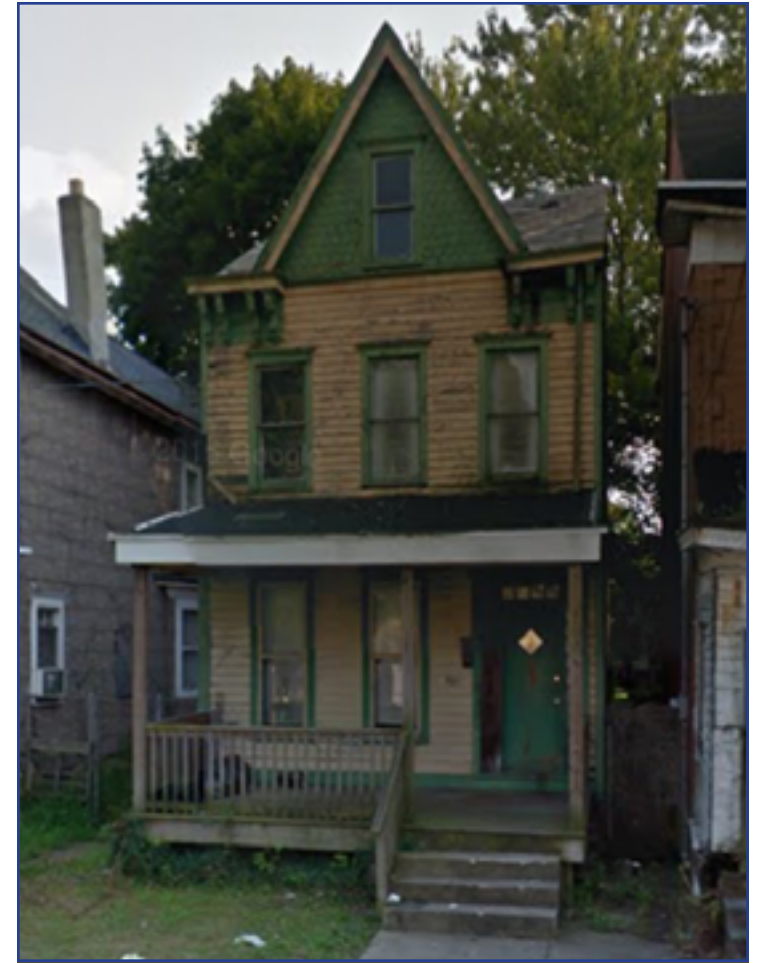
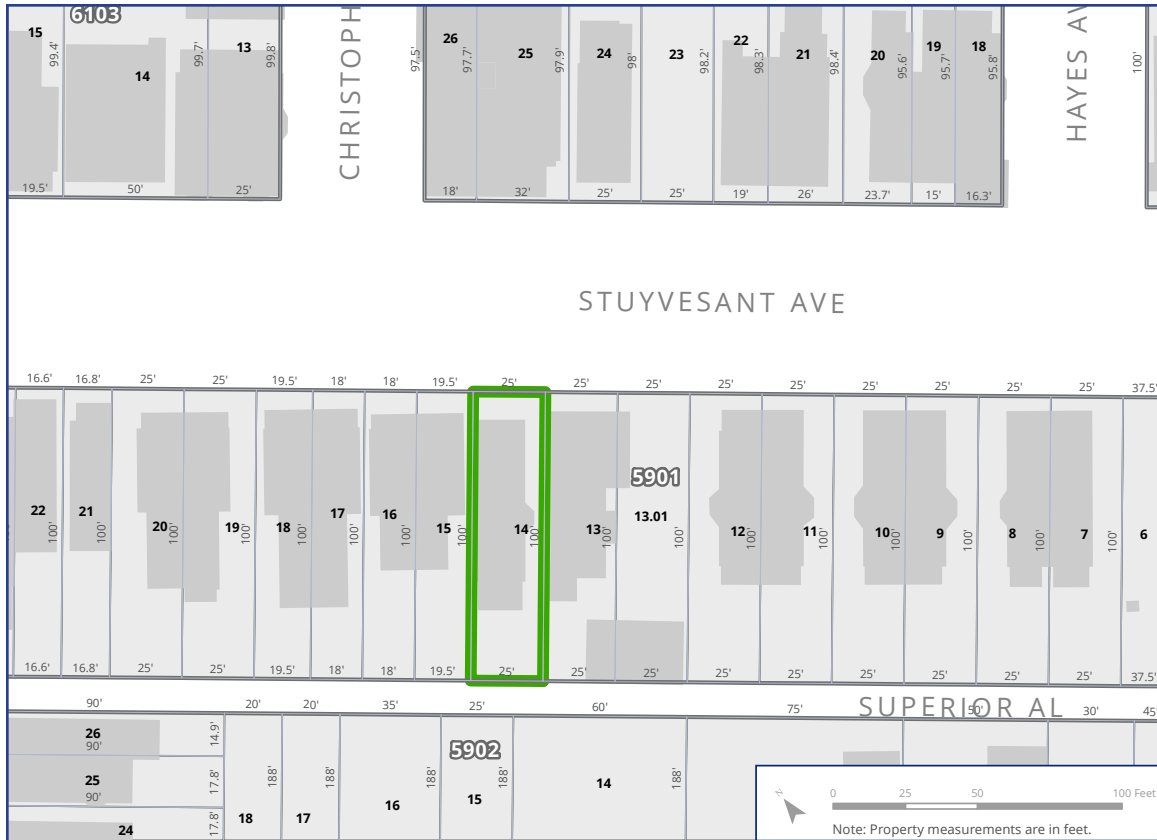
60

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 661 STUYVESANT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
5901	14	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*Open for inspection June 24th 9AM - 2PM*

61

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 813 STUYVESANT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6401	20	BB	N/A	BUILDING	\$1,000



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

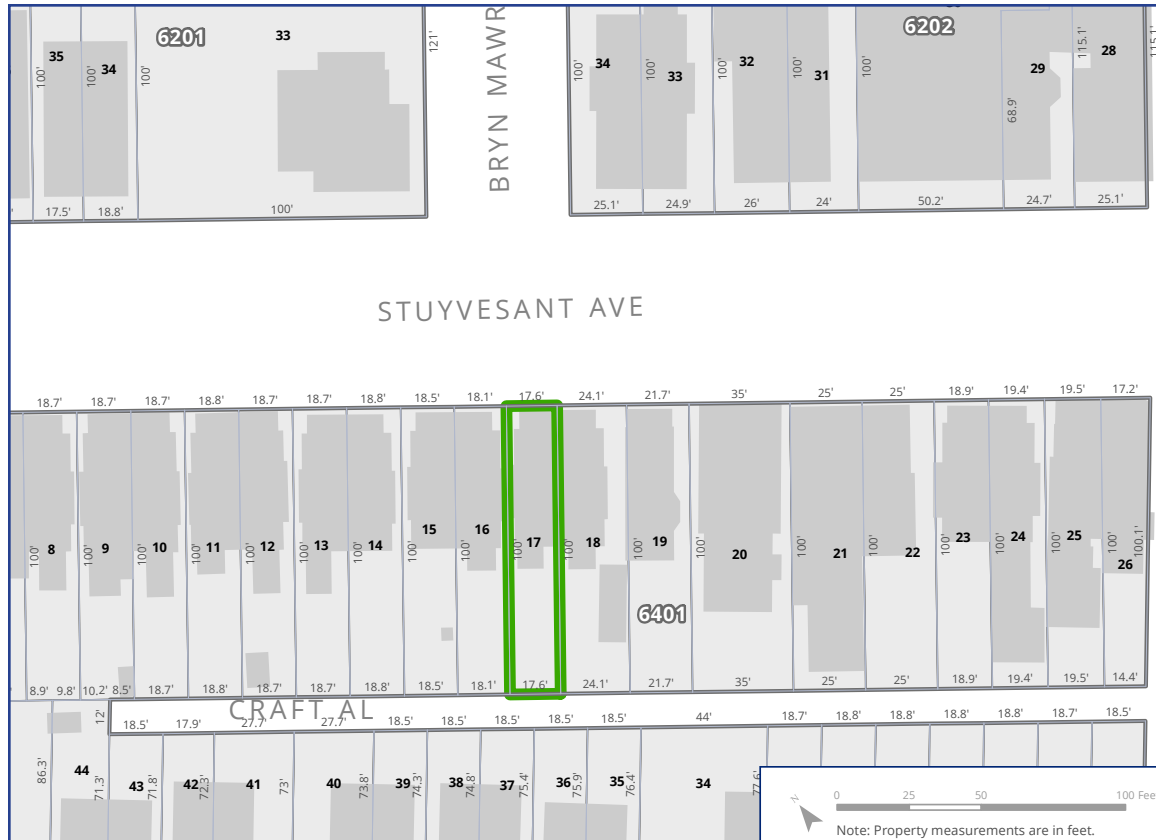
*Open for inspection June 24th 9AM - 2PM*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 829 STUYVESANT AVE

*All parcels sold in present condition "As Is"*

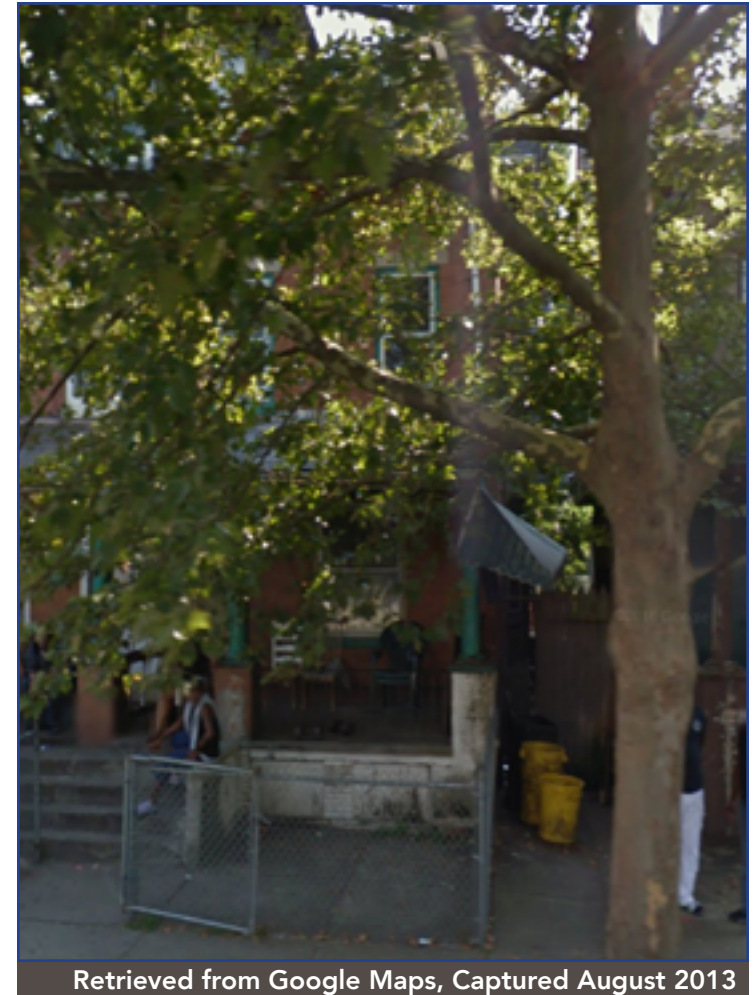
BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
6401	17	BB	N/A	BUILDING	\$500



## INSPECTION DETAILS

Open for inspection June 24th 9AM - 2PM

63



\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

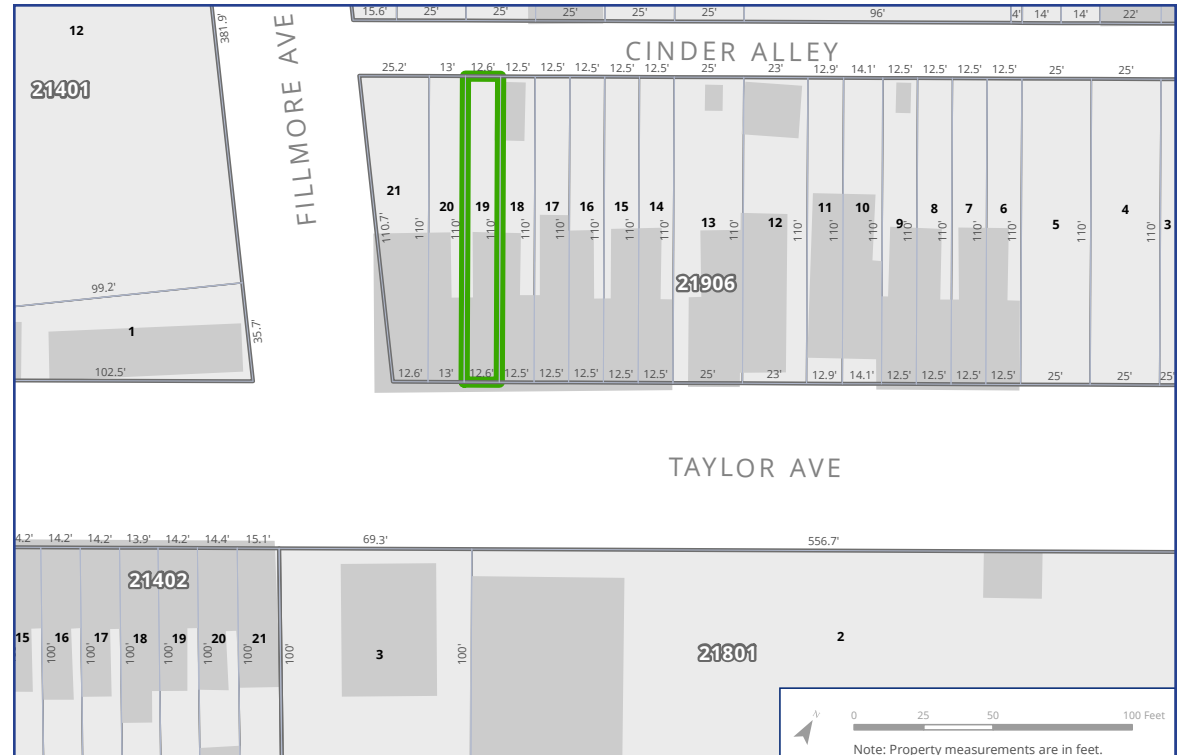
# 105 TAYLOR ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
21906	19	BB	NORTH CLINTON	TENANT OCCUPIED BUILDING	\$1,000



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*No inspection scheduled: Occupied*

*Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th*

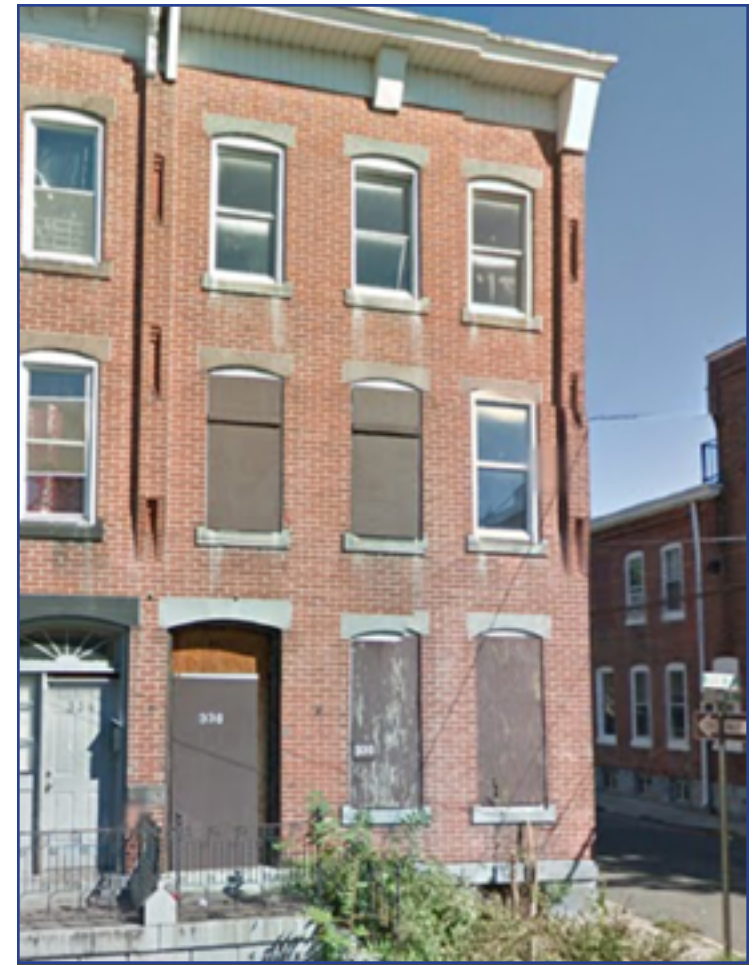
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 336 TYLER ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
14004	1	RB	N/A	BUILDING	\$2,500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM***65**

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

PROPERTY LISTING NO. 44

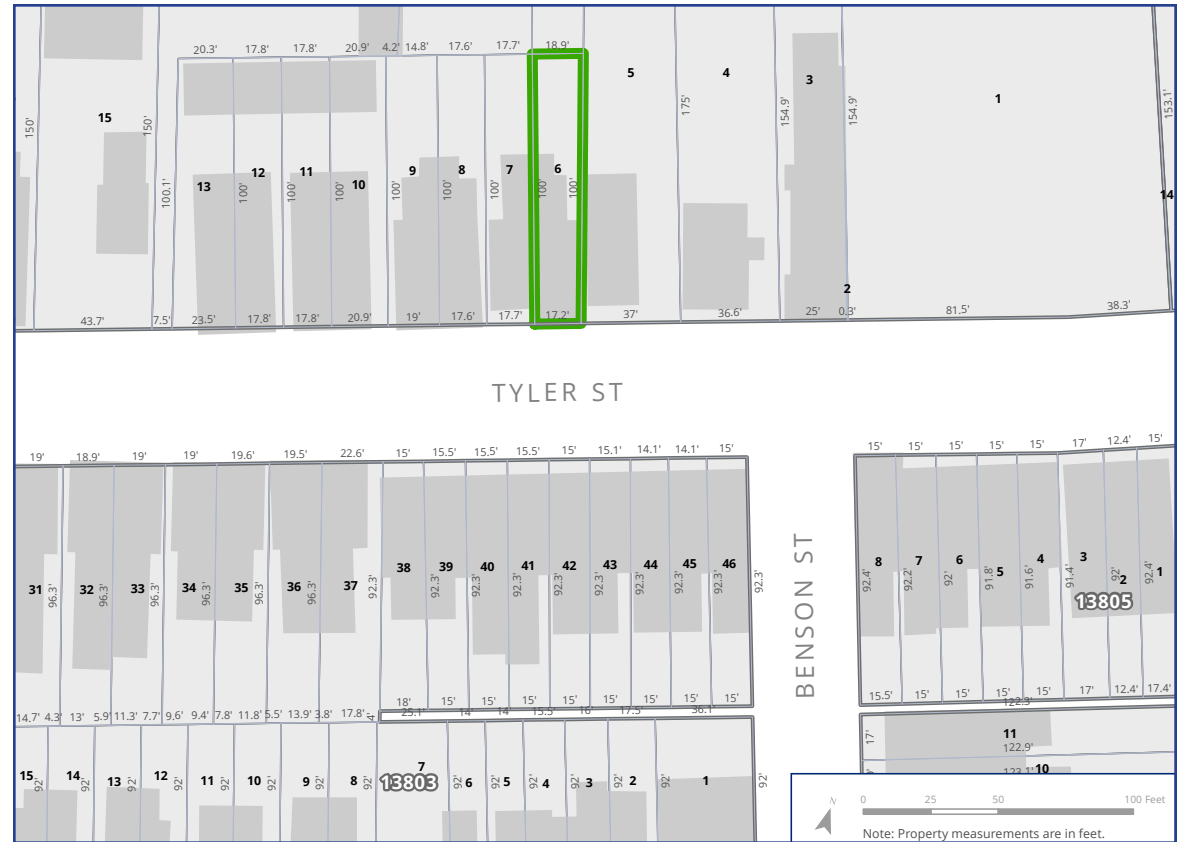
# 242 TYLER ST

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
13801	6	RB	N/A	BUILDING	\$700



Retrieved from Google Maps, Captured August 2013



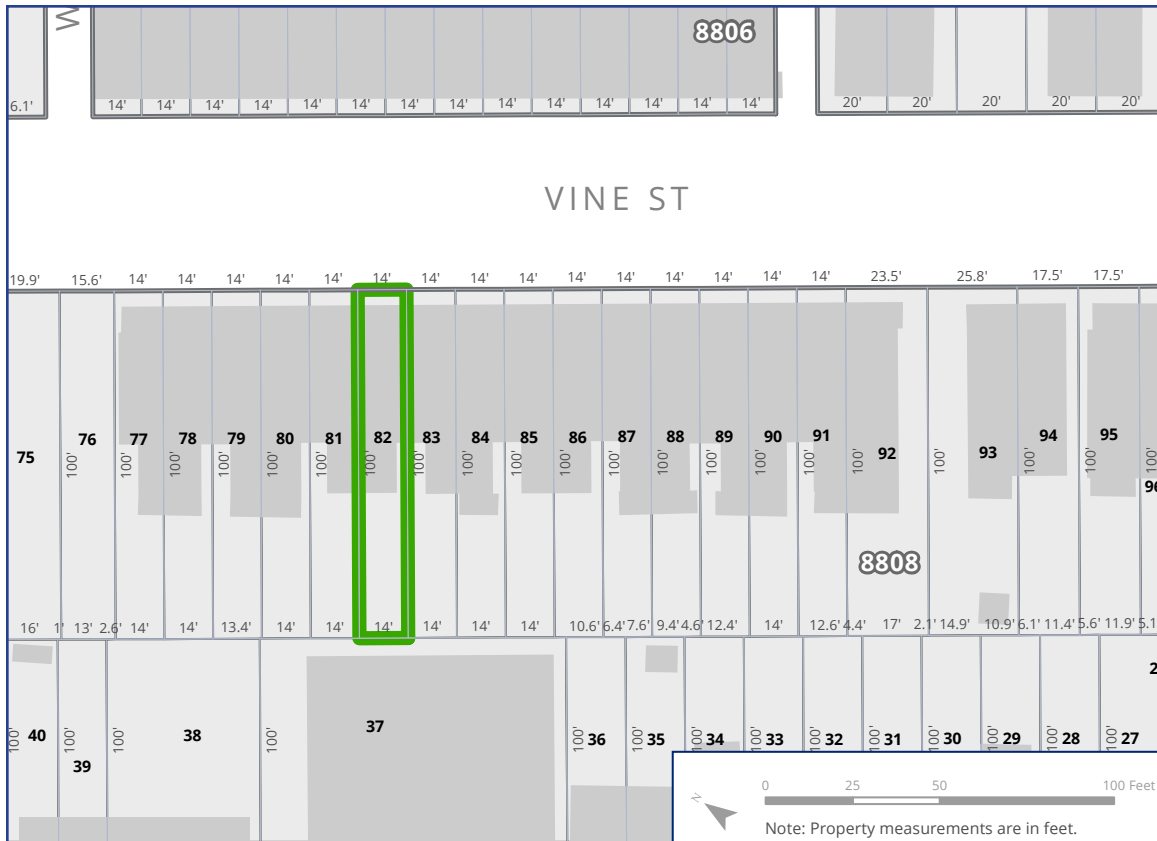
## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

**71 VINE ST***All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8808	82	RB	N/A	BUILDING	\$400



Retrieved from Google Maps, Captured August 2013

**INSPECTION DETAILS***Open for inspection June 24th 9AM - 2PM***67**

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

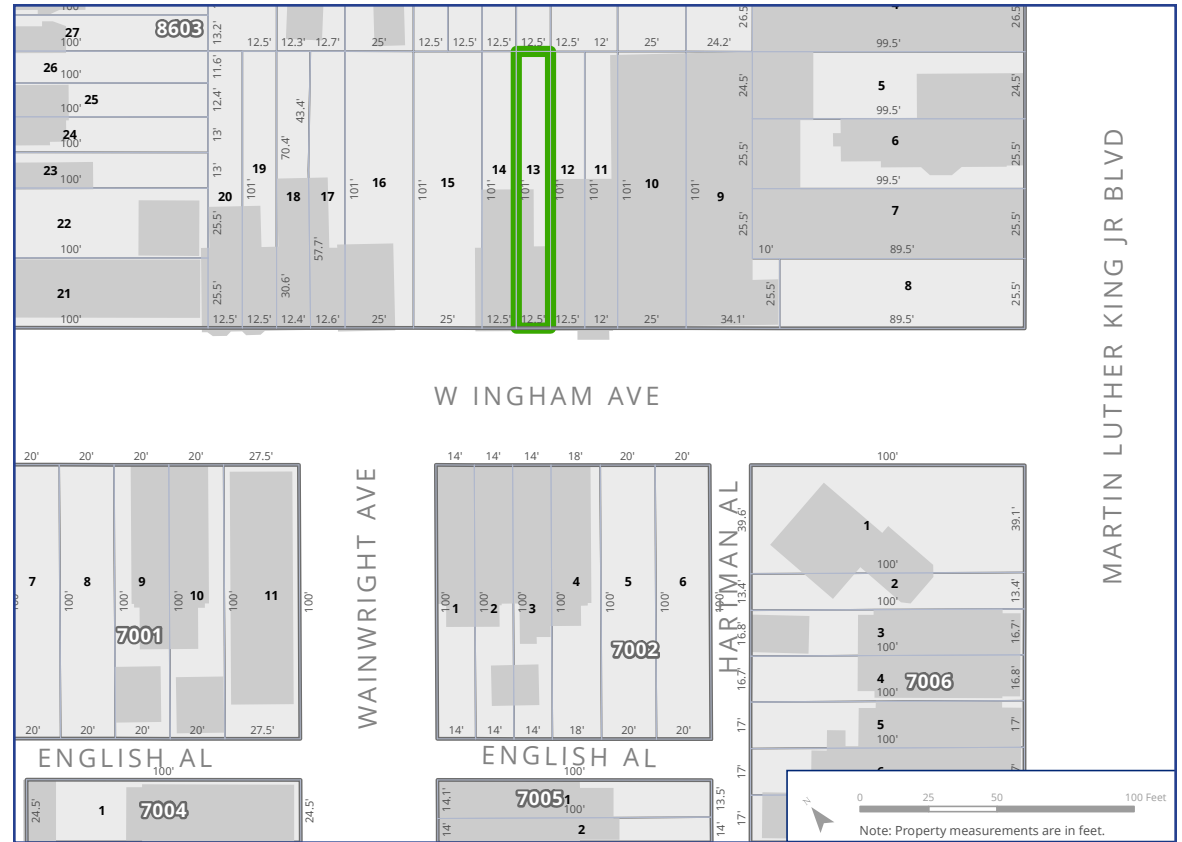
# 22 WEST INGHAM AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
8603	13	RB	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*Open for inspection June 24th 9AM - 2PM*

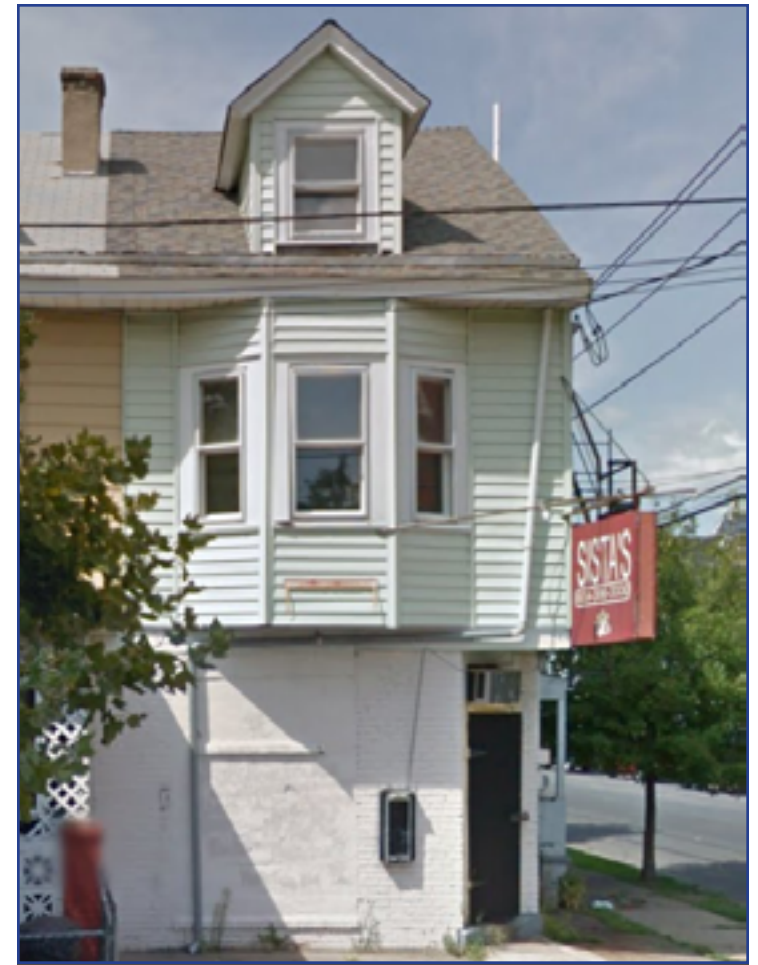
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 466 WALNUT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
26602	1	RB	N/A	BUILDING/COMMERCIAL	\$2,000



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

Open for inspection June 23rd 9AM - 2PM

69

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

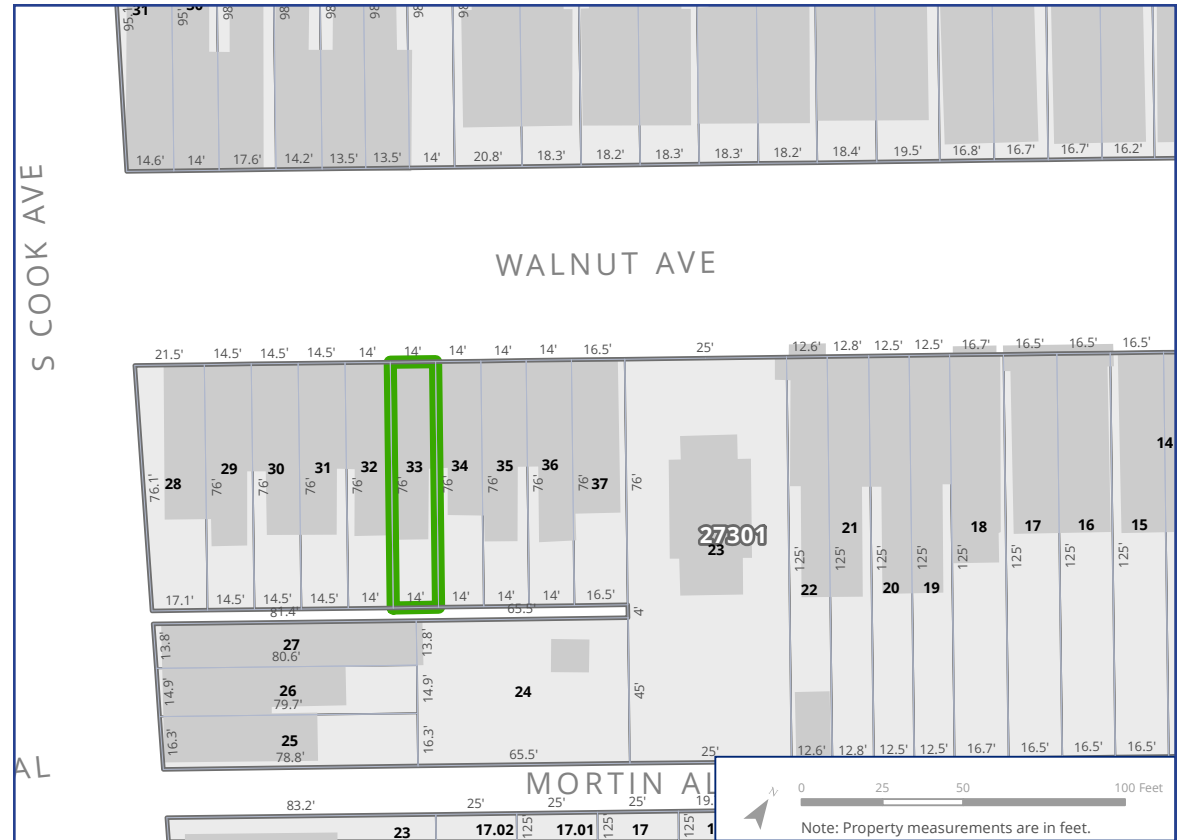
# 411 WALNUT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
27301	33	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.

# 275 WALNUT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
27601	5	RB	N/A	TENANT OCCUPIED BUILDING	\$500



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Occupied*

Please call 609-815-2151 to schedule an appointment for inspection from June 20th - June 24th

# 348 WALNUT AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
26504	17	RB	N/A	BUILDING	\$500



Retrieved from Google Maps, Captured August 2013



## INSPECTION DETAILS

*Open for inspection June 23rd 9AM - 2PM*

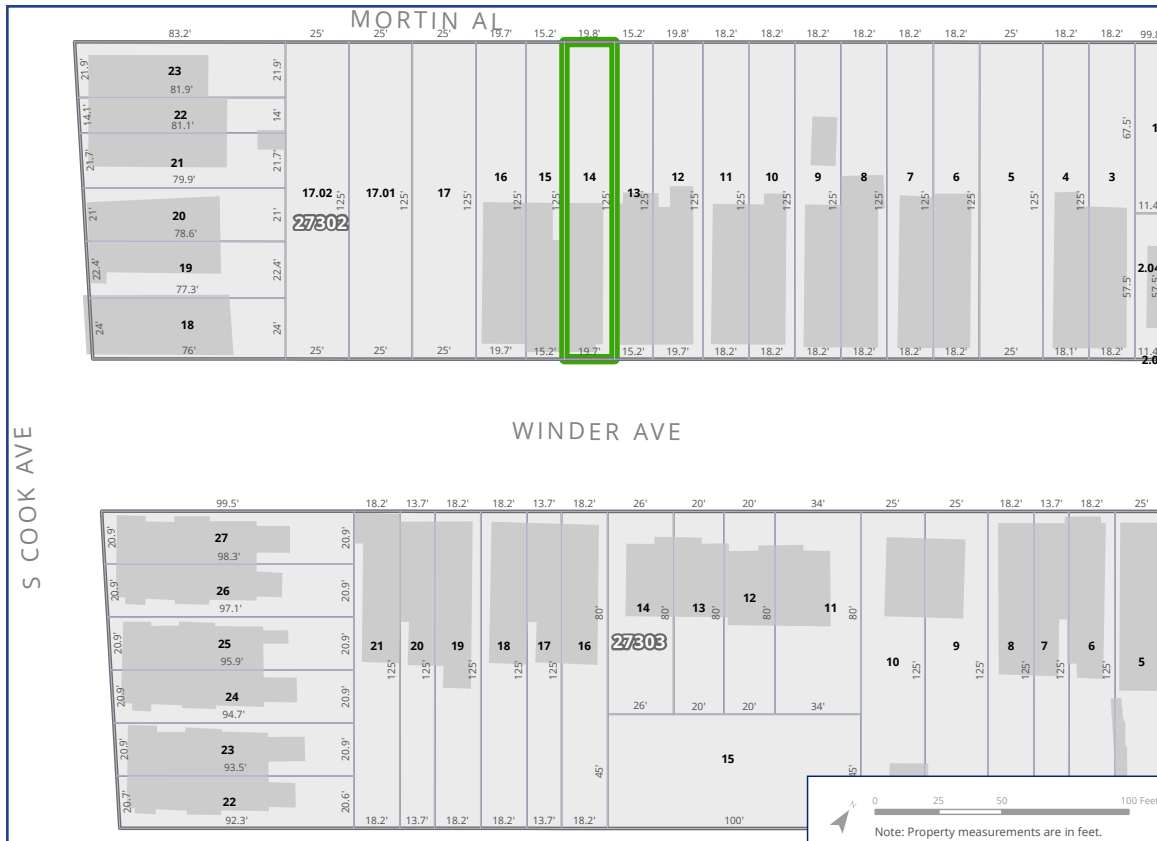
\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# 20 WINDER AVE

*All parcels sold in present condition "As Is"*

BLOCK	LOT(S)	ZONING	REDEVELOPMENT AREA	DESCRIPTION	OPENING BID
27302	14	RB2	N/A	BUILDING	\$200



Retrieved from Google Maps, Captured August 2013

## INSPECTION DETAILS

*No inspection scheduled: Not Safe to Enter*

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\*Images are only intended to serve as an aid. Always physically inspect the property before placing your bid.



# ACKNOWLEDGMENTS

This Auction Guide is made possible by the efforts of:

**The City of Trenton**

**Isles**

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