

NOTICE OF SALE OF PUBLIC OWNED PROPERTY
TOWNSHIP OF SALISBURY
LEHIGH COUNTY
PENNSYLVANIA

Notice is hereby given that the Township of Salisbury, Lehigh County, Pennsylvania is offering for sale a tract located in the 800 block of East Wayne Avenue, more fully described in the Property Data Sheet (PDS) available to all prospective Bidders. The Township will receive sealed bids on October 11, 2010 at 10:00 a.m. addressed to Randy Soriano, Township Manager, Salisbury Township, 2900 S. Pike Avenue, Allentown, PA 18103 at which time they will be publicly opened and read. The Board of Commissioners will award the sale to the highest responsible bidder at a public Meeting on October 14, 2010. All bidders must include with their bids a security of 10% of their bid amount made payable to the Township of Salisbury. The property described in the PDS is sold AS IS. The property herein sold is 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 said property. The Township will accept a minimum bid of \$300. Potential Bidders should familiarize themselves with the limitations of the property in terms of potential development. The Township makes no representations as to the presence or absence of wetlands or any other environmental conditions on the property and the purchaser assumes the risk of any such condition. All conveyances by the Township shall be made by Quitclaim Deed. The Township reserves the right to waive any and all defects and informalities in any proposal and to accept or reject the highest responsible and responsive bid deemed to be in the best interest of the Township. No bid shall be considered finally accepted until the passage of a resolution by the Township Board of Commissioners. Copies of the Property Data Sheet can be obtained by visiting the Township website or by emailing info@salisburytownship.pa.org.

Randy Soriano
Township Manager

INSTRUCTIONS FOR LAND PURCHASE AND TERMS AND CONDITIONS OF SALE

Sale of Wayne Avenue Parcel

Introduction

The Township will sell the property that is described on the Property Data Sheet and identified on the Map included with these Instructions. Bidder must follow all conditions as described in the Notice of Sale and in these Instructions. Prospective Bidders are encouraged to research the appropriate uses for the parcel. Township makes no determination on the usability of the lot. Prospective buyer is encouraged to research zoning and land uses associated with the parcel.

General instructions.

In order to purchase this parcel, the bidder must submit a written request to purchase the property accompanied with a check for the minimum payment due, to:

Township of Salisbury
2900 S. Pike Avenue
Allentown, PA 18103

The written request to purchase the property must provide the following information:

- i Name(s) of Buyer(s). If there is more than one buyer, please state if the land is to be held as joint tenants or as tenants in common
- i Mailing address
- i Telephone number
- i Property number(s) of the parcel(s) to be purchased with the enclosed funds
- i Signature(s) of Buyer(s)

Minimum payment due. The minimum payment due is 10% of the purchase price stated on the Bid and must accompany the Bid. Payment may be made by cashier's check, certified check, personal check or bank money order. Checks are to be made payable to Township of Salisbury.

Remaining payments due. The balance of the purchase price must be paid in full within 90 days of receipt by Township of the minimum payment due.

If final payment is not made within 90 days, the Township may void the sale and reoffer the property at a subsequent sale. The Township shall return the payment made by a prospective purchaser only after deducting the full amount of damages incurred by the Township.

Damages for failure to perform. The failure of the high bidder to fulfill the requirements set forth above will result in the following:

- (1) Automatic default under the sale contract;
- (2) Termination of right, title and interest in the sale contract; and
- (3) Liability of the highest bidder for any and all of Township's damages.

The Township's damages related to the sale of public land may include, but are not limited to, costs for an appraisal, a survey, advertising, and staff costs.

Terms and Conditions of Sale

The Board of Commissioners shall approve, by Resolution, the sale of the property.

Quitclaim Deed. The Township will convey fee title to the property by quitclaim deed upon receipt of the final payment. Delivery of a quitclaim deed to the purchaser may take up to 90 days following final payment. The purchaser shall be entitled to possession of the property as of the date of the delivery of the quitclaim deed.

The Township will not furnish an abstract of title. Prospective buyers are advised that the Township sells the property without warranties and the Township is not under any duty or obligation to perform any acts or to pay for any expenses that may be incurred in connection with possible deficiencies of title or encumbrances to the property or improvements. All properties are sold subject to all easements on record.

Property Sold As Is. This property and improvements are sold AS IS. The Township makes no representations or warranties regarding the condition or use of the property or the improvements including, but not limited to, the condition or habitability of any buildings, or the condition of any wells, septic systems, soils, access, or any other thing on site. Prospective bidders are advised to inspect the property, improvements, plat maps, easements, conditions of title, and encroachments in order to insure knowledge of existing conditions.

All properties are sold subject to local zoning ordinances now or hereafter adopted by units of local government.

Township employees ineligible. Employees of the Township of Salisbury are prohibited from bidding or purchasing the properties.

Right to reject bids. The Township reserves the right to cancel the sale or reject any and all bids at any time.

PROPERTY DATA SHEET

LEHIGH COUNTY PROPERTY ASSESSMENT

LEHIGH COUNTY PROPERTY ASSESSMENT

Owner Information

Current Owner SALISBURY TWP
 Address 3000 S PIKE AVE
 City, State, Zip ALLENTOWN PA, 18103-7644

Sales Information

Current
 Sale Price 160.00
 Month/Year 01/1969
 Document Id: 1119/0790

Current Appraised Value

Exempt Land
 Exempt Building
 Taxable Land
 Taxable Building

8,400.00
 0.00
 0.00
 0.00

Real Estate Taxes

Gross
 County
 School
 Municipality

0.00
 0.00
 0.00

Total Appr
 Total Asmt
 Taxable Asmt

8,400.00
 4,200.00
 0.00

Millage

County
 School
 Municipality

10.250
 45.445
 3.510

Previous Sales
No Previous Sales On Record

Parcel Information

PIN Number 641614534308 1 Tile Number 466109B
 Old Parcel ID 17 02 H10SW2 021 007
 Property Address * E WAYNE AVE
 Sub Division
 Tax Authority SALISBURY TOWNSHIP
 School district SALISBURY SCHOOL DISTRICT
 Acres/Dimension 20 X 120 - Square Feet: N/A
 Utilities NONE
 Class VACANT LAND
 Land Use VACANT LAND - RESIDENTIAL UNDER 5000 SQFT.
 Living Units 0
 Zoning R4
 Homestead Act 72 You may apply if it is your permanent primary residence.

641614534308 Parcel ID
East Wayne Street
Owned by Salisbury Township

