

REAL ESTATE AUCTION

BY ORDER OF ROBERT W. ALLEN. ESQ.

THE ESTATE OF JOHN JAMES RILEY

\$200,000.00 OPENING BID

PROPERTY INFORMATION & DESCRIPTION

94 MINNEHAHA BOULEVARD – LAKE HIAWATHA, NJ



LOT 3 BLOCK 605

COUNTY: MORRIS

94 MINNEHAHA BOULEVARD IS A 3 BEDROOM, 2 BATHROOM SINGLE FAMILY HOME BUILT IN 1950 AND IS LOCATED IN LAKE HIAWATHA, NJ. THE PROPERTY IS APPROXIMATELY 1,368 SQUARE FEET SITUATED ON A +/- .1997 ACRE LOT.

Zoned: R-4/Residential

Land Dimensions: 0.1997 Acres

2023 TAXES: \$8,191.00

GENERAL INFORMATION

TIME & PLACE OF AUCTION:

The auction shall be conducted at the property located at 94 Minnehaha Blvd. in Lake Hiawatha, NJ 07034 on THURSDAY APRIL 11, 2024, AT 1:00 PM. The sale will be held outside, live on the lawn (weather permitting) or inside the home, in person. Open house previews will be held on Saturday March 23rd from 10am to 2pm, Tuesday, March 26th from 10am to 2pm, Sunday April 7th from 12pm to 2pm, and Thursday April 11th, day of the auction, from 11am to 1pm.

PROPERTY TO BE AUCTIONED:

The subject property is a colonial style, two-story, single-family home on +/- .1997 acres. This 1,368 square foot home was built in 1950 and consists of 3 bedrooms, 2 bathrooms and has a 1-car attached garage.

LOT# 3

BLOCK: 605

COUNTY: Morris

Zoned: R-4 / Residential

Land Dimensions: +/- 0.1997 Acres

Nearby Schools: Lake Hiawatha School (Prek-5), Central Middle School, and Parsippany High School.

UTILITIES:

Oil Heat

No Central Air

Electric – JCP&L

City Water & City Sewer (Parsippany-Troy Hills Water Department & Parsippany-Troy Hills STP)

TAX & ZONING INFORMATION:

2023 Taxes: \$8,191.00 / LOT 3 BLOCK 605

Please verify all information with the Morris County Clerks Office, www.morriscountyclerk.org / 973-285-6707

AUCTIONEERS:

AP Natoli & Co Auctioneers LLC, with offices located at 4 Murray Grove Lane, Suite 2 – Lanoka Harbor, NJ.

Website: www.apnatoliauctioneers.com, email address is info@apnatoliauctioneers.com, phone #: (609) 693-6899.

REALTORS & ATTORNEYS:

AP Natoli & Co Auctioneers, LLC, Jennifer Pentz Broker of Record, NJ R.E. Lic. 9806435, Anthony Natoli, Auctioneer, NJ R.E. Lic. 9697136. Robert W. Allen, Esq., Administrator for The Estate of John James Riley.

REGISTRATION:

All persons interested in bidding must register on the day of the auction prior to the start of the auction, with AP Natoli & Co Auctioneers, LLC, by completing a registration form, setting forth their name, address, telephone number, and deposit verification posting a \$25,000.00 initial deposit in certified funds, cashier's check or treasurer's check made out to AP Natoli & Co Auctioneers, LLC. A full 10% deposit and signed contract is required from the successful bidder at the conclusion of the bidding. The balance, if any, of the 10% deposit may be a personal or business check.

DEPOSITORY:

AP Natoli & Co Auctioneers, LLC will act as depository of the money paid down immediately after the auction with respect to the winning bids. Said money will be deposited into the auctioneers trust account and shall be applied to the deposit as required under the terms of the contract.

TERMS AND CONDITIONS

94 Minnehaha Boulevard – Lake Hiawatha, NJ 07034

- A.** The real property is to be sold at auction to the highest bidder, on THURSDAY APRIL 11, 2024, AT 1:00 PM. The property will be sold with a nominal opening bid of \$200,000 with the final price subject to acceptance & approval by the administrator of the estate. Notice of acceptance shall be given within 24 to 48 hours unless additional time is required by the administrator. Bidding will be made in increments determined by the auctioneer. A 6% buyer's premium will be added to high bid price, the total of the high bid plus the buyer's premium will become the purchase price.
- B.** Bidding: In order to register to bid you must post a \$25,000.00 deposit in certified or bank check made out to AP Natoli & Co Auctioneers, LLC. At the conclusion of the bidding a full 10% down payment is required along with a signed purchase contract from the successful bidder. The balance, if any, of the 10% down payment may be made in personal or business check. Property sold "AS IS" free and clear of all liens, clear title guaranteed.
- C.** The balance of the purchase price, together with the net amount of any adjustments and changes shall be paid by certified check, cashier's check, or treasurer's check at time of closing. Closing shall take place within 30 days after the approval at the office of the estate administrator. Liens if any shall be paid by the seller at closing. Time is of the essence.
- D.** Title to said property shall be conveyed by Bargain & Sale Deed which shall be delivered in recordable form. The purchaser shall pay for the recording of the deed.
- E.** The contract is not subject to an attorney review and is legally binding upon signing. There are no contingencies whatsoever in regard to the contract. Contract available for review on web, under "documents". Property may be withdrawn from the auction without notice.
- F.** If the purchaser fails to appear at the closing of title or shall appear and refuses to close at the time and place fixed by the parties or shall fail to comply with any of the terms and conditions of the purchase contract the Auctioneer at his option may declare the purchaser in default and retain all money paid as liquidated damages.
- G.** In the event the owner is unable to convey title, the successful bidder shall be entitled only to the return of his/her deposit and the parties shall be mutually released from all of their obligations under the contract of sale.
- H.** The purchaser shall be required to accept the property in its "AS IS" condition on the date of the auction. Purchaser is responsible for all certificate of occupancy and any other required inspections, fees or permits.
- I.** Real Estate taxes shall be apportioned at the closing of title.
- J.** Oral statements made at or before the time of the auction and statements made in any sales brochures, sale catalogue or advertisements in connection with the sale pertaining to location, zoning, taxes, condition, titles, surveys, etc. of the property are for information only and should be verified by the purchasers. Purchasers will be bound by any statement of facts disclosed in current tax maps, zoning maps and ordinances, building restrictions, surveys and other data pertaining to the property.
- K.** Seller has neither employed nor hired any Agent, Auctioneer or salesmen except for AP Natoli & Co Auctioneers, LLC, Jennifer Pentz, Broker of Record, NJ R.E. Lic. 9806435 & Anthony Natoli, Auctioneer, NJ R.E. Lic. 9697136
- L.** This sale is for the real estate only. It does not include any personal property whatsoever. However, any personal property left and remaining after the closing, becomes the sole responsibility of the purchaser.

REALTOR PARTICIPATION TERMS

ALL REALTORS MUST REGISTER THEIR CLIENTS IN PERSON DURING THE PREVIEWS OR ON THE DAY OF THE AUCTION. BROKERS MUST FILL OUT THE BROKER/CLIENT REGISTRATION FORM PRIOR TO THE AUCTION. THE REALTOR AND THEIR CLIENT MUST ABIDE BY ALL AUCTION TERMS AND CONDITIONS OF SALE.

THE SELLER WILL PAY THE REALTOR A 2% COMMISSION BASED ON THE HIGH BID PRICE, NOT INCLUDING THE BUYER'S PREMIUM IF THAT HIGH BID PRICE AND CONTRACT IS ACCEPTED BY THE SELLER AND THE TRANSACTION CLOSES. ALL COMMISSIONS ARE PAYABLE AT CLOSING.

A.P. NATOLI & CO. AUCTIONEERS, LLC

PROFESSIONAL AUCTIONEERS, APPRAISERS & EQUIPMENT BROKERS

Broker & Client Registration

Date of Auction: Thursday, April 11, 2024, at 1:00PM

Property: 94 Minnehaha Blvd. – Lake Hiawatha, NJ 07034

I, _____ from _____

(Broker/Realtor)

(Brokerage)

_____ represents

(Address)

(Phone Number)

_____ as a buyer's agent for the above referenced auction.

(Purchaser)

A commission of 2% (two percent) of the final acceptable selling price (not including the Buyer's Premium) will be paid to the above Broker, if the sale closes and property title transfers to the above listed client.

In order to qualify for the commission, the Broker must register with AP Natoli & Co Auctioneers, LLC at least one hour prior to the auction. The client must be a registered bidder at the auction and comply with all the stated terms and conditions. The broker must also be present with the purchaser at the auction and throughout the bidding and contract process.

(Broker Signature)

(Date)

(Client Signature)

(Date)

*Please fax back completed registration to, (609) 236-2573.



OFFICE: (609) 693-6899 FAX: (609) 236-2573

Email: info@apnatoliauctioneers.com

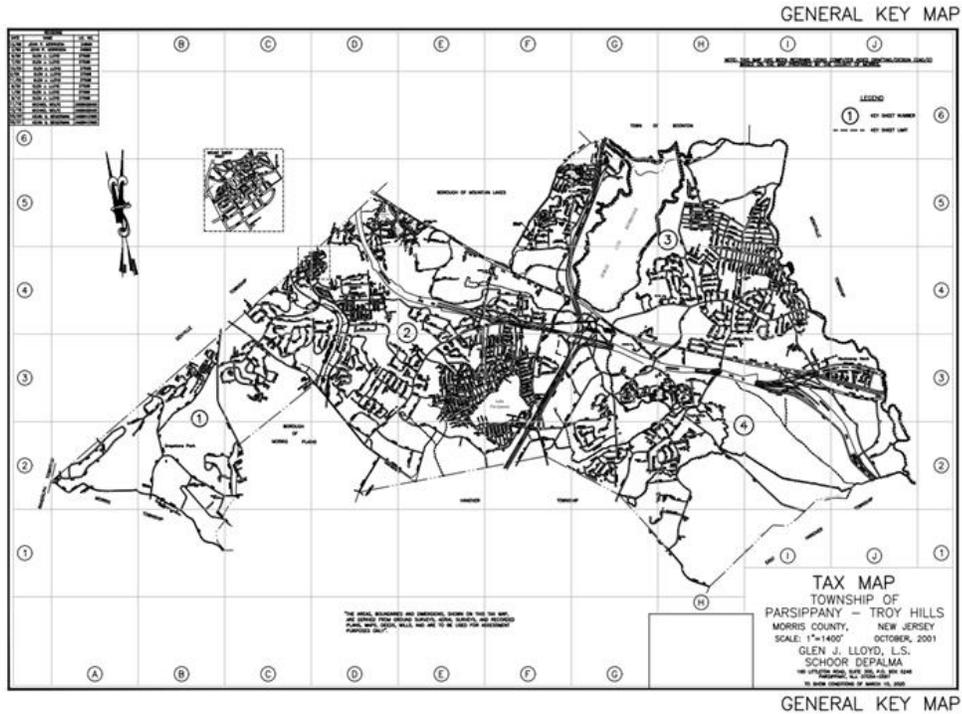
P.O. BOX 1 – LANOKA HARBOR, NJ 08734

Jennifer Pentz Broker of Record, NJ R.E. Lic. 9806435

TAX MAP

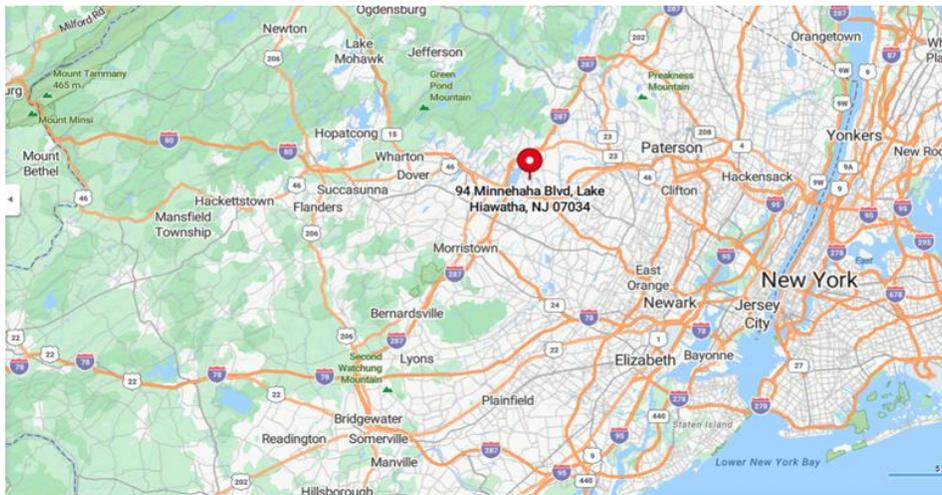
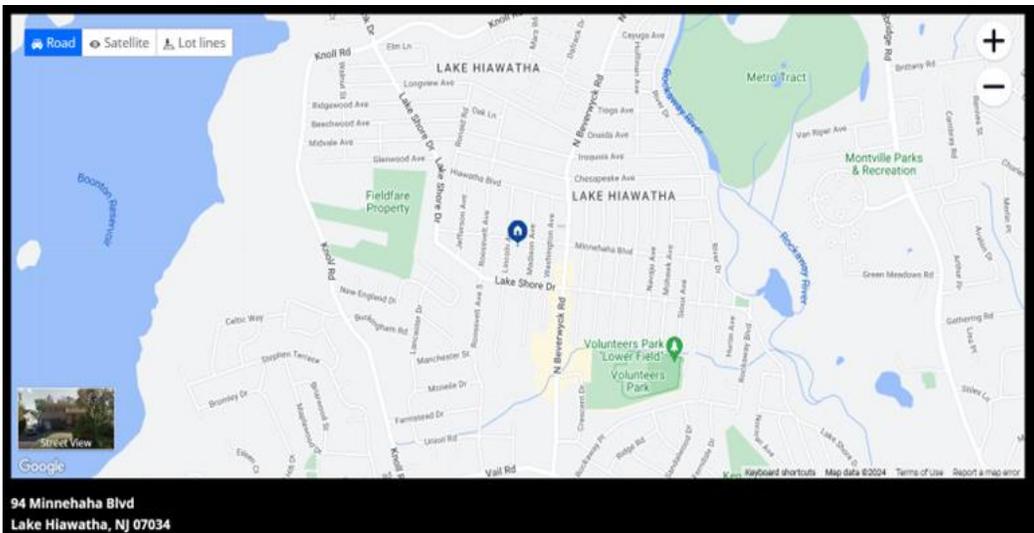
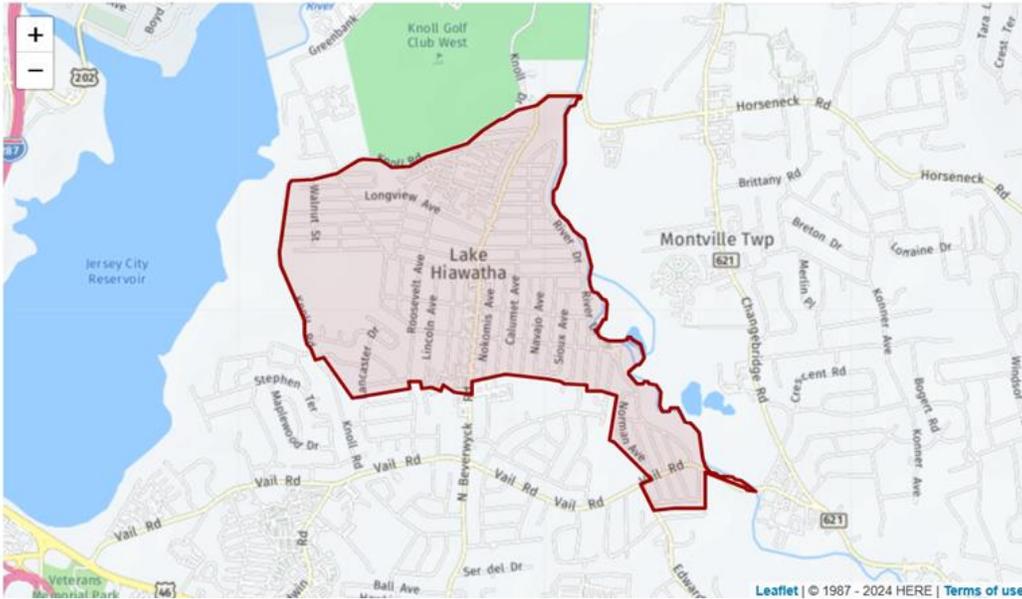
Township of Parsippany-Troy Hills

Morris County, NJ



AREA MAPS

Lake Hiawatha Census Designated Place, NJ Boundary Map



AREA INFORMATION

From [The Official Website of The Township of Parsippany, NJ - Parks & Forestry](#): Parsippany has 31 parks throughout the township. Our park system has preserved over 800 acres ranging from the .32-acre Lake Hiawatha Park to the 352-acre Knoll Park. This total surpasses the nationally recognized standard of having one acre of park land for every 100 residents. The goal has been to provide recreation within walking distance for every resident. For a list of parks please visit their township Parks & Forestry website.

From the Parsippany Public Library Website: Public Library System The Parsippany Public Library has three locations in the Township. The Main Library is in Lake Parsippany in a 38,000-square-foot facility that was constructed in 2004. The other branches are in Lake Hiawatha (68 Nokomis Avenue) and Mount Tabor (31 Trinity Park). The Main Library moved to its new headquarters in 2006. The library is conveniently located off Route 202, at 449 Halsey Road. It is in walking distance of an elementary, middle and high school and is an easy walk for many of the customers who live in the our Lake Parsippany community and those who work at the business campuses. This new 38,000 square foot state-of-the-art-facility includes: a large meeting room with space for 200 participants; tutorial and small group study rooms; a technology lab; teen section; a huge children's library and program room and a library filled with many resources for the adult borrower. The main library staff offers extensive free educational, technological and cultural programming for children and adults. Free WiFi allows opportunities for students, writers, and entrepreneurs to use our space. The Main library serves as the headquarters to the Parsippany-Troy Hills library system. Library materials can be borrowed from any of our facilities and can be requested and picked up at the facility closest to your home!

The Lake Hiawatha library was established in 1937 and has served the people of Parsippany from its current location since 1968. The 1994 renovation expanded the building to better meet the growing needs of the surrounding community. This neighborhood focused branch is located close to the Parsippany Community Center, Volunteers Park, North Beverwyck Road shopping, and is within easy walking distance for many of the residents of the Lake Hiawatha section of Parsippany. In addition to providing a complete selection of current best sellers, DVDs, and books on CD, the branch offers books in Spanish, Gujarati, Hindi, and Chinese. The branch also offers open access to computers, dedicated game computers for children, and a range of enrichment programs for children and adults. ([History - Parsippany Public Library \(parsippanylibrary.org\)](#)).

The Parsippany Community Center is on Knoll Road in Lake Hiawatha, across from the Parsippany Recreation Department near Knoll Golf Club. The Community Center has been in operation since 1991 and houses Parsippany's Human Services department, which includes the Office of Health, Office of Social Services, and the Office of Aging and the Physically Handicapped. The Community Center is well-used by older adults who attend exercise classes, watch movies, play cards, and participate in other activities daily. The Center also operates a food pantry. The Women's Theater Company is a nonprofit theater company dedicated to the advancement of women in theater production. The company puts on about three shows per season in the 99-seat theater in the Community Center.

There are 20 Lakes within Lake Hiawatha, please visit [NEAREST PLACES to Lake Hiawatha, NJ Primary Coordinate Point: Lakes \(hometownlocator.com\)](#) for a list of all Lakes.

You can also find area information at: [The Official Website of The Township of Parsippany, NJ - Recreation Department](#)