

**NEW JERSEY DIVISION OF TAXATION
PUBLIC AUCTION OF SEIZED PROPERTY**

Under the authority granted in N.J.S.A. 54:49-13A and R.S. 33:1-26, the property to be sold was seized for unpaid State taxes due from:

**Island Dawn 1 INC.
T/A The Pub At St. George
4282 Harbor Beach Blvd.
Brigantine, NJ 08203**

PROPERTY FOR SALE: State of New Jersey, County of Atlantic, City of Brigantine
Plenary Retail Consumption License # **0103-33-002-010**

LOCATION OF SALE: City of Brigantine Municipal Building
1417 W. Brigantine Avenue
Brigantine, NJ 08203

DATE AND TIME: **November 19, 2025 at 10:00am**

MINIMUM BID: **\$63,579.00**

(Additional fees: Alcohol Beverage Control Fines \$6,000.00 and 2025/2026 renewal fees)

PAYMENT TERMS:

- Successful bidders must make a minimum deposit of 25% of respective bid **IMMEDIATELY** following their successful bid. Failure to do so will result in forfeiture of the bid.
- Payment must be in guaranteed funds such as cash, certified check, bank check or money order. No third party instruments will be accepted.
- Balance, also in guaranteed funds, due by 12 noon on **20 November 2025** at the NJ Division of Taxation's **(Galloway Regional Office 157 West White Horse Pike Galloway NJ 08205)**, or deposit monies will be forfeited.
- Checks must be payable to: ***New Jersey Division of Taxation.***

OTHER CONDITIONS:

- This sale may be postponed or canceled at the discretion of the NJ Division of Taxation.
- NJ Division of Taxation employees or any member of the employee's immediate family may not participate in this public sale.
- The NJ Division of Taxation reserves the right to receive or reject bids or bidders.
- This liquor license is sold subject to any restriction imposed by the NJ Division of Alcoholic Beverage Control on this license as those set forth in N.J.A.C. 13:2-24.
- The successful bidder for the liquor license must submit a 2025/2026 renewal application to the municipality and pay the fees by **30 November 2025**. Failure to timely submit a renewal application will result in forfeiture of all monies paid to the NJ Division of Taxation for the license. The NJ Division of Taxation will assist with the renewal process at the request of the municipality. Any monies paid by the NJ Division of Taxation for the renewal of the liquor license will be reimbursed directly to the NJ Division of Taxation by the successful bidder.
- The successful bidder for the liquor license must submit a complete "good faith" transfer application to the municipality and pay the fee for the transfer of the license by **30 November 2025**. Failure to do so will result in forfeiture of all monies paid to the NJ Division of Taxation for the license.
- If the successful bidder makes proper application for the transfer and renewal of the license, passes the background check conducted by the municipality and the municipality and municipality denies application, then the monies paid to the NJ Division of Taxation will be refunded.
- The NJ Division of Taxation has the right to go to the next highest bidder or re-auction the license.

INFORMATION ABOUT THE PROPERTY MAY BE OBTAINED FROM :

Chris DiGrazio Supervising Investigator

Telephone # 1-609-415-6424

Thomas LeDrew Investigator 3

Telephone # 1-609-415-6422