



Online Bidder Registration Instructions

ONLINE REAL ESTATE AUCTION

(Block 7 Lot 1) W. Broad Street, Gibbstown, NJ 08027

Begins Friday, January 2, 2026 @ 10:00am ET and concludes Thursday, January 8, 2026 @ 11:00 am ET

The following are guided instructions to assist an Online Bidder to participate in this Online Auction.

1. Download from www.WarnerRealtors.com the Online Bidder Registration Package which includes the following documents;
 - a. Online Bidder Registration Form
 - b. Online Bidder Contract
 - c. Return of Initial Escrow Deposit Form
 - d. General Terms and Conditions of Sale
2. Complete, sign and date the Online Bidder Registration Form.
3. Complete, sign and date the Online Bidder Contract.
4. Complete, sign and date the Return of Initial Escrow Deposit Form.
5. Sign/Date/Time an acknowledgement that the Bidder has read and agrees to be bound by the General Terms and Conditions of Sale.
6. Retain copies of the above documents for your file.
7. Return the four (4) executed documents and a copy of your valid State issued Driver's License or a valid Passport no later than 11:00 AM ET, Wednesday, January 7, 2026 to Warner Real Estate & Auction Co., 53 East Avenue, Woodstown, NJ 08098; Email: Rich@WarnerRealtors.com
8. Wire into Reliant Land Services, LLC via a Federal wire transfer in U.S. (not an ACH Credit) a **\$2,500 Initial Escrow Deposit** no later than 11:00 AM ET on Wednesday, January 7, 2026. Contact Warner Real Estate & Auction Co. for wiring instructions via email Rich@WarnerRealtors.com or call 856-769-4111 ext. 710.
9. Bidders must also register online at www.warnerrealtors.com before Bidders will be able to participate in the bidding.
10. Once all the required documents, the online registration and the Initial Escrow Deposit are verified by Auctioneer, you will be notified of your approved access to bid.
11. If you are declared the Successful Bidder, you will immediately be required to execute the Real Estate Sales Contract ("Contract") via electronic delivery and initiate a wire transfer of the Additional Escrow Deposit.

The Seller and Warner Real Estate & Auction Co. wish you the best of luck in the bidding process!