

**Additional conditions of sale that may be announced at the time of sale. This is not a complete list and is provided as information only.**

- A) Subject to any unpaid municipal liens, unpaid taxes and assessments.
- B) Subject to such facts as an accurate survey and physical inspection of the premises will disclose.
- C) Subject to restrictions, reversions, reservations, easements and right of way of record, if any.
- D) Subject to rights of tenants and occupants, if any.
- E) Subject to Federal, State, County and Municipal ordinances, statutes and regulations, including zoning ordinances.
- F) Sold in "as is" condition.
- G) Subject to the right of the plaintiff to apply to the Court for surplus moneys for sums advanced, with interest thereon since the entry of final judgment, additional advances for taxes and other items have been made by plaintiff as follows: \$ \_\_\_\_\_
- H) The successful bidder will be responsible for the payment of the realty transfer tax.
- I) The right of redemption of the United states of America as a result of Federal Liens.
- J) The subject premises being a Condominium, this sale is subject to any unpaid assessments, which may be a lien on the premises, and subject to all applicable provisions of the Master Deed and By-Laws of the Condominium Association.

**S A L E M C O U N T Y  
S H E R I F F ' S O F F I C E**

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94 Market Street  
Salem, New Jersey 08079

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Phone: 856-935-7510  
Fax: 856-935-8880  
Sheriff Sales Fax: 856-935-8880

***FACTS ABOUT***

# ***SHERIFF'S FORECLOSURE SALES***



**CHARLES M. MILLER, SHERIFF**

*Warren K. Mabey, UNDERSHERIFF*

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# ***SALEM COUNTY SHERIFF'S FORECLOSURE SALES***

## **General Information**

The Sheriff is a ministerial officer of the Court and he is without power to make any terms except those authorized and prescribed by the Court. He sells only the judgment debtor's title. If there is no title, the purchaser acquires none. The rule of **\*Caveat Emptor\*** [Let the buyer beware] is fully applicable to sales made under execution.

Foreclosure sales are for real property only: the Sheriff's Office does not know whether or not persons occupy the property. Further, we cannot give permission for any perspective bidders to enter and inspect any structure that may be located on the property to be sold.

All properties sold at auction at the Sheriff's Office are advertised on Wednesdays in Today's Sunbeam and Thursdays in the Elmer Times. Advertisements appear each of the four weeks prior to the initial date of sale.

In addition to the newspaper advertising, notices of sale are posted for public viewing at the Salem County Sheriff's Office, 94 Market Street, Salem, NJ.

The Sheriff's Office does not distribute a list of properties to be sold. Interested parties can make their own lists from the legal advertisements in the newspaper.

**SALES ARE CONDUCTED**

**MONDAYS AT 2:00 P.M.**

## **Bidding and Terms**

Sales of property are "open-type" auction sales [no sealed bids]. A minimum bid of \$100 is bid on the first round by the Plaintiff.

The successful bidder – upon full payment of the bid will receive a Sheriff's Deed. **This deed may not give clear title to the property. In order to obtain a clear title one must satisfy all superior liens and encumbrances.** If a purchaser does not complete the sale, he can be held liable for his deposit, and for all losses and expenses.

If you are interested in a property, we recommend a title search before you actually bid. Title searches are conducted by private firms for a fee. Legal questions concerning foreclosure sales should be directed to an attorney.

## **Assumption of Property**

If the property you purchase is occupied, it is your responsibility to have the occupants removed.

In most cases the property, even after the sale, can be redeemed by the owner for a period of 10 calendar days from the date of the sale. By law, the owner can declare bankruptcy within that same period. In certain cases, the redemption period may be longer. If the period of redemption is extended beyond 10 days, an announcement to that effect will be made prior to the sale of the property.

There are times when the sale of property is not completed on the date advertised because of adjournments, settlements or bankruptcies. We recommend you call the Sheriff's Office on the scheduled date of the sale to determine the status of the sale.

To speed your inquiry on a specific property, refer to it by the name which appears in the legal advertisement. Further assistance is available through the Foreclosure Unit of the Sheriff's Office, 935 -7510 Ext. 8375

## **Conditions of Sale**

1. Each property is sold subject to restrictions of record which may be unknown to the Sheriff at the sale time and subject to any unpaid taxes and water bills or assessments, and such state of facts as an accurate survey and physical inspection of the premises may reveal.
2. The highest bidder at the sale shall be the Purchaser. If any dispute arises as to who may be the highest bidder, the property will be resold.
3. The successful bidder is required to post a deposit of **20% of the total bid price in cash, certified check, bank check, attorney's trust account check, or money order immediately after the close of that sale.** (Make checks payable to yourself, then endorse to the Sheriff at close of sale.) **No Company Checks or Personal Checks will be Accepted.**
4. The balance of the bid is due and payable within 10 calendar days from the date of the sale.
5. If you purchase **personal** property, the full amount of the purchase price must be paid in full at the time of the sale. The Bill of Sale will be provided as soon as possible.
6. Sheriff's Fees will be deducted from the Purchase Price, **Recording fees and Realty Transfer Tax** must be **paid by the PURCHASER** to the Register of Deeds and Mortgages when the deed is recorded.
7. The Purchaser will sign as Acknowledgment of Purchase and these Conditions of Sale. If the Purchaser fails to comply with any of these conditions of sale, the property will be sold a second time, and the former Purchaser can be held liable for his deposit and for all the losses and expenses.