

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

94 Market Street
Salem, New Jersey 08079

Phone: 856-935-7510 Ext. 8375

FACTS ABOUT

**SHERIFF'S
FORECLOSURE
SALES**



CHARLES M. MILLER, SHERIFF

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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 prospective 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 South Jersey Times 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. The highest bidder to be the purchaser.
2. The purchaser must pay the proper deposit in cash, Certified Check or Cashier's Check, immediately upon the conclusion of the sale. **All checks must be made payable to the Sheriff of Salem County pursuant to 2A:50-64, NO Company or Personal Checks will be accepted.**
3. 20% of the purchase price, in the form of certified or cashier check and/or cash, shall be paid when the property offered is struck off. If the successful bidder cannot satisfy this requirement, the bidder shall be in default and the Sheriff shall immediately void the sale and proceed further with the resale of the of the premises without the necessity of an adjournment, renotification or republication. Upon such resale, the defaulting bidder shall be liable to the foreclosing plaintiff for any additional costs incurred by such default including, but not limited to, any difference between the amount of the bid by the defaulting bidder and the amount generated for the foreclosing plaintiff at the resale.
4. The balance of the purchase money shall be paid at the Sheriff's Office within 30 days after the date of sale.
5. Lawful interest will be calculated on the unpaid balance from the 11th day after the sale until the balance is paid in full. The deed will be delivered to the purchaser within 30 days from the date of sale.
6. The property is sold subject to all unpaid taxes, assessments, liens, encumbrances and restrictions of record which are unknown to me at this time, also subject to water bills or assessments and such state of fact as an accurate survey and physical inspection of the premises may reveal. It is understood that no title search has been conducted with respect to the subject property.
7. Upon receipt of the proper deposit and signed acknowledgement of sale, should the purchaser fail to comply with any of the conditions of sale, that purchaser will be held responsible for all losses and expenses deemed by the Court and the deposit will be retained by the Sheriff pending further Order of the Court.