

All fees and commission that are collected by the Sheriff's Office are turned over to the General Treasury of the County of Burlington for their use.

To speed your inquiry on a specific piece of property, it is helpful if you refer to the Sheriff's Case Number which appears in the legal advertisement.

If you have any further questions, you may contact the Sheriff's Department at (609) 265-5127, between the hours of 8:30am and 4:30pm, Monday through Friday

*Or go to our Website at [www.co.burlington.nj.us/departments/sheriff](http://www.co.burlington.nj.us/departments/sheriff) for a current listing of houses being sold at Sheriff's Sale. Please note, the website is a courtesy and for reference only. For up to date information please contact our office.*

*A Message from.....*

*Jean E. Stanfield*

*Burlington County Sheriff*

The Burlington County Sheriff's Office is responsible for conducting the sale of real estate property following the completion of Foreclosure proceedings. This information is provided for those interested in bidding on properties and describes the conditions and requirements of Sheriff's Sales.

## Help is Available

### **NJ Judiciary Foreclosure Mediation Program**

Providing housing counselors, lawyers and mediators to homeowners facing foreclosure. Call Toll Free **1-888-989-5277** or visit **[www.NJForeclosureMediation.org](http://www.NJForeclosureMediation.org)**

### **Legal Services of New Jersey and South Jersey, Burlington County (LSNJ)**

Provides free legal services to low-income individuals in civil matters, if eligible, who have been taken advantage of or misled by a predatory lender. **609-261-4148** or **609-261-1088**; statewide **1-888-576-5529**  
**[www.lsnjlaw.org/foreclosures](http://www.lsnjlaw.org/foreclosures)**

### **Burlington County Board of Social Services**

Accepts applications for housing and utility emergencies from recipients of Temporary Assistance for Needy Families (TANF), General Assistance (GA) and Supplemental Security Income (SSI). Applications are taken by the Emergency Assistance Unit. **609-261-1000**

### **New Jersey Consumer Affairs**

Provides information to those who think they are a victim of consumer fraud, including dealing with foreclosures, potential scams and helpful programs that can assist with payment or modification of mortgages. **800-242-5846**  
**[NJConsumerAffairs.gov](http://NJConsumerAffairs.gov)**

# SHERIFF'S REAL ESTATE SALES

## INFORMATION BULLETIN



JEAN E. STANFIELD  
SHERIFF OF  
BURLINGTON COUNTY

ROOM 210  
49 RANCOCAS ROAD  
P.O. BOX 6000  
MOUNT HOLLY, N.J.  
08060-6000

# SHERIFF'S REAL ESTATE SALES

The Sheriff's Sales are held on Thursday, at 12:00 noon at the Freeholder's Board Room, County Administration Building  
49 Rancocas Road, Mount Holly, New Jersey

All Foreclosures are sold subject to Special Sheriff's Conditions and are as follows:

ALL MONIES DUE ON SHERIFF'S SALE MUST BE PAID WITH CASH, CERTIFIED TREASURERS, U.S. TREASURY CHECKS OR CASHIER'S CHECK ONLY

All Foreclosures are sold subject to special Sheriff's conditions and are as follows:

All monies due on Sheriff's sale must be paid with Cash or Certified Bank Checks made payable to:  
**JEAN E. STANFIELD, SHERIFF**

- 1st The highest bidder shall be the purchaser, and shall sign his or her name to the conditions of the sale.
- 2nd If any dispute arises as to who may be the highest bidder, the property will be resold.
- 3rd The purchaser will pay twenty per centum of the purchase money at the close of the sale, and will sign the acknowledgment of the purchase
- 4th The deed will be delivered at the Sheriff's Office two weeks after the sale, provided that no notice of a motion to object is served upon the Sheriff, when the balance of the purchase money will be required.
- 5th The purchaser will pay the costs of drawing and executing the deed.
- 6th If the purchaser fails to comply with any of the conditions of this sale, the property will be sold a second time, the former purchaser being held responsible for all losses and expenses, but receiving no benefit from such sale.
- 7th This sale is subject to postponement.
- 8th Immediately upon the conclusion of the sale, should the successful bidder fail to pay the required 20% deposit as required, the Sheriff shall immediately resell the property without further public notice.

All Sheriff's sales are sold subject to a first mortgage if any, and any Municipal, State or Federal liens if any.

The attorney representing the plaintiff will have his own conditions of sale. He will read these conditions prior to his sale. If you would like to know ahead of time what the conditions are, you should contact the attorney's office.

We strongly urge anyone who is not familiar with Sheriff's sale procedures to seek legal advice and to have a title search run on the property BEFORE you bid on any property. The search will reveal if there are any outstanding liens, which you would assume if you are the highest bidder.

Sheriff's Sales are 'Voice Bid' auction sales (no sealed bids). The attorney for the plaintiff will start the bidding at \$100.00. The bidding will continue until the highest bid is reached, and the highest bidder will be the purchaser. The Plaintiff's attorney normally does not allow the bid to go for less than the Judgment amount due his client. He will bid until he has reached his Upset price. An Upset price is the total of the Judgment due, interest, attorney's cost, Sheriff's fees, advertising costs and commissions. Once the attorney has reached his Upset price he may stop bidding and the highest bidder, thereafter will be the successful bidder.

The Sheriff's office does not have a list of the properties to be sold for general distribution. Persons interested in following up on these properties must make their own lists by checking the legal advertisements in the newspapers.

The Sheriff's Sales are advertised for four (4) weeks every Thursday prior to the sale in the Burlington County Times. The sales are also advertised for four (4) consecutive weeks in a second weekly newspaper, which services local areas. The Central Record and The Courier Post. On the fifth week and final week of advertising, the property is sold on that Thursday, if the sale has not been adjourned. The Plaintiff's attorney may adjourn as many times as is necessary for any reason.

In addition to the newspaper advertising, notice of sale are posted for public view at the County Sheriff's Office, which is located on the second floor in Room 210 of the County Administration Building at 49 Rancocas Road, Mt. Holly, New Jersey.

Under N.J.S.A. 2A: 17-36, the Sheriff has the discretionary right to make two (2) adjournments of the sale, and no more, not exceeding two weeks maximum for each adjournment. A written letter is required by the defendant or his attorney requesting the adjournment for a just cause.

If you plan to attend a Sheriff's Sale, we suggest that you call our office or check the Sale Notices posted in our office before or on sale date, to be sure the sale has not been adjourned, placed in Bankruptcy stay or cancelled.

If the property is adjourned, our office will announce and post on the sale notice, the new sale date. If the property is placed in Bankruptcy, our office cannot proceed with a sale until we receive further order from the Bankruptcy Courts. The file is held in abeyance of the court, until the Bankruptcy is dismissed or if there is a default on the defendant's part. Once our office receives notices of such from the courts we re-advertise.

Our office will post a notice of sale on the property prior to the sale date. Our office does not enter the premises being sold for any other reason. Until the sale is final, the defendant (owner) has all his rights and privileges of privacy to his property. If you wish to approach the owner to see the property before the sale, be advised you are on your own.

The owners of the property may at anytime, prior to sale, try to save their home and/or property in several ways. They may try to reinstate the delinquent amount owned, pay the judgment in full, obtain another loan, etc. They may also try to sell the property in order to pay the judgment and at the same time profit from any proceeds. The defendants have a ten day Redemption Period after the sale during which time they may object to the sale through the courts or redeem the property. The bidder, in this case, would receive his 20 percent deposit back.

The Sheriff's sale deed will be prepared and ready in approximately two weeks after the sale. The balance due on the sale must be paid no later than two weeks after the sale date, in accordance with the conditions of sale. It is the sole responsibility of the purchaser to record the deed and pay the fees in the County Clerk's Office. It is the sole responsibility of the purchaser to notify the owner that they have purchased the property and now hold the deed to the property.

If the defendant does not voluntarily leave the property, the purchaser must apply to the court for a Writ of Possession. Our office will serve the Writ upon the defendants which will advise them to vacate the premises within a particular period of time. If the defendant has not vacated by the stated date, the attorney for the purchaser must set a date to have a moving van sent to the property and have the defendant's personal belongings removed and stored in a place of safe keeping. The costs of the moving and storage are the responsibility of the purchaser.