



SHERIFF'S REAL ESTATE SALES INFORMATION BULLETIN



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BURLINGTON COUNTY SHERIFF'S OFFICE
49 RANCOCAS ROAD
P.O. BOX 6000
MOUNT HOLLY, N.J. 08060-6000
609-265-5127

The Sheriff's Sales are held on Thursdays, at 12:00 PM in the County Administration Building 49 Rancocas Road, Mt. Holly, NJ

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.

To speed up 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 visit our Website at www.co.burlington.nj.us/130/Sheriffs-Department 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.

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.

The attorney representing the plaintiff will have his own conditions of sale, which will be read prior to the sale. If you would like to know ahead of time what these 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 bidding on any property. A Sheriff's Deed does not give clear title to property. In order to obtain clear title, all outstanding superior liens and encumbrances must be satisfied. All sales may be subject to a first or second mortgage, and to Municipal, State, or Federal liens. A title search will reveal this information and should be conducted prior to purchasing any property, since the purchaser may be liable for certain liens, taxes, or other liabilities. An attorney will be able to advise as to title search procedures.

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 in thousand-dollar (\$1,000.00) increments 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 costs, 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.

Effective March 1, 2026 new legal advertisements will be electronically publicized for four (4) weeks, every Thursday, prior to the sale on the Burlington County Website under "Public Notices." On the fifth week, the property is sold on that Thursday if the sale has not been adjourned.

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.

Under N.J.S.A. 2A: 17-36, the defendant may request two (2) adjournments of the sale, one at a time. A written letter is required by the defendant or his attorney making said request. If the defendant is making the request, identification may be required. Additionally, the Plaintiff's attorney may request two (2) adjournments of the sale, one at a time. Lastly, a consented adjournment between parties may be granted.

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

If the sale is adjourned, our office will announce the new sale date and post it electronically on the sale notice. If the property is placed in a Bankruptcy Stay, our office cannot proceed with a sale until we receive further order from the Bankruptcy Court. The sale is stayed until the Bankruptcy case is dismissed or there is a default on the defendant's part. Once our office receives such notice from the court we may readvertise.

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 reason. Until the sale is final, the defendant(s) has all his rights and privileges of privacy to his property, and you may be liable for trespassing if you enter the property without the defendant's consent.

The owners of the property may at any time, prior to sale, try to save their home and/or property in several ways. They may try to reinstate the delinquent amount owed, 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 also 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% deposit back upon receipt of the order permitting redemption.

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 all associated fees to the County Clerk's Office.

It is the sole responsibility of the purchaser to notify the prior owner(s) and/or occupants, if any, that the property has transferred title and the premises must be vacated.

Help is Available

NJ Judiciary Foreclosure Mediation Program www.njcourts.gov

Legal Services of New Jersey and South Jersey, Burlington County (LSNJ) 1-888-576-5529 or www.lsnj.org

Burlington County Board of Social Services 609-261-1000

New Jersey Consumer Affairs 800-242-5846 or www.NJConsumerAffairs.gov



Conditions of Sale



Sheriff's Special Conditions set forth herein and are as follows:

- 1st All monies due on Sheriff's Sales must be paid with Cash (limited at \$2,000.00) or Certified Bank Checks made payable "SHERIFF OF BURLINGTON COUNTY"
- 2nd The highest bidder shall be the purchaser, and must sign a written acknowledgment of receipt and agreement to the conditions of sale.
- 3rd If any dispute arises as to who the highest bidder is, the property will be immediately resold.
- 4th The purchaser must pay twenty percent (20%) of the purchase price in Cash (limited at \$2,000.00) or Certified Bank Check at the close of the sale.
- 5th Immediately upon the conclusion of the sale, if the purchaser fails to sign the conditions of sale and pay the 20% deposit as required herein, the Sheriff shall immediately resell the property without further public advertisement or notice.
- 6th The purchaser will pay the costs of drawing and executing the deed, sheriff's fees, costs, and commission.
- 7th Provided the Sheriff has not been served with a notice of motion objecting to the sale within ten days of the sale, a deed will be delivered to the purchaser at the Sheriff's Sale two weeks after the sale, at which time the balance of the purchase money is due and must be paid.
- 8th If the purchaser fails to comply with any of the conditions of sale, the property will be sold a second time, and the former purchaser shall be held responsible for all losses and expenses, receiving no benefit from such sale. The former purchaser's deposit shall be held for application and disbursement toward all such losses and expenses.
- 9th This sale is subject to postponement without further advertisement or notice.
- 10th All sales are sold subject to a first mortgage, if any, and to all Municipal, State and/or Federal liens.
- 11th All sales are subject to restrictions of record which are unknown to the Sheriff and unpaid taxes or assessments and such state of facts as an accurate survey would disclose.

Conditions of Sale Per Legislative Bill A5664 set forth herein and are as follows:

- 1st All properties are subject to Legislative Bill A5664, amended by S4240, and subsequently signed into law, establishing the "Community Wealth Preservation Program," and expanding access for certain buyers to purchase property through Sheriff's Sales.
- 2nd All properties are subject to the order of the right of refusal of those eligible in the aforementioned statute.
- 3rd The highest bidder shall be the purchaser, and must sign a written acknowledgment of receipt and agreement to the conditions of sale. If any dispute arises as to who the highest Bidder is, the property will be immediately resold.
- 4th Some bidders may be subject to 84-month occupancy requirements, in accordance with Legislative Bill A5664.
- 5th The purchaser must pay 3.5% of the upset price in Cash (limited at \$2,000.00) or Certified Bank Checks made payable to: "SHERIFF OF BURLINGTON COUNTY."
- 6th The balance to be paid within 90 business days from the date of sale with lawful interest accruing on the 60th business day after sale, until balance is paid.
- 7th Immediately upon the conclusion of the sale, if the purchaser fails to sign the conditions of sale and pay the 3.5% deposit as required herein, the Sheriff shall immediately resell the property without further public advertisement or notice.
- 8th The purchaser will pay the costs of drawing and executing the deed.
- 9th Provided the Sheriff has not been served with a notice of motion objecting to the sale within ten days of the sale, a deed will be delivered to the purchaser at the Sheriff's Sale within 90 business days from the date of sale with lawful interest accruing on the 60th business day after sale, until balance is paid. If the bidder does not pay the balance within 90 days, the deposit is forfeited and accrued interest must be paid.
- 10th If the purchaser fails to comply with any of the conditions of sale, the property will be sold a second time, and the former purchaser shall be held responsible for all losses and expenses, receiving no benefit from such sale. The former purchaser's deposit shall be held for application and disbursement toward all such losses and expenses.
- 11th If the purchaser intends to assign the bid to an entity, as specifically stipulated in A5664, that differs from that provided upon registration and/or check-in, the purchaser must provide the Sheriff with a filed Assignment of Bid in order to obtain Sheriff's deed.
- 12th This sale may be subject to postponement without further advertisement or notice.
- 13th All sales are sold subject to a first mortgage if any, and to all Municipal, State and/or Federal liens.
- 14th All sales are subject to restrictions of record which are unknown to the Sheriff and unpaid taxes or assessments and such state of facts as an accurate survey would disclose.