

Conditions for Sheriff's Sale

(Non-Community Wealth Preservation Program Properties)

1. The property will be sold to the highest bidder and for the purpose of this sale the highest bidder will be known as the purchaser.
2. The property to be sold subject to restrictions of record which are unknown to the sheriff, unpaid taxes or assessments and such state of facts as an accurate survey would disclose.
3. The purchaser must pay 20% of the purchase price in certified check, cashier's check, or treasurer's check immediately. The balance is to be paid within 30 days from the date of sale, also in certified check, cashier's check, or treasurer's check by 4:00 p.m. in the afternoon in the Sheriff's Office located in the Criminal Court Complex here in Mays Landing. **A separate check is required for each purchase you make.**
4. Per NJSA 2A:50-64(a)(4) **ALL** certified checks, cashier's checks and treasurer's checks shall be made payable to [Atlantic County Sheriff's Office](#) for **ALL** deposits and payoffs.
5. The deed will be delivered to the purchaser within 30 days from the date of sale, with lawful interest calculated on the balance due, from the 13th day after the sale until the balance is paid.
6. The purchaser will be held bound by the purchase whether he intends to receive the deed or not and comply with these conditions of sale. If the purchaser fails to comply with any of the conditions of sale, the property will be sold a second time, the former purchaser will be held responsible for all losses and expenses. The deposit is to be retained by the Sheriff to be disbursed by Court Order.
7. Immediately upon the conclusion of the sale, should the successful bidder fail to sign the conditions of sale and pay the required 20% deposit, the Sheriff shall immediately resell the property without further public advertisement.
8. The Sheriff's fees and commissions are to be deducted from the purchase price.
9. The recording of the deed and any fees attached including the realty transfer fee is the responsibility of the purchaser.

THE DEFENDANT(S) HAVE AN UNQUALIFIED RIGHT OF REDEMPTION IN THE TEN-DAY PERIOD FOLLOWING THE SALE.

As of January 12, 2024, a new law, Community Wealth Preservation Program (“CWPP”) came into effect, amending N.J.S.A. 22A:50-64 and N.J.S.A. 22A:4-8. **This new law changes the foreclosure process for residential properties in New Jersey.**

Residential property is defined as real property located in this State, which is utilized as a primary residence or dwelling, and shall not include any real property which is acquired for investment, commercial, or business purposes or real property containing more than four residential units. (Upload or click the link here to review the amended law in full: https://pub.njleg.state.nj.us/Bills/2022/PL23/255_.PDF.)

Below are general guidelines for Sheriff’s sales under the amended law. These guidelines are not exhaustive, and all bidders are encouraged to go the above website, to better understand the full extent of all requirements of this current law, including fees associated with a Sheriff’s sale as well as the penalties for any default in complying with the amended law.