



## OFFICE OF THE SHERIFF

COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY

**SHERIFF CARMEL M. MORINA**

70 HUNTER STREET WOODBURY, NJ 08096  
856.384.4600

**Jason Snyder**  
*Undersheriff*

**John Chambers**  
*Undersheriff*

### **SHERIFF'S SALE STANDARD CONDITIONS**

***The following conditions apply to all sales being made on the day of sale.***

1. All properties are subject to Legislative Bill A5664, subsequently signed into law, establishing the "Community Wealth Preservation Program," and expanding access for certain buyers to purchase property through Sheriff's Sales.
2. All properties are subject to the right of refusal of those eligible in the aforementioned statute.
3. For all properties not sold subject to the Community Wealth Preservation Program, the highest bidder shall be the purchaser.
4. The purchaser must pay 20% of the purchase price at the close of the sale in certified check, cashier's check, treasurer's check or cash (not exceeding \$5,000.00). The balance to be paid within 30 days with lawful interest calculated on the unpaid balance from the 11<sup>th</sup> day after sale.
5. If the purchaser fails to comply with any of the conditions of sale, the property will be sold a second time, the former purchaser being held responsible for all losses and expenses. The deposit is to be retained by the Sheriff to be disbursed by court order.
6. Sold subject to restrictions of record which are unknown to me and unpaid taxes or assessments and such state of facts as an accurate survey would disclose.
7. A deed shall be delivered to the purchaser within 30 days from the date of sale, with lawful interest calculated on the balance due, from the 11<sup>th</sup> day after sale, until balance is paid.
8. Immediately upon conclusion of the sale, should the successful bidder fail to sign the conditions of sale and pay the 20% deposit as required herein, the Sheriff shall resell the property without further notice by public advertisement.
9. If the purchaser intends to assign the bid after the sale to an entity that differs from that provided upon registration and/or check-in, the purchaser must inform the Sheriff's office immediately and complete the "Assignment of Bid" Form and provide the Sheriff with an executed, notarized assignment of bid in order to obtain the Sheriff's Deed. This form must be submitted to the Sheriff's office by the close of business on the last day of the defendant's redemption period. Any financial exchange between the parties after sale shall not be conducted within the ceremonial court room or Sheriff's office.

### **FOR ALL SALES APPLICABLE UNDER CWPP INCLUDES THE ABOVE WITH THE FOLLOWING EXCEPTIONS:**

1. The purchaser must pay 3.5% of the purchase price at the close of the sale in certified check, cashier's check, treasurer's check or cash (not exceeding \$5,000.00). The balance to be paid within 90 business days from the date of sale with lawful interest calculated on the 60<sup>th</sup> business day after sale, until balance is paid.
2. A deed, prepared by the Plaintiff's Counsel, shall be delivered to the purchaser within 90 business days from the date of sale, with lawful interest calculated on the balance due, from the 60<sup>th</sup> day until balance is paid.
3. Immediately upon conclusion of the sale, should the successful bidder fail to sign the conditions of sale and pay the 3.5% deposit as required herein, the Sheriff shall resell the property without further notice by public advertisement.