



OFFICE OF THE SHERIFF  
COUNTY OF GLOUCESTER  
STATE OF NEW JERSEY  
**SHERIFF CARMEL M. MORINA**  
70 HUNTER STREET WOODBURY, NJ 08096  
856.384.4600

**John Chambers**  
*Undersheriff*

**Jason Snyder**  
*Undersheriff*

### **NOTICE TO RESIDENTIAL TENANTS OF RIGHTS DURING FORECLOSURE**

A FORECLOSURE ACTION HAS BEEN FILED CONCERNING THIS PROPERTY AND THE OWNERSHIP MAY CHANGE AS A RESULT.

UNTIL OWNERSHIP OF THE PROPERTY CHANGES OR YOU ARE OTHERWISE INFORMED BY THE COURT OR THE MORTGAGE HOLDER, YOU SHOULD CONTINUE TO PAY RENT TO THE LANDLORD OR TO A RENT RECEIVER IF ONE IS APPOINTED BY THE COURT. YOU SHOULD KEEP RECEIPTS OR CANCELLED CHECKS OF YOUR RENT MONEY SO THAT YOU WILL HAVE IT WHEN THE OWNER DEMANDS IT. NONPAYMENT OF RENT IS GROUNDS FOR AN EVICTION.

FORECLOSURE ALONE IS GENERALLY NOT GROUNDS TO REMOVE A BONA FIDE RESIDENTIAL TENANT. TENANTS WHO WANT TO STAY IN THEIR HOMES CAN BE REMOVED ONLY THROUGH A COURT PROCESS. WITH LIMITED EXCEPTIONS, THE NEW JERSEY "ANTI-EViction ACT" PROTECTS RESIDENTIAL TENANTS' RIGHTS TO REMAIN IN THEIR HOME. THIS LAW INCLUDES PROTECTION FOR THE TENANTS WHO DO NOT HAVE WRITTEN LEASES.

IT IS UNLAWFUL FOR ANYONE TO TRY TO FORCE YOU TO LEAVE YOUR HOME OUTSIDE THE COURT PROCESS, INCLUDING BY SHUTTING OFF UTILITIES OR FAILING TO MAINTAIN THE PREMISES.

[NOTE: APPENDIX XII-K ADOPTED NOVEMBER 17, 2009 TO BE EFFECTIVE IMMEDIATELY.]