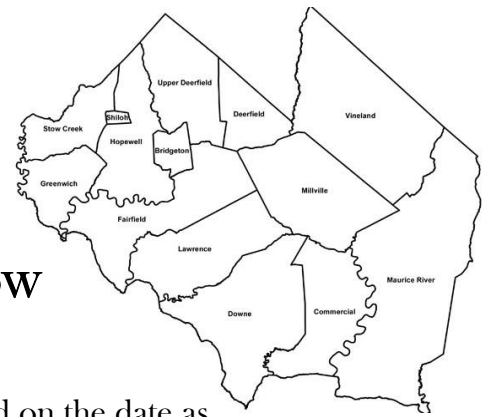




Not legal Advice



INFORMATION YOU SHOULD KNOW



There are times when the sale of a property is not conducted on the date as advertised due to an adjournment, cancellation, settlement or bankruptcy. It is recommended that you visit our website: <http://www.co.cumberland.nj.us/sheriffsales> to track the sales dates of interested properties. Or you may call the Cumberland County Sheriff's Department on the scheduled sale date to determine the status of the sale.



If you are interested in a particular piece of property, a title search is recommended **before** you actually bid. You may conduct a title search on your own at the County Clerk's office, at no charge, or you may employ a private firm to conduct a title search for you on a fee basis. Title search firms can be found by consulting the yellow pages of the telephone directory.



Sheriff Sales are "Voice Bid" auction sales (no sealed bids). The representative or attorney for the plaintiff will announce **an upset amount** and start the bidding at \$100.00. If you are interested in purchasing the property you should **start your bidding at that upset amount**. The bidding will continue in at least \$100.00 increments, until the highest bid is reached and the highest bidder will be the purchaser. If a low bid is provided (less than the upset) the representative will continue to bid until their upset amount is reached. The upset amount is the lowest amount the plaintiff is willing to accept.



If the property you purchase is occupied, it will be your responsibility to obtain a Writ of Possession, if one is necessary, to remove any occupants.



In some cases the property, even after the sale, can be redeemed by the original owner for the period of ten (10) calendar days from the date of the sale. In certain instances, the period of redemption may be longer.



The successful bidder, upon final payment of the bid, will receive a Sheriff's Deed. However, this Deed does not give clear title to the property. To obtain a clear title, all outstanding liens and encumbrances must be satisfied. If a purchaser does not complete the sale, the purchaser can be held liable for the deposit. Deed recording fees must be paid by the purchaser to the County Clerk when the Deed is recorded.

SALE LISTINGS ARE DEEMED ACCURATE BUT NOT GUARANTEED.

Visit: <http://www.co.cumberland.nj.us/sheriffsales> for the most up to date information.

CUMBERLAND COUNTY SHERIFF'S OFFICE

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