



OCEAN COUNTY SHERIFF'S OFFICE FORECLOSURE SALE ANNOUNCEMENTS

GOOD AFTERNOON, LADIES AND GENTLEMEN, I'M _____, AND ON BEHALF OF SHERIFF MICHAEL G. MASTRONARDY, I WILL BE CONDUCTING THE SALES TODAY, _____.
(today's date)

PLEASE BE ADVISED THAT THE FOLLOWING ANNOUNCEMENTS APPLY TO EVERY SHERIFF'S SALE CONDUCTED BY THE OCEAN COUNTY SHERIFF'S OFFICE. THIS IS AN OPEN AUCTION WITH COMPETITIVE BIDDING. BY BIDDING AT THIS SALE, EACH PROSPECTIVE BIDDER AGREES TO BE BOUND BY THE FOLLOWING CONDITIONS AND THE TERMS SET FORTH IN THE PURCHASE ACKNOWLEDGMENT AND CONDITIONS OF SALE:

- ALL PERSONS BIDDING MUST BE OF LEGAL AGE AND MUST HAVE REGISTERED PRIOR TO THE START OF THIS SALE. ANYONE NOT OF LEGAL AGE OR PROPERLY REGISTERED PRIOR TO THE SALE IS PROHIBITED FROM BIDDING.
- THE SHERIFF REQUIRES ALL BIDDERS AND ATTENDEES TO BEHAVE IN AN APPROPRIATE, BUSINESS PROFESSIONAL MANNER AT ALL TIMES, AND THOSE ACTING LOUD, DISRESPECTFUL OR DISORDERLY MAY BE REMOVED OR BANNED FROM ATTENDING THE CURRENT SALE OR FUTURE SALES.
- IF ANYONE EXITS THE SALES ROOM ONCE SALES BEGIN, THEY WILL NOT BE ALLOWED TO RE-ENTER THE SALES ROOM UNTIL THE FORECLOSURE PROCEEDINGS ARE COMPLETED.
- DURING SALES, THERE WILL BE NO NEGOTIATING, CONVERSATIONS, OR DISCUSSIONS WITHIN THE SALES ROOM BETWEEN ANY PARTIES AT ANY TIME. CELLULAR DEVICES MUST BE ON SILENT OR VIBRATE. THERE IS NO TALKING ON CELLUAR DEVICES DURING SALES.
- THE ATTORNEY OR REPRESENTATIVES FOR THE PLAINTIFF WILL STATE THEIR NAME AT THE BEGINNING OF THEIR SALE AND REMAIN IN THE SALES ROOM UNTIL THE SALE IS FINALIZED. REPRESENTATIVES FOR THE PLAINTIFF ARE NOT PERMITTED TO ANNOUNCE THE DOLLAR AMOUNT THEY ARE WILLING TO ACCEPT.
- PROSPECTIVE BIDDERS SHALL RAISE THEIR HAND TO PLACE A BID AND WAIT TO BE ACKNOWLEDGED BY THE AUCTIONEER. WHEN PLACING A BID, A PROSPECTIVE BIDDER MUST STATE, IN A LOUD AND CLEAR MANNER, THEIR FIRST AND LAST NAME PRIOR TO THE DOLLAR AMOUNT OF THEIR BID.
- ANY PERSON BIDDING IN THE NAME OF THE ASSIGNEE OF THE FORECLOSING PLAINTIFF MUST STATE THEY ARE DOING SO AT THE TIME OF THEIR BID AND MUST EXECUTE THE PURCHASE ACKNOWLEDGMENT AS THE ASSIGNEE OF THE FORECLOSING PLAINTIFF.
- THE ATTORNEY OR REPRESENTATIVE FOR THE PLAINTIFF WILL OPEN THE BIDDING AT \$100.00 ALL SUBSEQUENT BIDS SHALL BE IN A MINIMUM OF \$1,000 INCREMENTS UNTIL THE PROPERTY IS SOLD TO THE HIGHEST BIDDER. WHEN THE HIGHEST BID IS OBTAINED, THE SHERIFF OR HIS DESIGNEE WILL ANNOUNCE THAT THE PROPERTY HAS BEEN SOLD, AND THE PROPERTY WILL BE STRUCK OFF TO THE SUCCESSFUL BIDDER. ONCE ACCEPTED THE BID CANNOT BE WITHDRAWN EXCEPT UPON APPLICATION TO THE COURT.
- THE SUCCESSFUL BIDDER, AS DETERMINED BY THE SHERIFF OR HIS DESIGNEE, SHALL BE THE THIRD-PARTY PURCHASER. THE SHERIFF OR HIS DESIGNEE'S DECISION AS TO WHOM THE SUCCESSFUL BIDDER IS FINAL. IF A DISPUTE ARISES AS TO WHO IS THE SUCCESSFUL BIDDER AND THE SHERIFF IS UNABLE TO DETERMINE THE SUCCESSFUL BIDDER OR THE DISPUTE CANNOT BE RESOLVED BY THE SHERIFF, THE PROPERTY WILL IMMEDIATELY BE RESOLD.

- IMMEDIATELY AT THE CONCLUSION OF THE BIDDING, THE SUCCESSFUL BIDDER/THIRD-PARTY PURCHASER SHALL BE REQUIRED TO COME FORWARD TO THE DESK TO: (1) EXECUTE AN ACKNOWLEDGMENT OF PURCHASE AND CONDITIONS OF SALE, AND (2) TENDER THE REQUIRED 20% DEPOSIT BY CASHIER'S CHECK, CERTIFIED CHECK, OR CASH (UP TO \$1,000.00). A CERTIFIED OR CASHIER'S CHECK CANNOT BE OLDER THAN 90 DAYS FROM THE DATE ISSUED. SALES WILL TEMPORARILY BE STOPPED UNTIL THE PURCHASE ACKNOWLEDGMENT AND CONDITIONS OF SALE IS EXECUTED AND FUNDS ARE VERIFIED, AT WHICH TIME, SALES WILL CONTINUE.
- IF THE SUCCESSFUL BIDDER/THIRD-PARTY PURCHASER CANNOT REMIT THE REQUIRED 20% DEPOSIT IMMEDIATELY UPON THE CONCLUSION OF THE FORECLOSURE SALE, AS STATED IN THE ANNOUNCEMENTS, OR OTHERWISE FAILS TO FINALIZE THEIR PURCHASE, THE BIDDER SHALL BE IN DEFAULT AND THE SHERIFF SHALL IMMEDIATELY VOID THE SALE AND PROCEED FURTHER WITH THE RESALE OF THE PREMISES WITHOUT THE NECESSITY OF ADJOURNING THE SALE, WITHOUT RENOTIFICATION OF ANY PARTY TO THE FORECLOSURE AND WITHOUT THE REPUBLICATION OF ANY SALES NOTICE.
- PURSUANT TO THE N.J.S.A. 2A:50-64a(4), UPON SUCH RESALE, THE DEFAULTING BIDDER/THIRD-PARTY PURCHASER SHALL BE LIABLE TO THE FORECLOSING PLAINTIFF FOR ANY ADDITIONAL COSTS INCURRED BY SUCH DEFAULT INCLUDING, BUT NOT LIMITED TO, ANY DIFFERENCE BETWEEN THE AMOUNT BID BY THE DEFAULTING BIDDER AND THE AMOUNT GENERATED FOR THE FORECLOSING PLAINTIFF AT THE RESALE. THE DEFAULTING BIDDER/THIRD-PARTY PURCHASER SHALL ALSO BE LIABLE TO THE SHERIFF FOR THE DIFFERENCE IN HIS COMMISSION BETWEEN THE ORIGINAL BID AND THE SUBSEQUENT REBID IF THE SUBSEQUENT REBID FAILS TO ACHIEVE THE AMOUNT OF THE ORIGINAL BID.
- IF THE BIDDER/THIRD-PARTY PURCHASER SEEKS TO EXECUTE THE ACKNOWLEDGMENT OF PURCHASE AND CONDITIONS OF SALE IN THE NAME OF A CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY, THAT CORPORATION, PARTNERSHIP, OR LIMITED LIABILITY COMPANY SHALL BE FORMED AND REGISTERED IN ACCORDANCE WITH THE APPLICABLE RULES AND REGULATIONS OF THE STATE OF NEW JERSEY AND IN GOOD STANDING AT THE TIME OF THE SALE. ENDORCEMENTS ON ALL PAPERWORK SHALL HAVE BOTH THE PRINTED NAME AS WELL AS THE SIGNATURE OF THE PERSON SIGNING THE DOCUMENTS.
- THE BALANCE OF THE BID IS DUE ALONG WITH ANY AND ALL FEES WITHIN THIRTY (30) CALENDAR DAYS FROM THE DATE OF SALE. THIRD PARTY PURCHASERS ARE NOT ENTITLED TO POSSESSION OF THE PROPERTY UNTIL THE DELIVERY AND THE RECORDING OF THE SHERIFF'S DEED.
- THE SHERIFF SHALL DEDUCT HIS FEES, COSTS AND COMMISSIONS OF SALE, WHICH WILL BE CALCULATED ON THE TOTAL AMOUNT OF THE SUCCESSFUL BID.
- BIDDERS ARE REMINDED THAT N.J.S.A 45:22A-46.2 REQUIRES THAT THE PURCHASER OF A DWELLING UNIT IN AN AGE-RESTRICTED COMMUNITY CERTIFY, PRIOR TO RESALS OR TRANSFER OF THE UNIT, THAT THE UNIT WILL BE OCCUPIED BY A PERSON OF AN AGE THAT ENSURES COMPLIANCE FOR THAT COMMUNITY WITH THE "HOUSING FOR OLDER PERSONS" EXCEPTION FROM THE FEDERAL FAIR HOUSING AMENDMENTS ACT OF 1988 AND N.J.S.A. 46:15-6.2 WHICH SPECIFIES THAT NO DEED SHALL BE RECORDED WITH A COUNTY RECORDING OFFICE FOR A PROPERTY TO WHICH AN AGE RESTRICTION APPLIES UNLESS THE CERTIFICATION REQUIRED ACCOMPANIES SUCH FILING AND IS RECORDED AS AN ADDENDUM THERETO.
- PURSUANT TO PUBLIC LAW 2019, c71, THERE HAVE BEEN SOME CHANGES TO THE FORECLOSURE PROCEDURES AND THE PREPARATION OF FORECLOSURE DEEDS. THE OCEAN COUNTY SHERIFF HAS ON HIS WEBSITE, DETAILED INSTRUCTIONS AND PROCEDURES CONCERNING THE IMPLEMENTATION OF THE CHANGES PURSUANT TO PUBLIC LAW 2019,c71. THESE CHANGES ARE IN EFFECT FOR THIS SALE AND THE SHERIFF STRONGLY SUGGESTS ALL PLAINTIFFS REVIEW THE INSTRUCTIONS ANDE PROCEDURES POSTED.