

Bergen County Sheriff's Office Conditions of Sale

1. In light of the Mercer County Superior Court's decision in Docket No. C-94-24, properties cannot be purchased at the CWPP's upset price without public bidding.
2. The property shall be sold to the highest bidder. If the Sheriff's Officer conducting the sale determines there is a dispute as to who is the highest bidder, the property may be resold immediately or bidding may resume.
3. 20% of the purchase price in the form of certified or cashier's check and/or cash, shall be paid when the property is struck off. The certified/cashier's check must not be dated earlier than 90 days before the date of sale. ****If your certified check is older than 90 days from today's date, DO NOT bid. Your check will NOT be accepted.**** The certified/cashier's check must be made payable to the "**Bergen County Sheriff**" or to the purchaser individually, who shall then endorse the check to the Bergen County Sheriff. If the successful bidder cannot satisfy this requirement, the bidder shall be in default and the sheriff shall immediately void the sale and resell the premises. Upon such resale, the defaulting bidder may be liable to the foreclosing plaintiff for any additional costs incurred by such default including, but not limited to, any difference between the amount of bid by the defaulting bidder and the amount generated for the foreclosing plaintiff at the resale.
4. If the winning bidder wishes to assign his successful bid, the bidder must complete and return the Assignment of Bid form to the Sheriff's Office no later than 30 days from the date of sale. The fee for an Assignment of Bid is \$75.00 and must be provided with the form. The Sheriff's Office shall accept only one Assignment of Bid for this property sold on this sale date. Notwithstanding the Assignment of Bid, the **original** bidder must transact all business related to the sale, including, but not limited to the payment of the balance due and any inquiries pertaining to this sale.
5. The balance due shall be paid at the Bergen County Sheriff's Office, 2 Bergen County Plaza 2nd Floor, Hackensack, NJ 07601, within 30 days after the sale date. In default thereof, the bidder shall pay the late fee, which is the interest on the bid amount at the post-judgment interest rate applied from the 31st day after the sale to the date of final payment. Once payment for the balance and any interest accrued is received, the deed shall be delivered within fourteen (14) business days thereof.
6. The property is sold subject to all unpaid taxes, assessments, liens, encumbrances, restrictions of record which are not known to the Sheriff at this time, also subject to water bills or assessments and such state of fact as an accurate survey and physical inspection of the premises may reveal. It is understood that the Sheriff has not conducted any prior title search with respect to the subject property and makes no representations, expressed or implied as to the existence, amount or validity of any liens and encumbrances.
7. **The purchaser shall be bound by the purchase whether he intends to receive the deed and complies with these conditions of sale or not. In the event of a conflict between the conditions set forth above and any bidding instructions or conditions of sale provided by or read by the plaintiff or plaintiff's representative, the conditions set forth above shall control.**