

INFORMATION ABOUT TAX SALE

1. This is a sale of municipal charges and not a sale of public land.
2. You will be buying a lien against the real property for which you bid.
3. All real property bids must be paid for by **CASH, CERTIFIED CHECK, MONEY ORDER or WIRE TRANSFER** before the conclusion of the sale. (Attorney's Trust checks will be accepted.)
4. The sale will not be closed until paid in the manner already prescribed.
5. You will be bidding on the rate of interest that the owner or party of interest will have to pay in order to redeem.
6. Bidding will start at 18% per annum and may be bid all the way down to 0% where a premium may be bid.
7. A premium is a sum of money that you will pay to the Township in addition to the lien amount, which will be held in a trust account. If this real property is redeemed within five (5) years the money will be returned. After five (5) years the money becomes a possession of the municipality.
8. Any items not bid will be struck off to the Township of Neptune or postponed week to week pursuant to statute.
9. It is recommended that you record the certificates as soon as you receive them, so that if lost the county still has record of them.
10. Affidavits must be filed for the cost of recording at the county, Title Searches, subsequent municipal charges purchased, and other various costs incurred in accordance with State Law. Affidavits ensure that you do not lose MONIES that you paid out.
11. After two (2) years elapse from the date of the sale you are permitted to proceed in the Foreclosure of the property. You should consult with your Attorney concerning any Additional information you would require in this area. He/She would have to proceed on your behalf.