

The Township of MOORESTOWN

111 WEST SECOND STREET · MOORESTOWN · NEW JERSEY 08057



Tax Sale Information

Every year Moorestown has a Tax Sale. The Tax Sale is the enforcement of collections against a property by placing a lien against the property for unpaid municipal charges due at the end of the previous year. Municipal charges include Taxes, Water/Sewer, Special Charges, and Special Assessments.

Prior to the sale all prior year delinquent homeowners are notified of the pending sale with the amount due to stay out of sale by mail. The list is also advertised in the newspaper for 4 weeks prior to the sale. A copy of the newspaper listing is also mailed to everyone on the list. Failure to receive the notices does not invalidate the proceedings. The list is also posted in 5 public places in Moorestown.

If the amount to stay out of the tax sale is not paid, then a lien is sold against the property.

After a lien has been sold against a property, the lien holder now has the right to pay any other delinquent municipal charges that have not gone to sale.

Redeeming Tax Sale Certificates

Once a lien has been placed on a parcel, the only persons able to redeem that lien are the owner, his/her heirs, the holder or a prior outstanding tax lien certificate, mortgage, or legal occupant of property sold at a tax sale, and they may only redeem until the right to redeem has been cut off.

Payment to redeem a lien must be made in full by cash or certified funds to the Tax Collector's Office. Once the redemption has occurred, the tax collector will notify the lien holder of payment. They will return the original certificate back to the collector endorsed for cancellation. Upon receipt of the cancelled certificate, the redemption funds will be released to the lien holder.

When the collector receives this cancelled certificate, they will send it to the party who redeemed the lien. It is their responsibility to have this lien removed from the property at the county office.

Unredeemed Liens

If a lien that has been sold to an outside bidder is not redeemed within two years from the date of sale, that bidder now has the right to begin foreclosure proceedings.

If a lien that has been struck off to the municipality is not paid, the municipality has the right to an In Rem Foreclosure six months after the date of sale.