To the General Assembly:

Pursuant to Article V, Section I, Paragraph 14 of the New Jersey Constitution, I am returning Assembly Bill No. 584 (First Reprint) without my approval.

This bill makes various changes to the statutory requirements for publishing notice of certain real estate sales in newspapers. Under current law, any sheriff, coroner, master, executor, administrator, guardian, commissioner, auditor or other officer or person authorized or required by law to make sales of real estate is required to post notice of a sale in two newspapers under the following four scenarios: (1) in two newspapers printed and published in the county where the real estate to be sold is located, one of which shall be either a newspaper published at the county seat of the county or a newspaper published in the municipality in the county having the largest population according to the latest census; (2) if there is only one daily newspaper printed and published in the county, the notice must appear in one newspaper printed and published in the county and in one newspaper circulating in the county; (3) if there is no daily newspaper published in the county, the notice must appear in one newspaper published at the county seat and in one newspaper circulating in the county; or (4) if no newspapers are printed and published in the county, the notice must appear in two newspapers circulating in the county.

This bill would remove the third scenario from the statutory scheme and would revise the fourth scenario to provide that if no daily newspapers are printed and published in the county, the notice must be posted in two newspapers both circulating in the county.
I agree that the law regarding the publishing of certain real estate sales should be revisited to reflect changes in technology. However, I do not believe that this bill accomplishes this objective. Instead, it largely preserves the existing statutory requirement for notices and would only delete one of four sections of applicable law. Additionally, and of equal importance, this bill does not appear to make any significant change to the current law to provide better public notification of real estate sales. I would welcome other legislation that provides better, more widespread, public notice of real estate sales. This bill does not accomplish these objectives. For these reasons, I cannot approve this bill.

Accordingly, I herewith return Assembly Bill No. 584 (First Reprint) without my approval.

Respectfully,

/s/ Chris Christie

Governor

[seal]

Attest:

/s/ Jeffery S. Chiesa

Chief Counsel to the Governor