

NJ PROPERTY TOOLKIT

New Jersey Reverse Mortgage Foreclosure Timeline Workbook

NJ Property Toolkit - Workbook No. 5

A print-ready workbook helping New Jersey heirs, surviving spouses, executors, and families organize reverse mortgage deadlines, servicer requirements, extension evidence, New Jersey court stages, and property resolution steps.

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Matching guide	Reverse Mortgage Foreclosure Timeline for New Jersey Heirs
Prepared for	New Jersey reverse mortgage timeline planning
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A print-ready workbook helping New Jersey heirs, surviving spouses, executors, and families organize reverse mortgage deadlines, servicer requirements, extension evidence, New Jersey court stages, and property resolution steps.

Prepared by	Prepared for	Version	Updated
Viera Investment Group LLC	New Jersey heirs, surviving spouses, executors, families, and property professionals	v1.0	July 11, 2026

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Educational use

This workbook is an educational planning tool designed to help organize documents, deadlines, questions, discussions, and information. It is not legal, tax, accounting, financial, or investment advice and should not replace guidance from licensed professionals.

Our role is to help people understand complicated residential property situations, simplify the process, coordinate experienced professionals when appropriate, and help families move forward with greater clarity and confidence—not replace the advice of licensed professionals.

Complex residential property situations often require several professionals working together. Depending on the circumstances, Viera Investment Group LLC may help coordinate the property-related process with experienced attorneys, title companies, loan servicers, lenders, estate professionals, municipal offices, contractors, Realtors®, accountants, financial professionals, and other licensed specialists.

Welcome

A reverse mortgage after a borrower dies can involve two connected clocks: the servicer's due-and-payable process and, if the matter is not resolved, New Jersey's judicial foreclosure process. This workbook creates one place to track both.

Use it to record every letter and date, identify estate authority, organize payoff and appraisal information, document extension requests, compare resolution options, and prepare focused questions for qualified professionals.

Who this workbook is for

- Heirs, surviving spouses, executors, administrators, trustees, and family coordinators handling a New Jersey property with a reverse mortgage.
- Families that received a due-and-payable notice, foreclosure notice, complaint, judgment notice, or sheriff sale notice.
- Professionals helping a family organize documents, deadlines, property facts, and communications.

Use this first

- Save the envelope and every page of each servicer, attorney, court, and sheriff communication.
- Call the servicer using a verified number and ask for the current status, required documents, and exact response dates in writing.
- Do not assume probate, family discussions, a listing, or an extension request pauses foreclosure unless the responsible party confirms that in writing.
- Get legal advice promptly when a complaint, default, judgment, or sheriff sale is involved.

How to Use This Workbook

Work in date order. Update the deadline control pages after every call, letter, filing, appraisal, listing event, contract milestone, or court notice.

Recommended order

- Build the loan, borrower, property, and estate authority snapshot.
- Enter every known deadline exactly as written and note who supplied it.
- Create the servicer communication log and document checklist.
- Map the New Jersey foreclosure stage separately from the servicer timeline.
- Compare payoff, sale, purchase, refinance, deed-in-lieu, and legal response options using verified figures.
- Assign owners and proof requirements for the next 30 days.

Important timing rule

- General timelines are educational only; the dates in the loan file, notices, court docket, and sheriff records control.
- Extensions are not automatic. Record the request date, supporting proof, decision, expiration date, and any continuing reporting requirement.
- Leave legal conclusions blank until reviewed by a New Jersey attorney or the appropriate professional.

Table of Contents

Use the section names below to move through the workbook. The PDF entries are clickable.

Section	Page
Reverse Mortgage Timeline Overview	6
Loan, Borrower, and Property Snapshot	7
Estate Authority and Occupancy Check	8
Master Deadline Control Sheet	9
Servicer Communication Log	10
Due-and-Payable Notice Review	11
Document Request and Submission Tracker	12
Appraisal, Payoff, and Equity Worksheet	13
Extension Request Evidence Planner	14
New Jersey Foreclosure Stage Tracker	15
Court and Sheriff Notice Log	16
Resolution Option Comparison	17
Property Preservation and Expense Log	18
30-Day Action Plan	19
Common Timeline Mistakes	20
Frequently Asked Questions	21
Official Resources	22
Talk With Ray	23
Notes Pages	24-26
Educational Disclaimer	27

Reverse Mortgage Timeline Overview

The timeline usually begins with a loan event such as the last borrower dying or permanently leaving the home. The servicer then requests information and explains available ways to resolve the loan. If the matter remains unresolved, the lender may begin a New Jersey court foreclosure.

CFPB consumer guidance describes an initial response period commonly stated in the servicer's notice and explains that additional time may be available when heirs are actively selling, financing, or otherwise resolving the property. Confirm every date and condition directly with the servicer.

Servicer and HUD-related track

- Death or other maturity event is reported and documented.
- Servicer identifies an authorized contact and requests estate or successor documents.
- Due-and-payable communication states response requirements and available options.
- Family supplies proof of an active resolution plan and requests any available extension in writing.

New Jersey foreclosure track

- Pre-complaint notices may be sent before a foreclosure case is filed.
- A foreclosure complaint and summons require prompt legal review and a timely response.
- Unresolved cases may proceed through default or contested litigation, final judgment, writ, and sheriff sale scheduling.
- The court docket and county sheriff information should be checked rather than relying on estimates.

Loan, Borrower, and Property Snapshot

Record facts exactly as shown on statements, recorded documents, insurance records, and servicer correspondence.

PROPERTY ADDRESS	COUNTY
REVERSE MORTGAGE SERVICER	LOAN NUMBER ENDING
BORROWER NAME(S)	DATE OF DEATH / MATURITY EVENT
SERVICER PHONE	SERVICER MAILING ADDRESS
CURRENT OCCUPANT(S)	INSURANCE CARRIER
PROPERTY TAX STATUS	HOA / CONDO STATUS

KNOWN LOAN STATUS

IMMEDIATE PROPERTY RISKS

FACTS REQUIRING VERIFICATION

Estate Authority and Occupancy Check

The servicer, title company, court, and potential buyer may require different proof. Track what exists, what has been submitted, and what remains pending.

Checklist

- Certified death certificate obtained.
- Will, trust, deed, and recorded mortgage located.
- Executor, administrator, trustee, or other authorized representative identified.
- Letters Testamentary, Letters of Administration, or other authority document obtained if required.
- Potential surviving-spouse or eligible non-borrowing-spouse issue flagged for immediate professional review.
- Current occupancy, vacancy, utilities, insurance, taxes, HOA charges, and property access confirmed.
- Servicer authorization or successor-in-interest process requested and documented.

AUTHORIZED ESTATE CONTACT

ATTORNEY

SURROGATE / COURT

AUTHORITY ISSUE STILL OPEN

CRITICAL DATES

Master Deadline Control Sheet

Enter the source document for every date. Use a new row whenever a deadline changes, an extension is granted, or a court event is scheduled.

NEXT HARD DEADLINE

DAYS REMAINING

PERSON CONFIRMING DATE

WRITTEN CONFIRMATION SAVED AT

Date received	Deadline / event	Source	Owner	Status

WRITTEN RECORD

Servicer Communication Log

After each call, write a short confirmation and keep the representative's name, reference number, stated requirements, and promised follow-up date.

AUTHORIZED CONTACT ON FILE

PREFERRED SUBMISSION METHOD

ESCALATION CONTACT

NEXT SCHEDULED CALL

Date / time	Representative	Reference	What was said / requested	Follow-up

Due-and-Payable Notice Review

Use the notice itself, not a generic timeline, to complete this page. Ask the servicer to clarify anything uncertain in writing.

Checklist

- Envelope and complete notice saved.
- Borrower, property, loan number, and event information checked for accuracy.
- Required response and submission address identified.
- Available sale, payoff, purchase, refinance, spouse protection, or deed-in-lieu language reviewed.
- Disputed facts or amounts listed for written follow-up.
- Attorney or HUD-approved housing counselor review requested when appropriate.

NOTICE DATE

DATE RECEIVED

RESPONSE DEADLINE

LOAN BALANCE STATED

PROPERTY VALUE / APPRAISAL STATED

OPTIONS LISTED

DOCUMENTS REQUESTED

CONTACT NAMED

Document Request and Submission Tracker

Keep copies and delivery proof. A document sent is not necessarily a document accepted.

SERVICER UPLOAD / MAILING INSTRUCTIONS

LAST COMPLETENESS CONFIRMATION

Document	Requested	Sent	Delivery proof	Accepted / issue
Death certificate				
Estate authority				
Will / trust / deed				
Occupancy or spouse proof				
Listing agreement				
Purchase contract				
Financing application				
Appraisal / valuation				
Other				

Appraisal, Payoff, and Equity Worksheet

Use current written figures. Reverse mortgage balances can change, and payoff requirements may depend on the transaction and loan program.

SERVICER PAYOFF DATE

PAYOFF GOOD-THROUGH DATE

TOTAL PAYOFF QUOTED

APPRAISAL ORDERED BY

APPRAISAL EFFECTIVE DATE

APPRAISED VALUE

INDEPENDENT VALUE ESTIMATE

ESTIMATED REPAIR COST

ESTIMATED SELLING COSTS

TAXES / LIENS / HOA

ESTIMATED NET EQUITY

FIGURE VERIFIED BY

ASSUMPTIONS USED

AMOUNTS STILL DISPUTED OR MISSING

NEXT VALUATION / PAYOFF UPDATE DATE

Extension Request Evidence Planner

Additional time may depend on the loan, applicable rules, servicer approval, and documented progress. Ask what evidence is required and when updated proof must be supplied.

EXTENSION REQUESTED

DECISION DATE

NEW EXPIRATION DATE

NEXT PROGRESS REPORT DUE

Evidence / milestone	Owner	Due	Submitted	Servicer response
Estate appointment / authority				
Property listed for sale				
Price / marketing update				
Purchase contract / closing progress				
Financing or refinance progress				
Title / probate issue progress				
Property preservation proof				
Other required evidence				

COURT PROCESS

New Jersey Foreclosure Stage Tracker

New Jersey residential mortgage foreclosure is a court process. Have a New Jersey attorney confirm the stage, response options, and deadlines from the actual docket and notices.

COURT / COUNTY

DOCKET NUMBER

PLAINTIFF ATTORNEY

ESTATE ATTORNEY

Stage / document	Date	Response date	Verified by	Status
Pre-foreclosure / intent notice				
Complaint and summons				
Answer / appearance				
Default request / entry				
Final judgment				
Writ / sheriff referral				
Sheriff sale scheduled				
Adjournment / other court event				

ESCALATION RECORD

Court and Sheriff Notice Log

Save every page and envelope. Verify hearing, filing, judgment, and sale information through the proper court or county office.

SHERIFF OFFICE CONTACT

SALE DATE / TIME

LAST DOCKET CHECK

EMERGENCY LEGAL REVIEW NEEDED

Received	Sender	Document / event	Action required	Completed

Resolution Option Comparison

Compare options with current written payoff, value, title, authority, condition, financing, and deadline information. Availability varies by loan and facts.

CURRENT WORKING OPTION

BACKUP OPTION

DECISION DEADLINE

PROFESSIONAL CONFIRMING FEASIBILITY

Option	Cash / financing	Time needed	Main proof	Key risk
Pay loan in full				
Sell property				
Heir purchase / refinance				
Qualifying spouse protection review				
Deed in lieu / negotiated exit				
Defend or resolve foreclosure				

Property Preservation and Expense Log

A pending loan or foreclosure issue does not eliminate insurance, tax, utility, HOA, security, maintenance, or municipal risks.

Checklist

- Insurance status and vacancy requirements confirmed.
- Taxes, water, sewer, utilities, HOA, alarms, and winterization reviewed.
- Mail, access, keys, photographs, valuables, and emergency contacts controlled.
- Code, repair, occupancy, and safety issues documented.

Date	Expense / task	Paid / done by	Amount	Receipt / proof

NEXT STEPS

30-Day Action Plan

Choose actions that produce written proof, protect the property, or advance a viable resolution before the next deadline.

NEXT SERVICER DEADLINE

NEXT COURT DEADLINE

NEXT FAMILY UPDATE

PROFESSIONAL REVIEW DATE

Priority action	Owner	Due date	Proof / deliverable	Status

Common Timeline Mistakes

These mistakes can reduce options, add cost, and allow the matter to advance without a coordinated response.

Checklist

- Waiting for probate to finish before contacting the servicer.
- Treating an estimated six- or twelve-month period as guaranteed time.
- Assuming an extension request is approved without written confirmation.
- Sending documents without delivery proof or completeness confirmation.
- Ignoring a complaint because the family is selling, refinancing, or negotiating.
- Using an old payoff, appraisal, listing price, or court date to make a current decision.
- Letting insurance, taxes, utilities, HOA obligations, security, or property condition deteriorate.
- Assuming non-recourse means the property cannot be foreclosed or that remaining equity is protected automatically.

Frequently Asked Questions

These answers are general planning guidance. The loan documents, notices, borrower status, property, estate, and court record control.

Is there one fixed reverse mortgage foreclosure timeline?

- No. The maturity event, loan type, borrower or spouse status, servicer requirements, documented progress, extension decisions, and New Jersey court process can all affect timing. Track the actual written dates.

Does probate automatically stop the servicer or foreclosure?

- Do not assume it does. Notify the servicer, establish authority, respond to notices, and obtain legal advice about any filed foreclosure while probate work continues.

Can heirs receive more time to sell or finance?

- Additional time may be available in some circumstances when the family documents active progress, but it is not automatic. Ask the servicer for requirements and written decisions.

What does non-recourse mean?

- Generally, recovery is limited to the property or applicable insurance rather than an heir's unrelated assets, but that does not prevent foreclosure of the home. Ask counsel about the specific loan and estate.

What should happen after a complaint or sheriff sale notice arrives?

- Save the full notice, verify the docket or sale information, and seek prompt New Jersey legal advice. Continue communicating with the servicer, but do not rely on negotiation alone to protect court rights.

REFERENCE

Official Resources

Use official sources for program, counseling, probate, and foreclosure information. Save pages or confirmations that affect a deadline or submission.

Official resource	Printed URL
HUD - Home Equity Conversion Mortgages	https://www.hud.gov/hud-partners/single-family-hecmhome
HUD - Talk to a Housing Counselor	https://www.hud.gov/housing-counseling
CFPB - What happens to a reverse mortgage when the borrower dies?	https://www.consumerfinance.gov/ask-cfpb/what-happens-my-reverse-mortgage-when-i-die-en-2096/
CFPB - Reverse Mortgage Discussion Guide	https://www.consumerfinance.gov/consumer-tools/reverse-mortgages/
New Jersey Courts - Foreclosure Self-Help	https://www.njcourts.gov/self-help/foreclosure
New Jersey Courts - Probate Self-Help	https://www.njcourts.gov/self-help/probate
New Jersey Courts - County Surrogates Directory	https://www.njcourts.gov/public/directories/court-services/county-surrogates
NJ HMFA - Foreclosure Prevention	https://www.nj.gov/dca/hmfa/homeowners/foreclosure-prevention/

RESOURCE NOTES

Talk With Ray

Use this page when a New Jersey property has a reverse mortgage, estate delay, sale deadline, condition issue, or active foreclosure and the family needs a clearer property plan.

PROPERTY ADDRESS

SERVICER

NEXT DEADLINE

BEST CALLBACK NUMBER

CURRENT SERVICER AND COURT STAGE

DOCUMENTS AND NUMBERS TO HAVE READY

QUESTIONS FOR RAY

Contact

Office: 973-939-5151

Text/SMS: 424-440-2739

Website: vierainvestmentgroup.com

Address: 377 Valley Rd #1218, Clifton, NJ 07013

Notes Page 1

Use these pages for call notes, court information, family decisions, property observations, payoff figures, and follow-up items.

NOTES

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Notes Page 2

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Notes Page 3

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Educational Disclaimer

This workbook is for general educational and organizational use only. It is not legal, tax, financial, probate, foreclosure, lending, housing-counseling, title, insurance, municipal, or government advice.

Viera Investment Group LLC is a real estate investment company, not a law firm, lender, loan servicer, HUD-approved housing counseling agency, title company, court, county Surrogate, sheriff, or government agency. Confirm all deadlines, balances, authority, borrower or spouse protections, extension requirements, payoff terms, court obligations, and available options with the appropriate servicer, attorney, housing counselor, or public office before acting.

WORKBOOK VERSION

DATE REVIEWED

REVIEWED BY

QUESTIONS TO VERIFY

Plain-English education and practical next steps for New Jersey families organizing reverse mortgage deadlines, foreclosure stages, and property decisions.

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