

# Terms of Sale



Unless otherwise specified, all properties will be sold online per ORC 2329.153(E)(a). The web address of the official sheriff sale page is <https://seneca.sheriffsaleauction.ohio.gov/>

## Deposit Requirements:

Deposits must be made with RealAuction prior to the sale in order to bid on any property. Webinars are available through the website to instruct on the bidding process. Please be aware of deposit time limits. The Sheriff's Office is not liable for the availability of funds. If deposit funds are not available or insufficient, your bid will not be accepted.

Mortgage Foreclosure Sales - If the Judgment Creditor is the purchaser, they shall not be required to make a deposit on the day of the sale. If you are not the Judgment Creditor, a deposit is required on the day of the sale. The deposit will be made based on the appraised value of the property, as follows: If the appraised value of the property is \$1 to \$10,000, the deposit will be \$2,000; \$10,001 to \$200,000, the deposit will be \$5,000. Any property with an appraised value over \$200,000 will require a \$10,000 deposit. (NOTE - In some cases the deposit amount is specified in the order of sale issued by the court. This will be noted in the sale advertisement listed in the newspaper.) The balance will be due upon delivery of the Sheriff's Deed.

Delinquent Tax Sales - \$5,000 will be required as a deposit on all Delinquent Tax sales regardless of the sale price.

If the deposit is more than the final purchase price, a determination will be made by the court as to a refund of excess funds.

## After the Purchase:

Documents of the sale are made to the Court.

An "Order confirming the Sheriff's Sale, Ordering Deed and Distribution of Proceeds" is filed with the Court by the attorney of record. The property still belongs to the defendant even though the order of sale has been issued by the courts. If you enter the property without the owner's consent, you can be charged with trespassing.

Upon receipt of the above order, the purchaser will be notified by the Seneca County Sheriff's Office to pay the balance of the sale proceeds. **DO NOT** bring the balance until notified by our office. The balance must be in the form of a cashier's check or a certified check.

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The Sheriff's Office does not have information on liens and/or taxes. It is the responsibility of the prospective purchaser to check into properties for back taxes, delinquent utility bills, liens and/or additional costs. The purchaser shall be responsible for costs, allowance, and taxes that the proceeds of the sale are insufficient to cover. You are urged to consult an attorney if you have questions. The Sheriff's Office cannot give legal advice.

## **Disclaimer:**

Purchase of a property through sheriff sale is a binding contract. You are required to complete the sale. If you are unable to uphold your end of this deal, you will suffer the loss of some (if not all) of your deposit and/or contempt of court charges.

The appraisals of these properties were completed without an interior inspection. Neither the Sheriff's Office nor any affiliates have access to the inside of any structures and are not responsible for the condition of the property at the time the purchaser takes possession.

**All Sales are classified, "YOU ARE BUYING, WHERE IS, AS IS" "BUYER BEWARE"**

## **ATTENTION:**

**IF THE PROPERTY IS SERVED BY A MUNICIPAL/CITY WATER OR SEWER UTILITY, PLEASE CONTACT THAT DEPARTMENT TO DETERMINE IF THE PROPERTY HAS DELINQUENT CHARGES PENDING. A LIEN MAY BE THE RESULT OF NONPAYMENT BY PRIOR OCCUPANT OF THESE CHARGES.**