

Ashtabula County Auditor Forfeited Land Sale Auction Rules and Policy

The properties listed have been foreclosed upon for delinquent taxes and have been offered for sale on two (2) occasions for the total amount of taxes, assessments, penalties and interest due. Having not been sold, the properties were forfeited to the State of Ohio by Court Order and remanded to the County Auditor for sale.

The auction will be held in the Ashtabula County Commissioner's hearing room, sometimes referred to as the "Old Court House," located at:

25 West Jefferson Street
Jefferson, OH 44047

The following rules and policies are established to help facilitate the auction. Any interpretation, or issue not specifically covered by these rules, will be decided by the Auditor. In order to promote professional decorum the Auditor anticipates all persons participating in, or present at, the auction will be courteous and considerate of others.

1. Attendance will be limited to seating capacity and is on a first-come basis. Seating will be reserved to registered bidders if our room becomes full. Registration will begin at 8:15 am and the first auction will begin at 9:30 am or shortly thereafter. A picture ID with current residence is required to register. Once registered, bidders will be given a bid card and any other information needed.
2. Parcels withdrawn from the auction, for any reason, will be announced immediately prior to the day's sale.
3. Initially, each property will be auctioned with a starting offer at the lower of a) total delinquent taxes due, or b) current market value as determined by the County Auditor; plus fees.
4. Any parcel not sold for the first offer will immediately be auctioned again **"for the best price obtainable," plus fees**. Any parcel not sold will be re-offered at a future forfeited land sale.
5. **All sales are "As-Is" and "Buyer Beware." Caution is advised.** Many properties have characteristics which have prevented sales in the past. The County Auditor does not give any representation regarding possession, eviction, prior inspection, scheduled demolition, health code violation, or any other matter. The County Auditor will issue an "Auditor's Deed."
6. **Forfeited Lands shall not be sold to any person that is delinquent on any real property taxes in the State of Ohio.** Further, purchasers are prohibited from having a current ownership interest in the property being auctioned. An affidavit to that effect must be signed by the successful bidder.
7. **ALL SALES ARE FINAL.**
8. Fees are as follows:
 - a. Deed fee: \$45.00
 - b. Transfer Fee: \$0.50 per parcel

- c. Recording Fee: \$28.00 per deed of 2 pages, \$8.00 for each additional page.
9. A minimum deposit of \$500 per parcel must be paid on the date of the sale. Upon payment of the deposit, the Auditor will issue a Certificate of Sale to the successful bidder.
 10. Deposits and payments made must be in cash, bank money order, or certified check, and made payable to the "Ashtabula County Treasurer." **ALL DEPOSITS AND PAYMENTS ARE NON-REFUNDABLE.**
 11. The Certificate of Sale, along with any balance that may be due, must be delivered to the Auditor within 10 calendar days of the sale. Failure to pay the balance within the 10 days will result in forfeiting any deposit, or payment, in full and the matter will be forwarded to the County Prosecutor for possible action. Bidding with the intent to delay the sale or hindering the Auditor from completing the sale may constitute the obstruction of official business. Persons suspected of this may be referred to the County Prosecutor as well.
 12. Back-up bidder's information will be taken at the time of the sale. If the successful bidder fails to pay any balance, the back-up bidder will be offered the option to step in as if the successful bidder (for the original winning bid amount).
 13. The Auditor will then issue the Auditor's Deed, have it recorded with the County Recorder, and have it delivered to the purchaser. The conveyance of the real estate by the Auditor shall extinguish all previous title and invest the purchaser with a new and perfect title that is free from all liens and encumbrances, except taxes and installments of special assessments and reassessments not due at the time of the sale, federal tax liens, and any easements and covenants running with the land. If there is a federal tax lien on the tract of land at the time of the sale, the United States is entitled to redeem the tract of land according to law.
 14. The purchaser becomes the legal owner at the time the Auditor delivers the deed to the County Recorder.

Roger A. Corlett, CPA
Ashtabula County Auditor