

Forfeited Land Sale
Jackie McKee, Holmes County Auditor
Agent for the State of Ohio
Rules of Sale

1. **TERMS.** Cash or check on the day of sale, full and complete, payment of the bid price, plus the deed fee of \$45, transfer fee 50 cents per parcel, \$42 recording fees, and \$40 plat (if applicable), which will be required immediately at the time of acceptance of a bid for each parcel bid on. A receipt in the form of a certificate of sale will be issued at the time that a parcel is paid in full. Parcels of real estate not paid for on the day of sale will be re-offered the same day to the highest and best bidder.
2. All sale participants must register with the deputy auditor. Participants must register with their name (name to be recorded on documents), address, phone number and email address.
3. Ohio Law does not permit the county auditor to accept credit or installment payments, or to refund any money or cancel a sale. Cash or check only. If the bank does not honor the check for any reason, said bidder will not be permitted to make any additional bids in the future except for cash.
4. The initial bid asked on each parcel will be the current amount of unpaid taxes, assessments, and penalties plus cost of sale. If no bid on such amount is received, bids may be asked at minimum figure. A minimum bid figure of \$300 has been established as the anticipated auditor's cost of sale.
5. The successful bidder shall immediately give the deputy auditor the full name and address of the person or company intended to be the grantee of the Auditor's Deed. Payment of the successful bid price and fees (1.) will be made at that time.
6. A successful bidder will be required to sign an affidavit at the time of deposit, which includes the following statements:
 - a. The buyer is not delinquent on real property taxes in the State of Ohio.
 - b. The buyer is not the owner of record immediately prior to the judgment of foreclosure and forfeiture, or a member of the specified class of parties connected to that owner. The specified class includes a spouse who resides in the same household, an owner's children, a person with power of attorney

appointed by that owner who subsequently transfers the parcel to the owner, a sole proprietorship owned by that owner or a member of that owner's immediate family, or a partnership, trust, business trust, corporation, or association in which the owner or spouse of a child owns or controls directly or indirectly more than 50%.

- c. The buyer understands that if the county auditor discovers within three years after the date of sale that a parcel was sold to the previous owner of record or a member of the specified class of parties connected to that owner for a price less than the amount charged against the parcel, and if the parcel is still owned by that owner or a member of the specified class of parties connected to that owner, the auditor will add the difference between that amount and the sale price to the amount of taxes that then stand charged against the parcel and is payable at the next succeeding date for payment of real estate taxes.

- 7. Under Ohio Law, anyone owing delinquent property taxes in the State of Ohio is disqualified from bidding and/or purchasing any properties at this sale.