

**RULES OF SALE
MORROW COUNTY AUDITOR'S OFFICE
FORFEITED LAND SALES**

ALL SALES ARE FINAL

Payments must be made by cash, certified check, or money order by 4:00 p.m. on the day of the sale. All payments are non-refundable.

Additional charges for deed preparation (\$45.00), transfer fee (.50 cents per parcel), and recording fees (estimated @ \$28.00) are payable upon final payment and are in addition to the bid price. (ORC 5723.12)

Morrow county real estate taxes for all properties sold will be fully remitted through the current tax year. The property will return to taxable status on Jan 1. (ORC 5723.02)

The sale of forfeited land under this section conveys the title to the tract or parcel of land, divested of all liability for any taxes, assessments, charges, penalties, interest and costs due at the time of sale that remain after applying the amount for which it was sold. (ORC 5723.06)

The County Auditor cannot give any warranty of title. All sales are subject to Federal Tax Liens, Assessments, Mechanics Liens & other liens of record if any. Buyers are encouraged to investigate these matters prior to the sale.

The County Auditor does not give any representation of Possession, Eviction, Prior inspection, Scheduled demolition, Health code violation, or any other matter. Buyers are encouraged to investigate these matters prior to the sale.

Forfeited land cannot be sold to any person that is delinquent on any property taxes in the State of Ohio. (ORC 5723.06)

All purchasers, or their representatives, will be required to sign an Affidavit of Non-Ownership, non delinquent in the State of Ohio, and present valid identification. (ORC 5723.06)

Notice is hereby given to all concerned, that if the taxes, assessments, charges, penalties, interest and costs charged on the list are not paid into the county treasury, and the county treasurer's receipt produced for the payment, before the respective dates mentioned in this notice for the sale, each tract, lot, and part of lot, so forfeited, on which the taxes, assessments, charges, penalties, interest and costs remain unpaid, will be offered for sale on the respective dates mentioned in this notice for the sale, at the courthouse in the county, in order to satisfy such taxes, assessments, charges, penalties, interest, and costs, and that the sale will be adjourned from day to day until each tract and/ or part of lot specified in the list has been disposed, of or offered for sale.

If the tract, lot or part of lot, so forfeited, is sold for an amount that is less than the amount of the delinquent taxes, assessments, charges, penalties, and interest against it, the court, in a separate order, may enter a deficiency judgement against the last owner of record of the tract, lot, or part of lot before its forfeiture to the state, for the amount of the difference; if that owner of record is a corporation, the court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

Conni McChesney
Morrow County Auditor