

RULES OF SALE - MORROW COUNTY AUDITOR'S OFFICE FORFEITED LAND SALE

1. **ALL SALES ARE FINAL.** Full payment must be made by cash, check, or money order at the scheduled close of sale. A receipt in the form of a certificate of sale will be issued at the time the parcel is paid in full. NOTE: The County Auditor's Office permits a purchaser's certified check or money order as acceptable forms of payment, however, in the event the bank refuses to honor such payment for any reason, said purchaser will be prohibited from tendering payment other than cash for any future bid.

2. **A DEPOSIT OF 10% OF THE SALES PRICE IS DUE THE DAY OF THE SALE. FINAL PAYMENT DUE NO LATER THAN FRIDAY, NOVEMBER 15, 2024.** Bidders who wish to pay in full may do so immediately following the sale. Otherwise, the final payment is due no later than November 15, 2024. Checks and money orders should be made out to the Morrow County Auditor. Also due at the time of closing is the cost of the prepared Auditor's Deed which is \$45.00, a .50 cent transfer fee per parcel and the recording fees which are \$34.00 for the first two pages of the deed and \$8.00 for each additional page. **This is in addition to the sale price.**

3. **The law does not permit the County Auditor to accept credit or installment payments, or to refund any money or cancel a sale.** Therefore, be sure to examine the property for location, size and shape, zoning restrictions, desirability, and conditions of usability before bidding. BIDDERS should check street locations carefully as names of streets may have been changed by annexations, platting or replatting, etc. **IF YOU HAVE NOT CAREFULLY RESEARCHED THE PROPERTY AND PHYSICALLY VIEWED IT, YOU MAY WISH TO RECONSIDER BIDDING ON THE PROPERTY.**

4. Individuals who are attending the Auditor's Sale for the first time with the intent to purchase a property are advised to proceed with extreme caution. The law in Ohio relative to Real Estate is "Caveat Emptor", which means "BUYER BEWARE". Acceptance of your bid creates a contract between the bidder and the County Auditor. **The Morrow County Auditor may file a lawsuit for breach of contract if you fail to pay the full sale price, and you may be prohibited from bidding in future sales.**

5. The County Auditor cannot give any warranty of title. All sales are subject to federal tax liens, assessments, mechanics liens, and other liens of record, if any. 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.

6. Participants will be required to complete a registration form prior to the start of the sale; providing the sales clerk the FULL NAME AND ADDRESS of the person or company intending to be GRANTEE of the Auditor's Deed and also if such Grantee is an individual, his or her marital status and such as Married, Single, Widow, etc. along with a form of identification. The Auditor's Office will only prepare a deed in the name of the successful bidder.

7. 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.

8. All bids at this auction will be accepted only tentatively, the County Auditor reserving the right to investigate and reject any bid at any time before Auditor's Deed is delivered.

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

11. All purchasers, or their representatives, will be required to sign an Affidavit of Non-Ownership and present valid identification. (ORC 5723.06) Ohio law prohibits forfeited land from being sold for any amount less than the total amount of taxes, assessments, penalties, interest, and costs if the person bidding was the owner of the parcel immediately prior to foreclosure or foreclosure and forfeiture.

12. All deed descriptions will be compiled from deeds on record with the Recorder's office. Please be aware that according to the Morrow County Conveyance Standards, if you are the successful bidder on a property whose legal description fails to close within current state standards, a new survey will be required before you can convey, for money, the property out of your name.

13. **The purchaser does not become the owner until the deed is delivered to the County Recorder.** You cannot enter the property, alter it, or remove anything from the property until you are the owner, which is after the deed is recorded. The purchaser will be contacted by telephone to notify them when the deed is delivered to the County Recorder.

14. Opening bids have been set as taxes and costs due for each property. If there are no bids for this amount, bids starting at \$100 will be taken from the floor.