



**Erie County Auditor's Office**  
**Forfeited Land Sale**  
**Monday, December 6, 2021**

- Request all interested persons to sign in
- Introduce those present representing the County and City
- Read the rules of the auction pursuant to Ohio Revised Code Section 5723:
  - **General Rules**
    - All Sales are Final
    - All payments on the day of sale are non-refundable deposits
    - Payments must be made by cash, certified check or money order
    - The County Auditor does not give warranty of Title
    - The County Auditor does not give any representation regarding possession, eviction, prior inspection, scheduled demolition, health code violations, or any other matter
    - All Sales are subject to federal tax liens, if any, and the right of redemption for a federal tax lien.
    - Parcels forfeited through the foreclosure process are subject to all prior liens
    - It is the buyer's obligation to determine which parcels, if any, and the right of redemption for a federal tax lien
    - All purchasers, or their representatives will be required by law to sign an affidavit of non-ownership and to represent valid identification
    - Parcels will not be sold to:
      - Any person delinquent on Real Property taxes in the State of Ohio
      - The owner of record or a member of the owner of record's immediate family for an amount less than the taxes, assessments, penalties, interest and cost.
  - **Sale Process**
    - There will be two offerings of parcels
    - The First Offering will include those parcels in the notice that have a set minimum bid and those parcels selected by the City of Sandusky or any other Land Banks present
    - The minimum bid for First Offering parcels is the minimum amount of the delinquent real estate taxes, penalties, interest, assessments and court costs
    - For any parcel that does not have a bidder at the First Offering, the Auditor may offer the parcel at a Second Offering or withhold it from a Second

Offering. If the parcel does not have a bidder at the First Offering and it was selected by the City of Sandusky for its Land Bank, the City of Sandusky will be deemed the winning bid and the parcel will not be offered at a Second offering

- The Second Offering will be all parcels in the notice designated as Second Offering and may include those parcels offered at the First Offering with no bidders
- The Second Offering will occur immediately after conclusion of the First Offering
- At the Second Offering, the Auditor shall determine the minimum bid for each parcel, which is the best price obtainable.
- If there are remaining parcels after a Second Offering, the Auditor may choose to have a Third Offering or hold the parcels for the next year's Sale
- If a parcel is successfully bid, the Auditor will-
  - Issue an Affidavit of Non-Ownership to Purchaser for completion and require proof of valid identification
  - Collect a down payment of 10% (or \$50.00, whichever is greater) from the purchase and will provide a receipt
  - Within ten (10) days of the Sale, the Purchaser must-
    - Complete and return the Affidavit of Non-Ownership
    - Pay the remaining amount of the bid and the fees to transfer the parcel
      - \$45.00 – Auditors Deed
      - .50 – Auditors Transfer Fee
      - \$36.00 – Recorders Fee
- Any Further Questions