

TRUMBULL COUNTY SHERIFF'S OFFICE

Information about Sheriff Sales

- 1) SALES ARE HELD ON THURSDAYS AT 9:00 AM IN THE COMMISSIONER'S HEARING ROOM, 160 HIGH ST. NW, WARREN, OH 44481. ALL PROPERTIES AND DESCRIPTIONS WILL BE IN THE TRUMBULL COUNTY LEGAL NEWS 3 WEEKS PRIOR TO THE SALE AND ON OUR WEBSITE, WWW.SHERIFF.CO.TRUMBULL.OH.US. WHATEVER PROPERTY HAS A NO BID AT THE FIRST SALE WILL BE RE-OFFERED AT ANOTHER SALE BETWEEN 7 -30 DAYS AT NO MINIMUM BID, BUT THE BIDDER WILL BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH CASE SUCH AS TAXES AND COURT COSTS ETC.
- 2) BIDDING STARTS AT 2/3 OF THE APPRAISED VALUE AS DETERMINED BY THE SHERIFF'S APPRAISERS. THE APPRAISAL AMOUNT CAN BE FOUND IN THE TRUMBULL COUNTY LEGAL NEWS AS WELL AS OUR WEBSITE AND THE COUNTY CLERK OF COURTS WEBSITE.
- 3) WE RECOMMEND YOU DO NOT RELY UPON ANY INFORMATION ON THE AUDITOR'S WEBSITE. THE PICTURES ARE NOT UP TO DATE. THERE MAY NOT BE A STRUCTURE ON THE PROPERTY. DRIVE BY ANY HOUSE YOU ARE INTERESTED IN SO YOU KNOW THE CONDITION OF IT BEFORE BIDDING. ALL SALES ARE FINAL. BUYER BEWARE.

ENTERING THE PROPERTY WITHOUT THE PERMISSION OF THE HOMEOWNER OR OCCUPANT IS A VIOLATION OF THE OHIO REVISED CODE SECTION 2911.21 PUNISHABLE BY UP TO 30 DAYS IN JAIL AND/OR A FINE OF \$250.00. FURTHER, PHYSICALLY REMOVING THE PROPERTY OF THE OCCUPANTS WITHOUT A COURT ORDER, EVEN AFTER RECEIVING THE DEED, MAY RESULT IN CIVIL OR CRIMINAL LIABILITY.

- 4) CHECK WITH THE APPROPRIATE CITY, TOWNSHIP OR VILLAGE TO SEE IF THE PROPERTY YOU WANT IS ON THE DEMOLITION LIST. YOU SHOULD ALSO CHECK WITH THE UTILITY DEPARTMENTS TO MAKE SURE THERE ARE NO LIENS.
- 5) IF YOU ARE THE SUCCESSFUL BIDDER A DEPOSIT AND A PURCHASER INFORMATION SHEET MUST BE TURNED IN TO THE SHERIFF'S OFFICE BY 2:30PM THAT DAY. IF THE APPRAISED VALUE IS LESS THAN OR EQUAL TO \$10,000 THE DEPOSIT IS \$2,000. IF THE APPRAISAL IS GREATER THAN \$10,000 BUT LESS THAN OR EQUAL TO \$200,000 THE DEPOSIT IS \$5,000. IF THE APPRAISAL IS GREATER THAN \$200,000 THE DEPOSIT IS \$10,000.00. DEPOSIT MUST BE MADE IN CASH OR A CERTIFIED CHECK MADE PAYABLE TO TRUMBULL COUNTY SHERIFF. IF THE DEPOSIT IS NOT MADE BY 2:30PM THAT DAY THE PURCHASER WILL BE IN CONTEMPT OF COURT AND SUBJECT TO LOSE DEPOSIT. THE BALANCE ON PURCHASE PRICE IS DUE 30 DAYS FROM THE CONFIRMATION OF SALE.
- 6) THE DEBTOR HAS THE RIGHT OF REDEMPTION OF THE PROPERTY UNTIL THE CONFIRMATION OF SALE IS SIGNED BY THE JUDGE.
- 7) 30 DAYS FROM THE SALE DATE A CONFIRMATION MUST BE FILED WITH THE CLERK OF COURT (ORC 2329.31A). 7 CALENDAR DAYS FROM FILING THE CONFIRMATION THE ATTORNEY IS TO SUBMIT A DEED TO THE SHERIFF (ORC 2329.36). 30 CALENDAR DAYS FROM FILING THE

CONFIRMATION, PAYMENT IN FULL MUST BE RECEIVED BY THE SHERIFF (ORC 2329.31B). 14 DAYS FROM THE SHERIFF RECEIVING CORRECT DEED AND CONFIRMATION AND FUNDS THE SHERIFF MUST RECORD THE DEED (ORC 2329.36C).

- 8) THE SHERIFF'S OFFICE DOES NOT HAVE ACCESS TO ANY HOMES OR HAVE KEYS TO ANY PROPERTIES OFFERED FOR SALE.
- 9) THE APPRAISALS ARE EXTERIOR VIEWS ONLY AND PREMISES ARE SOLD AS IS.
- 10) THE SHERIFF'S OFFICE CAN NOT GUARANTEE A CLEAN TITLE.
- 11) IF BID IS NOT ENOUGH TO COVER COSTS THE BUYER IS RESPONSIBLE.
- 12) IF THE PROPERTY YOU ARE BIDDING ON IS SERVICED BY A SEPTIC SYSTEM YOU MAY BE REQUIRED TO UPGRADE OR REPLACE THE SYSTEM PLEASE CONTACT THE HEALTH DEPARTMENT WITH ANY QUESTIONS.
- 13) IF YOU PURCHASE A PROPERTY AT SHERIFF'S SALE IT IS NOT LEGALLY YOURS, NOR CAN YOU ENTER THE PROPERTY TO GET AN INSPECTION FOR A BANK LOAN UNTIL YOU HAVE A SIGNED CONFIRMATION BY THE JUDGE AND A DEED ISSUED BY THE SHERIFF.

SHOULD YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CALL THE CIVIL OFFICE AT 330-675-2854 OR VIEW OUR WEBSITE AT WWW.SHERIFF.CO.TRUMBULL.OH.US AND CLICK ON THE SHERIFF SALE FORECLOSURE LINK.

DEANNA SCHUYLER-WILLIAMS

CIVIL DEPUTY