

Mortgage Foreclosure Auction - Current Sales								
Sale Date	Case No.	Address	City	Minimum Bid	Appraised Value	Status	Attorney Name	Attorney PX
10/18/19	19CV0125	321 Rosewood Road	Medway	23,334	35,000	Active	Robert R Hoose	330-436-0300
10/18/19	19CV0131	1810 Rutland Avenue	Springfield	33,334	50,000	Active	Jacqueline N Wirtz	614-222-4921
10/18/19	18CV0379	3025 Troehler Road	Springfield	46,667	70,000	Active	James L Sassano	216-360-7200
10/18/19	19CV0273	622 Colony Trail	New Carlisle	116,667	175,000	Active	Benjamin N Hoen	216-685-1170
09/27/19	19CV0209	1115 South Center Street	Springfield	10,000	15,000	Active	David T Brady	216-373-1001
09/27/19	18CV0366	303 Stanton Avenue	Springfield	33,334	50,000	Active	Bethany L Suttinger	513-241-3100
09/27/19	17CV0631	1652 Dale Ridge Road	New Carlisle	33,334	50,000	Active	Brandon M Allen	937-912-7773
09/27/19	18CV0560	14-16 North Urbana Street	South Vienna	50,000	75,000	Active	W D Shane Latham	937-325-7058
09/27/19	18CV0643	7790 Dayton Road	Enon	200,000	300,000	Active	Jeffery P McSherry	513-870-6686
09/27/19	19CV0023	924-926 Center Street	Springfield	no minimum	35,000	Active	Benjamin A Hooper	937-324-5541
<i>The above listed property received NO BIDS on 09/13/19. Therefore it is offered today, 09/27/19, with No Minimum bid.</i>								

Active = still set for sale

Cancel = sale cancelled by the Court

The auction will start promptly at 10:00 AM in the lobby of the Common Pleas Courthouse, 101 North Limestone Street, Springfield, Ohio.

### **PROPERTY INFORMATION**

The Sheriff's Office nor any affiliates have access to the inside of the properties including appraisals for bank loans. Buyer beware the property is bought "as is" without any warranties or guarantees. It is the responsibility of the buyer to check the property for back taxes, delinquent utility bills, liens, and/or any additional cost associated with the property. Any outstanding utility bills may be the responsibility of the purchaser.

Information can be found by visiting the Clark County Clerk of Court's website and the Clark County Auditor's website.

### **TAXES AND ASSESSMENTS**

All taxes and assessments that are filed with the Clark County Treasurer will be deducted from the proceeds of the sale.

This includes delinquent real estate taxes and pro-rated taxes to the date of the Sheriff Sale. The successful bidder will be responsible for any subsequent taxes or assessments after that date.

### **REMOTE BIDS - LIENHOLDERS ONLY**

Remote bidding is strictly limited to the Plaintiff / lien holders only. If you are not notified as an interested party in the case, you will not be permitted to submit a Remote Bid.

A Remote Bid Form and the Purchaser's Information Form will need to be submitted to the Clark County Sheriff's Office by the following:

E-mail to: [tgwright@clarkcountyohio.gov](mailto:tgwright@clarkcountyohio.gov). Or by fax: 937-328-2515. Must be received by 4:00 PM on the day before the sale.

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The results of the sales will be posted on the Clark County Sheriff's website by the close of the business day on the date of the sale.

We do not take responsibility for not receiving Remote Bid Forms and Purch. Info. Forms due to mechanical, electronic or technology issues.

### **BIDDING**

Starting bids will be *two-thirds* of the appraised value. The appraisal is a "drive by" appraisal. The appraisers assume no responsibility for, and give no weight to, unknown legal matters, including but not limited to, concealed or latent defects, and/or the presence or harmful of said chemicals, pollutants, or gases. You must be present in order to place a bid. *Bids must be in at least \$100 increments.*

### **PROVISIONAL SECOND SALE DATE - ADDITIONAL COSTS PROVISION**

When a residential property is not sold ("*No Bids*") on the first sale date, then a second sale date will be held two weeks after the sale at the same time and location. (if that Friday is a government recognized holiday, then three weeks after) *There will not be a set minimum bid.*

**Additional Costs Provision:** If the bid is not sufficient to pay the allowances and taxes which the court determined prior to the sale to be paid out of the proceeds, then in addition to the purchaser's bid amount they must pay the sum sufficient to pay those costs, allowances and taxes. (*If you are considering bidding on a "No Minimum" property, you can go on the Auditor's website to check the property taxes that are owed.*)

### **FINANCING**

You should be pre-approved from your lending institution for the amount you are planning to finance. You will be required to pay the balance in full when you pick up the deed. You will have ten business days to pay the balance after you are called to pick up the new deed.

*Failure to complete the sale could result in a Contempt of Court action filed by the Sheriff's Office.*

### **DOWN PAYMENTS**

A down payment is required at the sale. The amount is determined as follows:

If the appraised value is:

*Less than or equal to \$10,000 - deposit is **\$2,000***

*Greater than \$10,000 but less than or equal to \$200,000 - deposit is **\$5,000***

*Greater than \$200,000 - deposit is **\$10,000***

*(Down payments will not be required from the Plaintiff, if the successful bidder.)*

### **DEEDS**

*The Sheriff's Office cannot guarantee a clear deed ..... although most liens are cleared after the sale is confirmed by the court.*

Doing a title search on the property could locate liens against the property. *Please note that Federal Liens may not be extinguished by the sale!*

It takes approximately **8-10** weeks for the sale to be confirmed by the court. We will receive the new deed after the Confirmation Entry is filed.

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DEBORAH K. BURCHETT, SHERIFF OF CLARK COUNTY

BY: THOMAS WRIGHT, DEPUTY

SHERIFF SALES

937-521-2058

[tgwright@clarkcountyohio.gov](mailto:tgwright@clarkcountyohio.gov)