

# NOTICE OF ONLINE SHERIFF FORECLOSURE SALES

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CLICK HERE FOR UPCOMING SHERIFF FORECLOSURE SALES: <https://clark.sheriffsaleauction.ohio.gov>

Beginning September 1st 2022, the Clark County Sheriff's Office will schedule the sale of all real estate subject to foreclosure on the Official Public Sheriff's Sale Website operated by Realauction (based on a State of Ohio contract with the Ohio Department of Administrative Services). The processes and procedures under which these sales will be completed are detailed at the Realauction website at <https://clark.sheriffsaleauction.ohio.gov>

**\*\*NOTE\*\* This website is not live for public access yet**

All prospective bidders should familiarize themselves with this new process.

1. All person(s) who want to bid on a property offered by the Clark County Sheriff's Office must first register with Realauction. Registration will include completion of the Purchaser Information Form.
2. Properties will be open for bid, at least seven days immediately prior to the date of sale. This is generally known as a proxy bid.
3. Each Friday at 10:00 am Eastern Time (EST), the online auction will begin. An auction will be conducted for each individual property; however, only one property will be sold at a time. After a property is sold the next scheduled property sale will begin.
4. To be a qualified participant, bidders must submit a deposit based on the total deposit requirement as set by law for all properties on which the bidder wishes to bid by the predefined deadlines. It is the responsibility of the bidder to plan ahead and allow enough time for their bidding deposits to be received and processed within the timeframes described below.

\* The only acceptable deposit types are bank wire transfer or ACH (routing and account number required)

\* Wire Deposits must be received by 5 p.m. EST two (2) business days before the auction sale date.

\* ACH Deposits must be initiated by 4 p.m. EST five (5) business days before the auction sale date.

5. Plaintiff/Judgment Creditors – A Judgment Creditor is defined as the creditors (plaintiff or defendants) awarded judgement in the foreclosure case. Judgement Creditors are required to register for a Username and Password and fill in all appropriate fields. Per Ohio Revised Code 2329.211, in every action of Judicial Sale or Execution of residential property, if the Judgement Creditor is the purchaser, they shall not be required to make a deposit on the sale. Judgement Creditors are still required to submit the bidding style choice (pre-sale manage bid or live bid) AND a copy of the court order stating they are the Judgement Creditor on the case they are bidding to: [customerservice@realauction.com](mailto:customerservice@realauction.com) at least one (1) business day prior to the sale date. Submission can be done via email or fax. Submission must include the bidder number and user account contact information in the submission. For more information and training on requirements to participate in the online auctions as a Plaintiff/Judgment Creditor, please call (877) 361-7325 extension 245 or 246.
6. All sales are pursuant to the provisions of the Ohio Revised Code.
7. Properties are advertised for three consecutive weeks in the Sunday edition of the Springfield News-Sun. This is your legal source of information. The information provided on our website, [clarkcountysheriff.com](http://clarkcountysheriff.com), is a courtesy and should be verified for accuracy by the official advertisement. Additionally there are lists posted in the lobby of the Common Pleas Court Building.
8. A court order is required to withdraw a property from sale
9. Public notice is hereby given that all such Real Property to be sold at Public Auction may be subject to any liens that may not be extinguished by the sale, and purchasers are urged to research prior to the bidding.
10. DEPOSIT REQUIREMENTS. ALL Third Party Purchasers will be required to deposit funds as follows:

\* If the appraised value of the property is less than or equal to \$10,000.00 – Deposit of \$2,000.00

\* Greater than \$10,000.00, but less than or equal to \$200,000.00 – Deposit of \$5,000.00

\* Greater than \$200,000.00 – Deposit of \$10,000.00

### Disclaimers

\* The Sheriff's Office does not mail or give lists of upcoming sales.

\* There are no open houses on the properties: they are sold "as is" – it is a "buyer beware" situation

\* The Sheriff's Office does not have any information on liens or taxes. Potential buyers may contact the Clark County Treasurer at 937-521-1832 for tax information or the entire case file can be viewed at the Clark County Clerk of Courts, located at 101 N. Limestone Street in Springfield, Ohio.

**IMPORTANT INFORMATION:** Realauction will conduct webinar training classes. Training classes will be held via the Internet on a regular schedule. These webinar classes generally last 90 minutes and specifically cover the use of the software. Attendance is by registration only.

For additional information or to register for a webinar, please contact the Realauction Customer Service at (954) 734-7401 or toll free at (877) 361-7325. Customer Service can also be reached via email at [customerservice@realauction.com](mailto:customerservice@realauction.com).