

NEW REQUIREMENTS FOR SHERIFF SALES EFFECTIVE SEPTEMBER 28, 2016 House Bill 390

Here are the new requirements for the Sheriff Sale Auctions (not applicable to Delinquent Tax Sales):

- If the appraised value of the property is less than or equal to \$10,000.00, the deposit will be \$2,000.00.
- If the appraised value of the property is greater than \$10,000.00 but less than or equal to \$200,000.00, the deposit will be \$5,000.00.
- If the appraised value of the property is greater than \$200,000.00, the deposit will be \$10,000.00.
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*** Second Sale Date (not applicable to Tax Sales):**

There will be a second sale date for every unsold property. The second sale date for foreclosures ONLY will have no minimum bid. *Although* there is no minimum bid, purchaser is responsible for costs, allowances and real estate taxes the proceeds of the sale are insufficient to cover.

Be advised: If you are the highest bidder of the property, the plaintiff has the right to reverse the sale. The plaintiff can buy the property back for the amount you purchased the property. The purchaser's deposit will be returned to you. The plaintiff has 14 days from the sale date to redeem the property.

Foreclosure sales are held online on Tuesdays (when scheduled) at
<https://columbiana.sheriffsaleauction.ohio.gov>
Sales start at 10:00 A.M.

All sales are pursuant to the provision of the Ohio Revised Code. They are published in The Morning Journal, East Liverpool Review and Salem News and legal ads appear in Friday's edition. Properties are published 3 consecutive weeks in advance of the sale. All bids begin at 2/3 of the appraised value of the property, unless dictated otherwise by the courts. However, if the judgment creditor and/or lienholder(s) place a remote bid, this bid will be the starting bid at the sales. All sales are as is or "buyer beware" and properties are not open for inspection at any time prior to sale. There was no inside inspection of the property and the Sheriff is not liable for the condition of the property upon confirmation of the sale.