

Cuyahoga County Fiscal Officer
Forfeited Land Sale
Auction Rules and Policy

The properties listed have been foreclosed upon for delinquent taxes and have been offered for sale on two (2) occasions for the total amount of taxes, assessments, penalties and interest due. Having not been sold, the properties were forfeited to the State of Ohio by Court Order and remanded to the County Fiscal Officer for sale.

Sale dates for 2019 are August 14th and 15th. Onsite registration opens at 7:30am on each day, with the auction to start at 9:00am.

The auction will be held in the Global Center for Health Innovation located at:

1 St. Clair Avenue NE
Cleveland, OH 44114

The following rules and policies are established to help facilitate the auction. Any interpretation, or issue not specifically covered by these rules, will be decided by the Fiscal Officer. In order to promote professional decorum the Fiscal Officer anticipates all persons participating in, or present at, the auction will be courteous and considerate of others.

1. Pre-Registration is currently online through August 8th. Onsite registration will open at 7:30 am each day of the Sale. A government issued picture ID with current residence is required to register. Once registered, bidders will be given a bid card and any other information needed.
2. Parcels withdrawn from the auction, for any reason, will be announced immediately prior to the day's sale.
3. Only the registered bidder will be permitted to use the bid cards and make bids, meaning no sharing of bid cards. Deeds will be issued in the name of the successful bidder, or a company that the successful bidder owns, only.
4. Initially, each property will be auctioned with an opening bid at the lower of a) total delinquent taxes due, or b) current market value as determined by the County Fiscal Officer; plus costs.
5. Any parcel not sold for the first offer will immediately be auctioned again **“for the best price obtainable.”** Any parcel not sold will be re-offered at a future forfeited land sale.
6. Winning bidder, whether the bid is at the opening bid or best obtainable, will be responsible for fees for a deed, conveyance, and recording.
7. Fees are as follows:
 - a. Deed fee: \$45.00
 - b. Transfer Fee: \$0.50 per parcel
 - c. Envelope and postage: \$0.50 per parcel
 - d. Recording Fee: \$28.00 per deed of 2 pages, \$8.00 for each additional page.

8. **All sales are “As-Is” and “Buyer Beware.” Caution is advised.** Many properties have characteristics which have prevented sales in the past. The County Fiscal Officer does not give any representation regarding possession, eviction, prior inspection, scheduled demolition, health code violation, or any other matter. The County Fiscal Officer will issue a “Fiscal Officer’s Deed.” The Fiscal Officer will convey the property and record the deed. After recording, it will be mailed to the tax mailing address the winning bidder supplies. The deed will be mailed to the winning bidder after all processing has been completed, typically within 6 weeks.
9. **Forfeited Lands shall not be sold to any person that is delinquent on any real property taxes in the State of Ohio.** Further, purchasers are prohibited from having a current ownership interest in the property being auctioned. An affidavit to that effect must be signed by the successful bidder. In addition, any transfer of the property to a prior owner within the next 3 years will be referred to the County Prosecutor and may result in an immediate forfeiture of the property back to the State of Ohio.
10. **ALL SALES ARE FINAL.**
11. Payment in full, or a minimum deposit must be paid immediately at the sale. Deposit amount is:
 - If sold for \$500 or less: THE SALE PRICE WILL BE COLLECTED IN FULL
 - If sold for \$501 to \$5,000: \$500
 - If sold for \$5,001 or greater: 10% of the sale price
12. Deposits and payments are accepted in cash, bank money order, or certified check, and made payable to the “Cuyahoga County Treasurer.” **ALL DEPOSITS AND PAYMENTS ARE NON-REFUNDABLE. NO CHANGE WILL BE RETURNED AT SALE LOCATION.**
13. With a deposit a Certificate of Sale will be issued (this is your receipt). That certificate, along with any balance that may be due, must be delivered to the Fiscal Officer within 10 business days of the sale. Failure to pay the balance within the 10 days will result in forfeiting any deposit, or payment, in full and the matter will be forwarded to the County Prosecutor for possible action. Bidding with the intent to delay the sale or hindering the Fiscal Officer from completing the sale may constitute the obstruction of official business. Persons suspected of this may be referred to the County Prosecutor as well.
14. The Fiscal Officer will then issue the Fiscal Officer’s Deed, have it recorded, and have it delivered to the purchaser. The conveyance of the real estate by the Fiscal Officer shall extinguish all previous title and invest the purchaser with a new and perfect title that is free from all liens and encumbrances, except taxes and installments of special assessments and reassessments not due at the time of the sale, federal tax liens, and any easements and covenants running with the land. If there is a federal tax lien on the tract of land at the time of the sale, the United States is entitled to redeem the tract of land according to law.
15. The purchaser becomes the legal owner at the time the Fiscal Officer records the deed.