

**Cuyahoga County Fiscal Officer
Forfeited Land Sale
Auction Rules and Policy**

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 County Fiscal Officer. To promote professional decorum, the County Fiscal Officer anticipates all persons participating in, or present at, the auction will be courteous and considerate of others.

1. Parcels withdrawn from the auction, for any reason, will be announced immediately prior to the day's sale.
2. 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 only.**
3. Initially, each property will be auctioned with an opening offer for the total delinquent taxes and court costs due.
4. Any parcel not sold for the opening offer will immediately be auctioned again **"for the best price obtainable," plus fees.** Any parcel not sold may be re-offered at a future forfeited land sale.
5. **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.
6. **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.**
7. **ALL SALES ARE FINAL.**
8. 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: \$34.00 per deed of 2 pages, \$8.00 for each additional page.
9. For every parcel sold the following **MINIMUM** deposits are required at sale, which includes all fees, according to the winning bid amount:
 - a. If sold for \$500 or less: THE SALE PRICE WILL BE COLLECTED IN FULL
 - b. If sold for \$501 to \$5,000: \$500
 - c. If sold for \$5,001 or greater: 10% of the sale price
10. Upon payment of a deposit, the County Fiscal Officer will issue a Certificate of Sale to the successful bidder.
11. Deposits and payments are accepted in cash, 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.**

12. The Certificate of Sale, along with any balance that may be due, must be delivered to the County 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 County 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.
13. The County Fiscal Officer will then issue the recorded "Fiscal Officer's Deed," and have it delivered to the purchaser. **All deeds will be mailed after the close of collection and after all processing has been completed.**
14. The conveyance of the real estate by the County 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 County Fiscal Officer records the deed.

Michael W. Chambers, CPA
Cuyahoga County Fiscal Officer