

# **WARNING!**

INDIVIDUALS WHO ARE ATTENDING A FORFEITED LAND SALE FOR THE FIRST TIME WITH THE INTENT TO PURCHASE A PROPERTY ARE ADVISED TO PROCEED WITH EXTREME CAUTION. THE LAW IN OHIO RELATIVE TO REAL ESTATE IS "CAVEAT EMPTOR" WHICH MEANS "BUYER BEWARE". IF THE PURCHASER OBTAINS A PROPERTY THAT IS DIFFERENT THAN THE ONE HE OR SHE INTENDED TO PURCHASE, THE SALE IS STILL VALID. THE PURCHASER IS OBLIGATED TO PURCHASE THE PROPERTY OR FORFEIT THE DEPOSIT.

FORFEITED LAND SALES ARE NOT FOR THE INEXPERIENCED. EVERY MISTAKE IS A COSTLY MISTAKE THAT MOST LIKELY WILL REQUIRE THE SERVICES OF AN ATTORNEY TO RESOLVE. IT IS EXPECTED THAT ALL PURCHASERS AT SALE HAVE CONTACTED A REAL ESTATE ATTORNEY AND TITLE COMPANY PRIOR TO THE SALE.

SALES ARE CONDUCTED BASED SOLELY ON THE PERMANENT PARCEL NUMBER OF THE PROPERTY AND **NOT THE ADDRESS**. THE COUNTY IS NOT RESPONSIBLE FOR INACCURATE ADDRESSES OR OTHER INFORMATION PROVIDED IN THE COUNTY RECORDS, ON THE COUNTY WEBSITE, OR PROVIDED BY COUNTY PERSONNEL. IF A BIDDER WANTS TO ADEQUATELY GUARANTEE THAT THE INFORMATION THAT HE OR SHE IS RELYING ON IS ACCURATE, A TITLE COMPANY SHOULD BE CONTACTED AND AN INSURANCE POLICY SHOULD BE OBTAINED PRIOR TO THE SALE. **NO EXCEPTIONS.**

UPON ACCEPTANCE OF THE FINAL BID, THE PURCHASER SHALL IMMEDIATELY PAY THE REQUIRED DEPOSIT OR THE PURCHASER MAY BE FOUND IN CONTEMPT OF COURT AND FINED. THIS CONTEMPT PROCESS MAY BE VERY COSTLY. THE PURCHASER IS RESPONSIBLE FOR PAYING THE ENTIRE BALANCE WITHIN TWO WEEKS FOLLOWING THE DATE OF THE SALE. **NO EXTENSION OF TIME TO PAY WILL BE PERMITTED.**

IF THE PURCHASER DETERMINES THAT THE INCORRECT PARCEL HAS BEEN PURCHASED, THE PURCHASER SHOULD CONSULT A REAL ESTATE ATTORNEY. THE CLEVELAND METROPOLITAN BAR ASSOCIATION MAY MAKE A REFERRAL, IF CONTACTED. HOWEVER UNDER NO CIRCUMSTANCES SHOULD THE PURCHASER CONTACT OFFICES OF THE COUNTY PROSECUTOR, COUNTY SHERIFF, COUNTY TREASURER OR COUNTY FISCAL OFFICER.

OHIO LAW MAY REQUIRE A PURCHASER TO OBTAIN A SURVEY PRIOR TO RECORDING A DEED. (SEE OHIO REVISED CODE SECTION 315.251). THE COST OF THE SURVEY SHALL BE AT THE PURCHASER'S EXPENSE. IF YOU HAVE ANY QUESTIONS, IT IS STRONGLY RECOMMENDED THAT YOU CONTACT A REAL ESTATE ATTORNEY AND A TITLE COMPANY PRIOR TO PURCHASING THE PROPERTY.