



THE CUYAHOGA COUNTY SHERIFF'S DEPARTMENT

THE JUSTICE CENTER 1215 West 3rd Street, Cleveland, Ohio 44113

Sheriff's Sale Warning Letter

Welcome to the Cuyahoga County Sheriff's Sale. Please silence your cell phone and any other device that may disrupt the sale. Any person that disrupts this sale may be subject to removal.

Anyone attempting to purchase property at this sale should have read the rules and researched the property for delinquent taxes, utility bills, liens, and or any additional costs associated with the property. The legal term relative to sheriff's sale is "caveat emptor" which means "**buyer beware**".

All persons bidding on property should be aware that hand bids or hand signals alone are not permitted. You must call out your bid so that the auctioneer and all in the room can hear it. If I do not hear your bid I will not recognize it.

Section 2329.20 of the Ohio Revised Code states; "No tract of land shall be sold for less than two thirds of the appraised value" which is required to be set by section 2329.17, this relates to the appraisal of the land. Any residential sale that does not receive a bid will be reoffered at sale in two weeks with no reserve.

Rule 27 of the Cuyahoga County Common Pleas Court and Ohio Revised Code governs sheriff sales of real property. Rule 27, par. 1 states in part: "In every sheriff's sale of real property, as soon as the sale price is established the purchaser shall be required to deposit in cash or certified bank check, made payable to the Cuyahoga County Sheriff." O.R.C. 2329.211 states; residential sales appraised below or at \$10,000.00 will require a \$2,000.00 deposit, sales appraised above \$10,000.00 but below or at \$200,000.00 will require a \$5,000.00 deposit, and any sale appraised above \$200,000.00 will require a \$10,000.00 deposit. Local code states; commercial property sales require a deposit of ten percent of the accepted bid: the minimum required amount of deposit is three hundred dollars (\$300.00); the maximum amount required in any case is ten thousand dollars (\$10,000.00). In the event the purchaser fails to make the required deposit, the bid will be disregarded and the property will immediately be reoffered for sale. The balance of the purchase price is due within thirty days of the confirmation of sale date. If full payment is not received, contempt of court proceedings may begin immediately.

Perspective purchasers are hereby informed that on all real estate parcels sold that there is a statutory right of redemption under section 2329.33 of the Ohio Revised Code, should the redemption be exercised, upon receiving court order to release funds, your deposit will then be refunded.

The successful bidder will be required to fill out a purchaser's form and questionnaire after completing the deposit transaction at the table. On that form you must provide the necessary information that will appear on the deed. Once that information is filed it will take an order of the court to alter the document. The Sheriff's Department Civil Division is located on the second floor of this building. Civil Division will accept payments from 8:00 a.m. until 3:30 p.m.; your case number must accompany your payment.

Valid government issued identification is required. Any company, LLC, or corporation that purchases at this sale must be registered with the Ohio Secretary of State.