

Mortgage Foreclosure Auction - Current Sales

Sale Date	Case No.		City	Minimum Bid	Appraised Value	Status	Attorney Name	Attorney PX
08/23/19	19CV0139	1452 North Limestone Street	Springfield	33,334	50,000	Active	Thomas J Kelley	419-321-6444
08/23/19	19CV0115	1938 Maiden Lane	Springfield	50,000	75,000	Active	Joshua J Epling	937-743-4878
08/23/19	18CV0435	420 West Possum Road	Springfield	53,334	80,000	Active	Katherine A Simone	513-396-8100
08/23/19	18CV0509	963 Narcissus Drive	New Carlisle	53,334	80,000	Active	Katherine A Simone	513-396-8100
08/02/19	18CV0339	114 Wilson Avenue	Springfield	6,667	10,000	Active	Brenda J Graf	614-939-0930
08/02/19	18CV0619	611 Mason Street	Springfield	13,334	20,000	Active	Matthew I McKelvey	513-977-8200
08/02/19	19CV0156	2034 Scioto Drive	Springfield	20,000	30,000	Active	W D Shane Latham	937-325-7058
08/02/19	14CV0299	611 West Madison Street	New Carlisle	23,334	35,000	Active	Katherine A Simone	513-396-8100
08/02/19	18CV0625	148 South Shaffer Street	Springfield	26,667	40,000	Active	Matthew I McKelvey	513-977-8200
08/02/19	19CV0109	1851 Delaware Avenue	Springfield	30,000	45,000	Active	Matthew I McKelvey	513-977-8200
08/02/19	18CV0315	6 South Park Drive	Medway	33,334	50,000	Active	S Godenswager	216-373-1001
08/02/19	19CV0098	2817 Marshall Road	Springfield	50,000	75,000	Active	F Peter Costello	440-600-5500
08/02/19	18CV0528	4109 Grange Hall Road	Springfield	53,334	80,000	Active	Christian E Niklas	216-771-6500
08/02/19	16CV0424	3786 Fairfield Pike	Springfield	60,000	90,000	Active	Joshua J Epling	937-743-4878
08/02/19	18CV0269	2128 Kittyhawk Avenue	Springfield	86,667	130,000	Active	Benjamin N Hoen	800-910-4249

Active = still set for sale

Cancel = sale cancelled by the Court

The auction will start promptly at 10:00 AM in the lobby of the Common Pleas Courthouse, 101 North Limestone Street, Springfield, Ohio.

PROPERTY INFORMATION

The Sheriff's Office nor any affiliates have access to the inside of the properties including appraisals for bank loans. Buyer beware the property is bought "**as is**" without any warranties or guarantees. It is the responsibility of the buyer to check the property for back taxes, delinquent utility bills, liens, and/or any additional cost associated with the property. Any outstanding utility bills may be the responsibility of the purchaser. Information can be found by visiting the Clark County Clerk of Court's website and the Clark County Auditor's website.

TAXES AND ASSESSMENTS

All taxes and assessments that are filed with the Clark County Treasurer will be deducted from the proceeds of the sale. This includes delinquent real estate taxes and pro-rated taxes to the date of the Sheriff Sale. The successful bidder will be responsible for any subsequent taxes or assessments after that date.

REMOTE BIDS - LIENHOLDERS ONLY

Remote bidding is strictly limited to the Plaintiff / lien holders only. If you are not notified as an interested party in the case,

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you will not be permitted to submit a Remote Bid.

A Remote Bid Form and the Purchaser's Information Form will need to be submitted to the Clark County Sheriff's Office by the following:

E-mail to: tgwright@clarkcountyohio.gov. Or by fax: 937-328-2515. Must be received by 4:00 PM on the day before the sale.

The results of the sales will be posted on the Clark County Sheriff's website by the close of the business day on the date of the sale.

We do not take responsibility for not receiving Remote Bid Forms and Purch. Info. Forms due to mechanical, electronic or technology issues.

BIDDING

Starting bids will be *two-thirds* of the appraised value. The appraisal is a "drive by" appraisal. The appraisers assume no responsibility for, and give no weight to, unknown legal matters, including but not limited to, concealed or latent defects, and/or the presence or harmful of said chemicals, pollutants, or gases. You must be present in order to place a bid. *Bids must be in at least \$100 increments.*

PROVISIONAL SECOND SALE DATE - ADDITIONAL COSTS PROVISION

When a residential property is not sold ("*No Bids*") on the first sale date, then a second sale date will be held two weeks after the sale at the same time and location. (if that Friday is a government recognized holiday, then three weeks after) *There will not be a set minimum bid.*

Additional Costs Provision: If the bid is not sufficient to pay the allowances and taxes which the court determined prior to the sale to be paid out of the proceeds, then in addition to the purchaser's bid amount they must pay the sum sufficient to pay those costs, allowances and taxes. (*If you are considering bidding on a "No Minimum" property, you can go on the Auditor's website to check the property taxes that are owed.*)

FINANCING

You should be pre-approved from your lending institution for the amount you are planning to finance. You will be required to pay the balance in full when you pick up the deed. You will have ten business days to pay the balance after you are called to pick up the new deed.

Failure to complete the sale could result in a Contempt of Court action filed by the Sheriff's Office.

DOWN PAYMENTS

A down payment is required at the sale. The amount is determined as follows:

If the appraised value is:

Less than or equal to \$10,000 - deposit is \$2,000

Greater than \$10,000 but less than or equal to \$200,000 - deposit is \$5,000

Greater than \$200,000 - deposit is \$10,000

(Down payments will not be required from the Plaintiff, if the successful bidder.)

DEEDS

The Sheriff's Office cannot guarantee a clear deed although most liens are cleared after the sale is confirmed by the court.

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Doing a title search on the property could locate liens against the property. *Please note that Federal Liens may not be extinguished by the sale!*
It takes approximately **8-10** weeks for the sale to be confirmed by the court. We will receive the new deed after the Confirmation Entry is filed.

DEBORAH K. BURCHETT, SHERIFF OF CLARK COUNTY

BY: THOMAS WRIGHT, DEPUTY
SHERIFF SALES
937-521-2058
tgwright@clarkcountyohio.gov