

Mortgage Foreclosure Auction - Current Sales								
Sale Date	Case No.	Address	City	Minimum Bid	Appraised Value	Status	Attorney Name	Attorney PX
12/20/19	19CV0364	5211 Lower Valley Pike	Springfield	10,000	15,000	Active	Mark F Roberts	N/A
12/20/19	19CV0357	2423 Kenton Street	Springfield	23,334	35,000	Active	Benjamin N Hoen	216-685-1170
12/20/19	19CV0334	7050 New Carlisle Pike	Springfield	33,334	50,000	Active	W D Shane Latham	937-325-7058
12/20/19	19CV0199	2755 Morton Drive	Springfield	36,667	55,000	Active	James L Sassano	216-360-7200
12/20/19	19CV0217	239 Birch Road	Springfield	46,667	70,000	Active	Carrie L Davis	513-322-7000
01/03/20	18CV0558	8426 Selma Pike	S. Charleston	13,334	20,000	Active	Sarah A Okrzynski	859-360-2250
01/03/20	18CV0534	371 South Greenmont Avenue	Springfield	16,667	25,000	Active	Sarah A Okrzynski	859-360-2250
01/03/20	19CV0221	1717 Warder Street	Springfield	26,667	40,000	Active	Stacey M Piepmeier	513-396-8100
01/03/20	19CV0270	1256 Fyffe Street	New Carlisle	56,667	85,000	Active	Kriss D Felty	216-588-1500
01/03/20	19CV0255	10455 Union Road	Medway	150,000	225,000	Active	Matthew McKelvey	513-977-8200

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, 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: [tsullivan@clarkcountyohio.gov](mailto:tsullivan@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.

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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.*

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: TIMOTHY M SULLIVAN, DEPUTY

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SHERIFF SALES  
937-521-2058  
[tsullivan@clarkcountyohio.gov](mailto:tsullivan@clarkcountyohio.gov)