

Delaware County Auditor's Forfeited Land Sale
Terms of Sale
(Ohio Revised Code Section 5723.06)

1. The sale will continue until all parcels have been offered for sale. The place of the sale will be the first floor lobby area of the Hayes Services Building (145 N. Union Street, Delaware, Ohio 43015).
2. All sale participants must register with the Deputy Auditor and receive a bid number card before participating in the auction. Participants must register with the name to be recorded on the deed of a winning bid.
3. The Deputy Auditor will declare each bid amount. At the time the gavel goes down, a sale is final. Failure to pay the deposit due at the time of sale or the remaining balance within 30 days of the sale may be considered by law a criminal offense. See Ohio Revised Code sections 2913.43 and 2921.31.
4. All parcels are being sold free from the "lien for land taxes, assessments, charges, penalties, and interest" for which the parcels were forfeited. Ohio Revised Code section 5723.12(C).
5. The former owner of a parcel has the right to redeem the parcel up until the time the deed is prepared and executed. Ohio Revised Code section 5723.03.
6. A successful bidder will be required to sign an affidavit at the time of deposit, which includes the following statements:
 - a. The buyer is not delinquent on real property taxes in the state of Ohio.
 - b. The buyer is not the owner of record immediately prior to the judgment of foreclosure and forfeiture, or a member of the specified class of parties connected to that owner. The specified class includes a spouse who resides in the same household, an owner's children, a person with a power of attorney appointed by that owner who subsequently transfers the parcel to the owner, a sole proprietorship owned by that owner or a member of that owner's immediate family, or a partnership, trust, business trust, corporation, or association in which the owner or a spouse or a child owns or controls directly or indirectly more than 50%.
 - c. The buyer understands that if the county auditor discovers within three years after the date of the sale that a parcel was sold to the previous owner of record or a member of the specified class of parties connected to that owner for a price less than the amount charged against the parcel, and if the parcel is still owned by that owner or a member of the specified class of parties connected to that owner, the auditor will add the difference between that amount and the sale price to the amount of taxes that then stand charged against the parcel and is payable at the next succeeding date for payment of real property taxes.

7. Bids are opened for the outstanding charges on a parcel. If there are no minimum bids for the outstanding charges on a parcel, the Deputy Auditor will then control the opening bid and increments thereafter. A parcel will not be offered for sale for less than its associated court costs.
8. Deposits and payments must be made by cash, certified check, or money order. Final payment must be made by the close of business 30 days after the sale or the Auditor's Office may file suit for breach of contract and/or criminal fraud. Ohio Revised Code sections 2913.43, 2921.31, etc.
9. Sales up to \$500 need to be paid in full at the time of sale. Sales over \$500 will require a non-refundable deposit of \$500. A certificate of sale will be issued upon payment of the deposit.
10. Upon presentation of a certificate of sale and full payment of the sale price, a \$45 deed fee and a \$42 recording fee will be required so that the Auditor's Office can convey the parcel and provide the new owner with a recorded deed.