

# Terms of Sale



Payments made at the time of purchase may be cash, money order, personal check (for Seneca County residents), cashier check or certified check. **If you do not have the money for the down payment – do not bid.**

## Terms of Sale:

If the Judgment Creditor is the purchaser, they shall not be required to make a deposit on the day of the sale. If you are not the Judgment Creditor, a deposit is required the day of the sale. The deposit will be made based on the appraised value of the property, as follows:

If the appraised value of the property is \$1 to \$10,000, the deposit will be \$2,000; \$10,001 to \$200,000, the deposit will be \$5,000. Any property with an appraised value over \$200,000 will require a \$10,000 deposit. (NOTE - In some cases the deposit amount is specified in the order of sale issued from the court. This will be noted in the sale advertisement listed in the newspaper.) The balance will be due upon delivery of the Sheriff's Deed.

## Terms on Tax Sales:

On Delinquent Tax Sales 10% of the sale price is due at the time of the sale.

## After the Purchase:

Documents of the sale are made to the Court.

An "Order confirming the Sheriff's Sale, Ordering Deed and Distribution of Proceeds" is filed with the Court by the attorney of record. Property still belongs to the owner even though the order of sale has been issued from the courts. If you enter the property without the owner's consent you can be charged with trespassing charges.

Upon receipt of the above order, the purchaser will be notified to pay to the Seneca County Sheriff the balance of the sale proceeds. **DO NOT** bring the balance until notified by the Sheriff's Office. The balance must be a cashier's check or a certified check in order to receive your deed at the time of payment.

The Sheriff's Office does not have information on liens and taxes. It is the responsibility of the prospective purchaser to check into properties for back taxes, delinquent utility bills, liens and/or additional costs. The purchaser shall be responsible for costs, allowance, and taxes that the proceeds of the sale are insufficient to cover. You are urged to consult an attorney if you have questions. The Sheriff's Office cannot give legal advice.

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## **Disclaimer:**

The appraisals of these properties were completed, for the most part, without an interior inspection. Neither the Sheriff's Office nor any affiliates have access to the inside of said property, and are not responsible for the condition of the property at the time the purchaser takes possession.

**All Sales are classified, "YOU ARE BUYING, WHERE IS, AS IS" "BUYER BEWARE"**

## **ATTENTION:**

**IF THE PROPERTY IS SERVED BY TIFFIN CITY WATER OR SEWER FACILITIES, PLEASE CONTACT THAT DEPARTMENT TO DETERMINE IF THE PROPERTY HAS DELINQUENT CHARGES PENDING. A LIEN MAY BE THE RESULT OF NONPAYMENT OF THESE CHARGES.**