



# WAYNE COUNTY SHERIFF TRAVIS HUTCHINSON

## **NOTICE OF ONLINE SHERIFF SALES**

Starting February 26, 2020 the Wayne County Sheriff's Office will conduct the sale of all real estate subject to foreclosure on the "Official Public Sheriff's Sale Website". This website is operated by Realauction. The process and procedures will be explained in detail at the Realauction website, <https://wayne.sheriffsaleauction.ohio.gov>. Anyone interested in bidding on the Sheriff's Sale should research the new process.

Listed below are some of the changes:

- All person(s) who would like to bid on a property must register with Realauction. Registration will include completing a Purchaser Information Form for each sale the said person would like to bid on.
- Bidding will begin for properties at least seven days prior to the date of sale. This is known as a proxy bid.
- The live auction will begin on Wednesdays at 10:00 A.M. Only one property will be sold at a time. After a property is sold the next scheduled property sale will begin.
- A wire deposit **MUST** be received by 5:00 P.M. (Eastern Time) two business days prior to the sale. ACH debit deposit **MUST** be received by 4:00 P.M. (Eastern Time) seven days prior to the auction date. The deposit requirements will not change as set by the Ohio Revised Code.
- The final payment for the sale **MUST** be in the form of a Cashier's Check or a Certified Check. The payment will be paid at the Sheriff's Office. The Sheriff's Office will contact you after the confirmation of sale has been filed with the Clerk of Courts and signed by the Judge.

### **NOTE:**

Tax, Probate, and Tax Lien Certificates Sales will be sold on site at the Sheriff's Office in the lobby.

### **IMPORTANT INFORMATION:**

Realauction will conduct webinar training. Interested parties **MUST** contact Realauction Customer Service at 1-877-361-7325 or email at [customerservice@realauction.com](mailto:customerservice@realauction.com)



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### About Sheriff Sales:

Our Sheriff Sales are held on Wednesday mornings at 10:00 A.M. in the lobby of the Justice Center, 201 West North Street, Wooster, Ohio or online at [www.wayne.sheriffsalecution.ohio.gov](http://www.wayne.sheriffsalecution.ohio.gov).

The Wayne County Sheriff's Office will **ONLY** accept:

- Cashier's Check or a Certified Check.
- Checks made payable to The Wayne County Sheriff's Office.
- Online deposits will consist of wire or ACH deposit. Those deposits **MUST** be received by 5:00 P.M. (Eastern Time) two business days. ACH debit deposits **MUST** be received by 4:00 P.M. (Eastern Time) seven days prior to the auction date. The deposit requirements will not change as set by the Ohio Revised Code.

**Second Sale Date:** There will be a second sale date for every unsold property. The second sale date will have no minimum bid. Although there is no minimum bid, the purchaser is responsible for costs, allowances, and real estate taxes that the proceeds of the sale are insufficient to cover. The purchaser will follow the same deposit amount as the first sale requirements.

**Be advised:** If you are the highest bidder of the property, the plaintiff has the right to reverse the sale. The plaintiff can buy the property back for the amount you purchased the property. The purchaser's deposit will be returned to you. The plaintiff has 14 days from the sale date to redeem the property.

All sales are published in The Daily Record, Wooster, Ohio, and legal ads appear in Friday's edition. Properties are published three consecutive weeks in advance of the sale.

All bids begin at 2/3 of the appraised value of the property unless dictated otherwise by the courts.

All sales are "as is" or "buyer beware" and **properties are not open for inspection at any time**. There are no inside inspections of the property and the Sheriff is not liable for the condition of the property upon confirmation of the sale.

Contact the Civil Division if you have questions, 330-287-5766.

All sales are pursuant to the provisions of the Ohio Revised Code.