



Portage County Auditor
Forfeited Land Sale
Auction Rules and Policy

The properties listed have been foreclosed upon for delinquent taxes and have been offered for sale on two (2) occasions for the total amount of taxes, assessments, penalties, and interest due. Having not been sold, the properties were forfeited to the State of Ohio by Court Order and remanded to the County Auditor for sale.

The forfeited land sale ("auction") will be held on October 5, 2023, at 10:00 a.m., doors open at 9:00 a.m. in the Portage County Administration Building, 449 South Meridian Street, Room 134, Ravenna, Ohio.

The following rules and policies are established to help facilitate the auction. Any interpretation, or issue not specifically covered by these rules, will be decided by the Portage County Auditor, ("Auditor"). To promote professional decorum, the Auditor expects that all persons participating in, or present at, the auction will be courteous and considerate of others.

1. All prospective bidders are required to pre-register by October 2, 2023, to participate in the auction. No pre-registration will take place on the day of the auction.
2. To pre-register, prospective bidders must deliver, and the Auditor must receive, by October 2, 2023, at 4:30 p.m., a fully completed and notarized registration form, and a copy of a valid photo identification with current residence. Prospective bidders must bring valid photo identification with current residence on the date of sale also. **(Emails or facsimiles will not be accepted.)**
3. Registration forms (packets) are available at Portage County Auditor's website www.portagecountyauditor.org or by calling 330-297-3571.
4. Ohio law prohibits the sale of forfeited land to any person who is delinquent on real property tax in the State of Ohio. Therefore, persons who owe delinquent property taxes in the State of Ohio do not qualify to bid at the auction and will be excluded.
5. Ohio law prohibits the sale of forfeited land for any amount less than the total amount of taxes, assessments, penalties, interest, and costs if the person bidding was the owner of the parcel or a member of the specified class of parties connected to that owner of the parcel immediately prior to the foreclosure or foreclosure and forfeiture. All successful bidders will be required to sign an affidavit concerning the relationship, if any, with the previous owner.
6. Only pre-registered prospective bidders will be given a bid card. No one will be permitted to bid for someone else. Bid cards cannot be shared. The person bidding must be the person whose name will be entered on the deed in the event of a successful bid.
7. Parcels withdrawn from the auction, for any reason, will be announced immediately prior to the commencement of the auction.
8. At the outset of the auction, each property will be auctioned with a starting offer at the lower of a) total delinquent taxes due, or b) current market value as determined by the County Auditor, plus fees. The Auditor may increase the minimum bid increments at his discretion to keep the bid process moving quickly. After the Auditor goes through the list of properties once, he will return to the top of the list and offer unsold parcels a second time for the best price obtainable, plus fees.
9. Any parcel that is not sold at this auction may be re-offered at a future forfeited land sale.

10. All Sales are "As-Is" and "Buyer Beware." Caution is advised. Many properties have characteristics which have prevented sales in the past. The County Auditor does not give any representation regarding warranty of title, possession, eviction, prior inspection, scheduled demolition, health code violation, or any other matter.
11. **ALL SALES ARE FINAL**, except that the County Auditor reserves the right to investigate and reject any bid at any time before he delivers the Auditor's Deed.
12. Payment in full or a minimum deposit of \$100.00 must be paid upon the end of the October 5, 2023 auction. Upon payment of a non-refundable deposit, the Auditor will issue a Certificate of Sale to the successful bidder.
13. **PAYMENTS AND DEPOSITS** must be in **cash, bank money order or certified check**, and payable to the "Portage County Treasurer." **ALL DEPOSITS AND PAYMENTS ARE NON-REFUNDABLE.**
14. The **Certificate of Sale**, along with any balance that may be due, must delivered to the Auditor's office by 3:00 p.m. day of the sale. Failure to pay the balance by 3:00 p.m. day of sale will result in forfeiting any deposit, or payment in full.
15. Back-up bidder's information will be taken at the time of the sale. If the successful bidder fails to pay any balance, the back-bidder will be offered the option to step in as the successful bidder (for the original winning bid amount.)
16. In addition to the purchase price, the successful bidder must pay fees, including but not limited to:
 - A. Deed fee in the amount of Fifty Dollars (\$50.00). (**Cash, bank money order or certified check**)
 - B. Transfer fee in the amount of Fifty Cents (\$.50) per parcel.
 - C. Recording fee in the amount of Thirty-Four Dollars (\$34.00) per deed for the first 2 pages, and Eight Dollars (\$8.00) for each additional page and Sixty-five (\$.65) for postage.
 - D. Court Costs if applicable.
17. After the Auditor has received all sums due, the Auditor will issue and cause the Auditor's Deed to be recorded and delivered to the purchaser. The conveyance of the real estate by the Auditor shall extinguish all previous title and invest the purchaser with a new and perfect title that is free from all liens and encumbrances, except taxes and installments of special assessments and reassessments not due at the time of sale, federal tax liens, and any easements and covenants running with the land. If there is a federal tax lien on the tract of land at the time of the sale, the United States is entitled to redeem the tract of land according to the law.
18. The purchaser becomes the legal owner at the time the Auditor delivers the deed to the County Recorder. The Auditor's Office will mail the deed to the purchaser at the address entered for delivery of tax bills on the pre-registration form.
19. All deed descriptions will be compiled from deeds on record with the County Recorder's office. If the parcel is required to be re-surveyed to meet the Portage County Standards Governing the Conveyance of Real Property, effective July 1, 1998, then such re-survey is the responsibility of the purchaser.
20. Rules of the sale and parcels offered for sale are subject to change.
21. Bidding with the intent to delay the sale or taking action that hinders the Auditor from completing the sale may constitute the obstruction of official business. Persons suspected of this may be reported to law enforcement.

Respectfully,


Matthew J Kelly
Portage County Auditor