

**SHERIFF THOMAS ALTIERE  
TRUMBULL COUNTY**

**Information about Sheriff's Sale**

**1. SALES ARE HELD AT 9:00 A.M. ONCE A MONTH ON A THURSDAY AT THE COMMISSIONER'S HEARING ROOM, 160 HIGH ST. NW, WARREN, OH 44481. ALL PROPERTIES AND DESCRIPTIONS WILL BE IN THE TRUMBULL COUNTY LEGAL NEWS 4 WEEKS PRIOR TO EACH SALE ON FRIDAYS UNLESS IT FALLS ON A HOLIDAY. THE PROPERTIES WILL ALSO BE POSTED ON THEIR WEBSITE: [WWW.TCLEGALNEWS.COM](http://WWW.TCLEGALNEWS.COM). PENDING SALES ARE LISTED IN THE PAPER AS WELL.**

**2. BIDDING STARTS AT 2/3 OF THE APPRAISED VALUE OF THE PROPERTY, AS BEING DETERMINED BY THE SHERIFF'S APPRAISERS. THE APPRAISAL AMOUNT CAN BE FOUND IN THE TRUMBULL COUNTY LEGAL NEWS OR ON THE CLERK OF COURTS WEBSITE.**

**3. DO NOT RELY UPON THE INFORMATION ON THE AUDITOR'S WEBSITE. THE PICTURES ARE NOT RECENT AND THERE MAY NO LONGER BE A HOUSE THERE. DRIVE BY THE PROPERTY YOU ARE INTERESTED IN SO YOU KNOW WHAT CONDITION IT IS IN BEFORE BIDDING AT SALE.**

**ENTERING THE PROPERTY WITHOUT THE PERMISSION OF THE HOMEOWNER OR OCCUPANTS IS A VIOLATION OF OHIO REVISED CODE SECTION 2911.21, PUNISHABLE BY UP TO 30 DAYS IN JAIL AND/OR A FINE OF \$250.00 FURTHER, PHYSICALLY REMOVING THE PROPERTY OF THE OCCUPANTS WITHOUT A COURT ORDER, EVEN AFTER RECEIVING THE DEED, MAY RESULT IN CIVIL OR CRIMINAL LIABILITY.**

**4. CHECK WITH THE APPROPRIATE CITY, TOWNSHIP OR VILLAGE TO SEE IF THE PROPERTY YOU WANT IS ON THE DEMOLITION LIST. YOU SHOULD ALSO CHECK WITH THE UTILITY DEPARTMENT TO MAKE SURE THERE ARE NO LIENS.**

**5. IF YOU ARE THE SUCCESSFUL BIDDER, A PURCHASER INFORMATION SHEET THAT WILL BE AVAILABLE AT THE SALE MUST BE FILLED OUT AND A DEPOSIT OF 10% OF THE SUCCESSFUL BID MUST BE MADE BY 3: 00 SALE DAY, BUT IN NO EVENT SHALL THE DEPOSIT BE LESS THAN \$ 3,000. IF THE PURCHASE PRICE IS LESS THAN 3,000 PAYMENT MUST BE MADE IN FULL BY 3:00 SALE DAY. IF THE DEPOSIT IS NOT MADE BY 3: 00 ON SALE DAY, THE PROPERTY WILL BE RE-OFFERED AND THE BIDDER MAY BE IN CONTEMPT OF COURT. THE UNPAID BALANCE ON THE PURCHASE PRICE MUST BEPAID WITHIN 30 DAYS FROM THE CONFIRMATION OF THE SALE.**

**WE WILL ACCEPT CASH OR CERTIFIED CHECKS ONLY**

**EXCEPTION FOR FIRST LIENHOLDERS: IF THE SUCCESSFUL BIDDER IS ALSO THE FIRST LIENHOLDER THE DEPOSIT UNDER THIS RULE SHALL BE WAIVED, HOWEVER ALL NECESSARY PAYMENTS FOR COSTS, TAXES, FEES, RECORDING FEES AND CONVEYANCE FEES ARE REQUIRED TO BE PAID AT THE TIME OF SALE OR WITHIN 14 DAYS OF SALE DATE. THESE CHECKS SHALL BE SEPARATE INSTRUMENTS OF PAYMENT PAYABLE TO EACH ENTITLED PARTY**  
**EXAMPLE:**

**TO CLERK OF COURTS FOR COSTS, TREASURER FOR TAXES, SHERIFF FOR DEED FEE, RECORDING FEES TO RECORDER AND CONVEYANCE/ TRANSFER FEES TO AUDITOR. ALL PAYMENTS MUST BE MADE BEFORE THE SHERIFF WILL RECORD THE DEED.**

**6. THE DEBTOR HAS THE RIGHT OF REDEMPTION OF THE PROPERTY UNTIL THE CONFIRMATION OF SALE IS SIGNED BY THE JUDGE AND FILED BY THE COURT.**

**7. UPON FILING THE CONFIRMATION OF SALE WITH THE CLERK'S OFFICE 30 DAYS AFTER THE SALE, A SHERIFF'S DEED WILL BE PREPARED BY THE ATTORNEY. THE PURCHASER THEN HAS 30 DAYS TO PAY THE BALANCE OF THE PURCHASE PRICE TO THE SHERIFF( FAILURE TO DO SO WILL RESULT IN FORFEITURE OF THE DEPOSIT AND SUBJECT TO CONTEMPT OF COURT CHARGES ). THE SHERIFF THEN HAS 14 DAYS TO SIGN AND RECORD AND TRANSFER THE DEED.**

**8. THE SHERIFF'S OFFICE DOES NOT HAVE ACCESS TO ANY OF THE HOMES OR KEYS TO THE PROPERTIES OFFERED FOR SALE.**

**9. WE RECOMMEND THAT YOU DO NOT RELY SOLEY ON THE AUDITOR'S WEBSITE FOR INFORMATION ABOUT ANY PROPERTY.**

**10. THE APPRAISALS ARE EXTERIOR VIEWS ONLY AND PREMISES ARE SOLD AS IS.**

**11. IF THE PROPERTY YOU ARE BIDDING ON IS SERVICED BY A SEPTIC SYSTEM YOU MAY BE REQUIRED TO UPGRADE OR REPLACE THE UNIT. PLEASE CONTACT THE HEALTH DEPARTMENT FOR ANY QUESTIONS.**

**12. IF YOU PURCHASE A PROPERTY AT SHERIFF'S SALE IT IS NOT LEGALLY YOURS, NOR CAN YOU ENTER THE PROPERTY UNTIL THE CONFIRMATION IS SIGNED AND FILED WITH THE COURT AND A DEED IS ISSUED BY THE SHERIFF.**

**SHOULD YOU HAVE ANY QUESTIONS PLEASE FEEL FREE TO CONTACT OUR CIVIL OFFICE AT 330-675-2854,**

**DEANNA WILLIAMS,  
CIVIL DEPUTY CLERK**

**OUR WEBSITE IS [WWW.CO.TRUMBULL.OH.US](http://WWW.CO.TRUMBULL.OH.US) AND CLICK ON THE SHERIFF LINK**