

Delinquent Tax Sale Frequently Asked Questions

THE CLERMONT COUNTY SHERIFF'S OFFICE CANNOT PROVIDE LEGAL ADVICE. IF YOU HAVE ANY QUESTIONS REGARDING YOUR LEGAL RIGHTS OR RESPONSIBILITIES REGARDING A PURCHASED PROPERTY, YOU SHOULD CONSULT WITH AN ATTORNEY.

Where can I find a listing of properties for sale?

The official listing of upcoming properties to be sold can be found in The Clermont Sun (three consecutive weeks in advance of the sale). Additionally, a list is advertised on The Clermont County Sheriff's Office website.

I have reason to believe that information on the Sheriff's Foreclosure Sale page is incorrect, how do I get that information corrected/removed?

Contact the Sheriff's sale clerk at 513-732-7087. The case will be reviewed and adjusted accordingly if needed.

Can I view the property prior to the auction? How can I have the property appraised?

The Sheriff's Office does not have access to the property; therefore we are unable to make arrangements for viewing. The property still may be occupied. If you are on private property without owner's consent it is considered trespassing. The purchaser gets the property "as is" or "buyer beware." The Sheriff's Office makes no warranty or guarantee on any property.

Is payment due in full the day of the sale?

No. Delinquent property taxes sold to third parties require a 10% down payment at the time of purchase.

What forms of payment do you accept for DEPOSIT?

The Clermont County Sheriff's Office accepts cash or personal check for the deposit. An accepted, valid form of identification will be required such as a driver's license or state identification card at the time of purchase.

Do you take sealed bids?

No. Unless ordered by the Court, the sale must be a public sale.

Is there a bid increment required?

Bid increments are established at a minimum of \$100.00, but may be increased, at the auctioneer's discretion, at any time during the bidding process, to expedite the sale.

How do I know if my bid was accepted?

No bid is valid until the auctioneer has acknowledged and announced the bid. A raised hand without a verbal bid, which is not announced and acknowledged by the auctioneer, does not denote a bid.

***ALL BIDS MUST BE VERBALLY EXPRESSED BY THE BIDDER OR REPRESENTATIVE OF THE BIDDER.**

What happens if I do not have the funds at the time of the sale?

If the down payment is not made immediately at the time of sale, the Sheriff shall disregard the bid, and shall immediately re-offer the property for sale. A successful bidder who cannot immediately make the down payment may also be held in contempt of Court.

What forms of payment do you accept for FINAL PAYMENT?

The final payment must be made with a certified check, cashier's check or money order. The Clermont County Sheriff's Office has no ability to accept funds via wire transfer.

What if I fail to make the final payment or choose not to purchase the property?

Failure to pay the balance of the winning bid or complete the purchase will result in a forfeited bid and your deposit requirement used to participate in the auction may result in all or part of your deposit being forfeited and you may be held in contempt of court.

How will I be notified when my final payment is due?

The buyer will have 30 days to make the final payment after the confirmation entry is received. Your 30 days starts the day the letter confirming sale is dated for. The Clermont County Sheriff's office will notify you via mail with the remaining balance due.

Can a sale be withdrawn?

Properties may be withdrawn from a sale with a court order. For an updated listing of properties, please refer to the listing posted on The Clermont County Sheriff's Office website at [Clermont County Sheriff's Sales | Clermont County Sheriff \(clermontsheriff.org\)](http://ClermontCountySheriff.com).

Am I responsible for liens on the property?

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 utilities, liens and /or any additional costs. Third party purchasers will be responsible for those costs, allowances and taxes that the proceeds of the sale are insufficient to cover. In addition to the balance of the purchase price, third party purchasers will be required to pay the conveyance tax and transfer fee (currently \$4.00 per \$1,000.00 of consideration paid for the real estate in tax plus fifty cents per

parcel for the transfer), and the deed recording which is \$34.00 for the first two pages and \$8.00 per page thereafter. You are urged to consult with an attorney if you have questions. **The Sheriff's Office cannot give legal advice.**

What if property is still occupied after sale?

Once the balance has been paid in full and the new purchaser has the deed in their name they will need to file and receive a Writ of Possession from the Clerk of Courts. This procedure gives the Sheriff's Office the authority to forcibly remove the tenants from the property. The cost of the writ of possession and all moving costs are at your expense. You are urged to consult with an attorney if you have questions. **The Sheriff's Office cannot give legal advice.**

When do I receive the keys for the property?

The Sheriff's Office does not have possession of keys. Once the balance has been paid in full, and the property is vacant the purchaser will have to get a locksmith to enter property.

The Sheriff's Office cannot give legal advice.

This is a court function; if the sale is not completed, you are subject to being held in contempt of court.