



ERIE COUNTY SHERIFF'S OFFICE

Sheriff Paul A. Sigsworth

www.eriecounty.oh.gov/sheriff

NOTICE TO ALL PROSPECTIVE SHERIFF SALE BIDDERS

CONVERSION TO ONLINE SHERIFF SALE PROCESS BY THE ERIE COUNTY SHERIFF'S OFFICE

JULY 12, 2021

As mandated by Section 2329.153 of the Ohio Revised Code, the Erie County Sheriff's Office will replace the current in-person Sheriff Sale process with on-line sales of all real estate due to foreclosure actions and/or delinquent real estate taxes on the "Official Public Sheriff's Sale Website", operated by Realauction and based upon a contract with the Ohio Department of Administrative Services. **This process, which was scheduled to begin August of 2021, will now take effect in September, 2021.** The process and procedures under which these sales will be completed are detailed at the Realauction website <https://erie.sheriffsaleauction.ohio.gov>. All prospective bidders should familiarize themselves with this new process. The website will go live approximately 3 to 5 weeks before the first sale.

In general the following key points are noted:

1. All person(s) who want to bid on a property offered by the Erie County Sheriff's Office must register with Realauction. Registration will include completion of the Purchaser Information Form.
2. Properties will be open for bid, at least seven days immediately prior to the date of sale. This is generally known as a proxy bid.
3. The second Tuesday of every month at 10:00 a.m. Eastern Time (EST), the online auction will begin. Auction will be conducted for each individual property; however only one property will be sold at a time. After a property is sold the next scheduled property sale will begin.
4. To be a qualified participant, bidders must submit a deposit based on the total deposit requirement (\$2,000/ \$5,000/ \$10,000 set by law, or deposit required by the court) for all properties on which the bidder wishes to bid by the predefined deadlines. The only acceptable deposit types are bank wire transfer or ACH, no cash deposits will be accepted. All Wire Deposits must be received by 5 p.m. EST two (2) business days before the auction sale date. All ACH Deposits must be initiated by 4 p.m. EST five (5) business days before the auction sale date. It is the responsibility of the bidder to plan ahead and allow enough time for their bidding deposits to be received and processed within the timeframes described above.
5. Plaintiff/Judgment Creditors - A Judgment Creditor is defined as the creditors (plaintiff or defendants) who are awarded judgment in the foreclosure case. Judgment Creditors are required to register for a Username and Password and fill in all appropriate fields. Per Ohio Revised Code 2329.211, in every action of Judicial Sale or Execution of residential property, if the Judgment Creditor is the purchaser, they shall not be required to make a deposit on the sale.

However, Judgment Creditors are required to submit the bidding style choice (pre-sale manage bid or live bid) AND a copy of the court order stating they are the Judgment Creditor on the case they are bidding to Realauction Customer Service (customerservice@realauction.com) at least one (1) business day prior to the sale date. Submission can be done via email or fax. Submission must include the bidder number and user account contact first and last name in the submission. For more information and training on requirements to participate in the online auctions as a Plaintiff/Judgment Creditor, please call (877) 361-7325 ext 245 or 246.

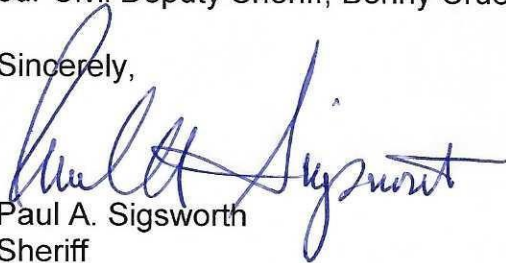
IMPORTANT INFORMATION

Realauction will conduct webinar training classes. Training classes will be held via the Internet on a regular schedule. These webinar classes generally last 90 minutes and specifically cover the use of the software. Attendance is by registration only.

For additional information or to register for a webinar, please contact the Realauction Customer Service at (954) 734-7401 or toll free at (877) 361-7325. Customer Service can also be reached via email at customerservice@realauction.com.

For any additional information that our agency may be able to provide to you, please contact our Civil Deputy Sheriff, Benny Cruvey, at 419-627-7566.

Sincerely,



Paul A. Sigsworth
Sheriff