

Buyer Information

Sheriff's Sales

Sheriff's sales are held on Fridays at 10:00 a.m. in the Pike County Courthouse 100 East Second Street, Waverly, Ohio front entrance, pursuant to advance scheduling by the Sheriff's Office. Parcels are bid competitively, generally beginning at an advertised minimum bid. These sales are advertised pursuant to law in the **Pike County News Watchman**. Such ads are run in the Wednesday edition of the paper.

Finality of Sale:

Once property is sold at Sheriff's sale, the sale does not become final until the Confirmation Entry is filed, approximately four to six weeks later.

Terms of Sale:

Foreclosure bids begin at a minimum of 2/3 the appraised value of the property. 10% of the bid amount is required the day of the sale by certified check or money order. The balance of the purchase price must be paid upon confirmation of the sale and issuance of the deed. **PLEASE NOTE** that failure or refusal to pay for real property after purchase at Sheriff's sale will subject the buyer to punishment for contempt of court.

Purchase by Mail:

No procedures currently exist for registration of buyers or submission of bids by mail. Interested parties must attend personally or by representative at the applicable sale date and time.

Possession of Property:

Property purchased at Sheriff's Sale does not belong to the buyer until confirmation of sale has been filed with the Court. Therefore, the buyer should not exercise any dominion or control over the property, such as demolition, construction, or harassment of tenants.

Deed:

Once the confirmation entry has been filed and the purchase price has been paid, the buyer will receive a Sheriff's Deed.

The Pike County Sheriff's Office makes no guarantee as to status of title prior to sale. All sales operate under the doctrine of caveat emptor. (Buyer Beware)

Warning:

Entering the property without the permission of the owner or occupants is a violation of Ohio Revised Code Section 2911.21. Punishable up to 30 days in jail and a \$250.00 fine.

