

OFFICE OF THE PROSECUTING ATTORNEY
JEFFERSON COUNTY, OHIO

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DELINQUENT TAX SALE RULES

A list of properties to be offered, including minimum bids, will be published in the Steubenville *Herald Star*.

Treasurer Sale- Properties that have been delinquent for at least 3 years

- Will be published three times in the newspaper prior to the day of the sale. (At least two weeks prior)

Auditor Sale- Properties are State of Ohio & have already gone on a Treasurer Sale

- Will be published twice in the newspaper prior to the day of the sale. (At least two weeks prior)

PLEASE NOTE: Taxes on property you may be interested in bidding on may have been paid in full just prior to the sale or on the actual day of the sale.

If you want to see if a property has paid in full please contact the Treasurer Office at (740) 283-8572.

DAY OF SALE

Bring a valid photo ID. A copy will be made at registration. Arrive at the Courthouse **at least 30 minutes before the start of the sale** to register and receive your bid number. **You will be allowed to register the week of the sale.** The sale will start promptly at 10:00 a.m.

You will need to provide **TWO** phone numbers when registering, **ONE** valid address, as well as a valid ID.

There will be **NO** children allowed in the courtroom during the sale.

If you have questions, please contact the Jefferson County Prosecutor's Office at (740) 283-1966 ext. 114.

NOTICE

- IT IS RECOMMENDED THAT YOU **OBTAIN A TITLE SEARCH BY A LICENSED PROFESSIONAL** ON ALL PROPERTIES YOU ARE INTERESTED IN PURCHASING AT ANY TAX SALE. IT IS YOUR OBLIGATION TO CONTACT A PROFESSIONAL TO DO A TITLE SEARCH.
- **SINCE 2018 THE PROSECUTOR'S OFFICE PERFORMS A "PRELIMINARY TITLE SEARCH" HOWEVER, WE DO NOT GUARANTEE A CLEAR TITLE! ANY PROPERTIES WE FORFEITED ON/OR BEFORE 2018, TITLE SEARCHES WERE NOT DONE.**
- THE PROPERTY MAY BE SUBJECT TO BANK (MORTGAGE) LIENS, FEDERAL TAX LIENS, STATE TAX LIENS, MEDICAID LIENS, OR A PENDING DEMOLITION ASSESSMENT. A

STRUCTURE MAY SIT ON TWO PARCELS BUT IS ONLY TAXED ON ONE PARCEL OR THE STRUCTURE MAY BE SCHEDULED FOR DEMOLITION OR MAY HAVE BEEN DEMOLISHED. A PARCEL MAY SHOW THAT IT HAS 10 ACRES, BUT IS ONLY 2 ACRES. **THESE PROPERTIES COME “AS IS”**.

- THE PROSECUTOR’S OFFICE DOES NOT HAVE KEYS FOR ANY STRUCTURES SITUATED ON ANY PROPERTY. THERE MAY BE A MOBILE HOME OR TRAILER ON THE PARCEL WHICH MAY OR MAY NOT COME WITH THE PROPERTY (**CONTACT THE ASSESSOR’S OFFICE AT 740-283-8518 FOR INFORMATION ON PROPERTIES WITH MOBILE HOMES/TRAILERS**).
- **WE CANNOT GIVE YOU PERMISSION TO ENTER THE PROPERTY**, AND WE DO NOT KNOW ANY DETAILS ABOUT THE PROPERTY OTHER THAN WHAT IS LISTED ON THE TAX RECORD.
- IF THERE IS A TENANT LIVING ON THE PROPERTY, IT IS UP TO THE SUCCESSFUL BIDDER TO **FILE AN EVICTION ACTION (A CIVIL MATTER) AFTER THE DEED IS RECORDED**.
- **AUDITOR SALE-** YOU MAY NOT BID IF YOU ARE CURRENTLY DELINQUENT ON ANY PROPERTIES IN JEFFERSON COUNTY.

IF YOU ARE THE SUCCESSFUL BIDDER ON A PARCEL

- **AUDITOR SALE- YOU ARE REQUIRED TO PAY \$150 PER PARCEL (CAN BE CASH OR CHECK) THE DAY OF THE SALE, WILL BE APPLIED TO YOUR TOTAL COST PER PARCEL**

- **TREASURER SALE- YOU ARE REQUIRED TO PAY \$300 PER PARCEL (CAN BE CASH OR CHECK) THE DAY OF THE SALE, WILL BE APPLIED TO YOUR TOTAL COST PER PARCEL**
- PLEASE ALLOW AT LEAST **(90-120) DAYS** TO RECEIVE A LETTER WITH THE FINAL PAYMENT AMOUNT, WHICH INCLUDES THE DEED RECORDING FEE.
- ONCE YOU RECEIVE THE LETTER FOR PAYMENT, YOU MUST **PAY IN FULL** FOR THE PROPERTY **WITHIN 30 DAYS**. ***THE AMOUNT OWED CANNOT BE MADE IN PAYMENTS – YOU MUST PAY IN FULL.*** COURT ACTION WILL BE FILED IN COMMON PLEAS COURT TO ENFORCE THE SALE IF YOU FAIL TO COMPLETE PAYMENT AND YOU MAY BE PREVENTED FROM BIDDING AT FUTURE TAX SALES.
- IF YOU HAVE QUESTIONS REGARDING YOUR TAX BILLS, PAYMENTS, OR WANT TO REQUEST THAT A DELINQUENT PARCEL BE PLACED ON A TAX SALE, PLEASE CONTACT THE TREASURER'S OFFICE AT (740) 283-8572.
- YOU MUST STAY TO SIGN AND COMPLETE ALL PAPERWORK THE DAY OF THE SALE INCLUDING AN AFFIDAVIT STATING THE FOLLOWING:

DELINQUENT PROPERTIES SHALL NOT BE SOLD TO:

THE PARCEL OWNER OF RECORD IMMEDIATELY PRIOR TO THE JUDGMENT OF FORECLOSURE OR A MEMBER OF THE FOLLOWING CLASS OF PARTIES CONNECTED TO THAT OWNER:

- A MEMBER OF THAT OWNER'S IMMEDIATE FAMILY
- A PERSON WITH A POWER OF ATTORNEY APPOINTED BY THAT OWNER WHO SUBSEQUENTLY TRANSFERS THE PARCEL TO THE OWNER
- A SOLE PROPRIETORSHIP OWNED BY THAT OWNER OR A MEMBER OF THAT OWNER'S IMMEDIATE FAMILY
- A PARTNERSHIP, TRUST, BUSINESS TRUST, CORPORATION OR ASSOCIATION IN WHICH THE OWNER OR A MEMBER OF THE OWNER'S IMMEDIATE FAMILY OWNS OR CONTROLS DIRECTLY OR INDIRECTLY MORE THAN FIFTY PERCENT, AS STATED IN OHIO REVISED CODE 5721.19(A)(2)

QUESTIONS CONCERNING THE TAX SALE MAY BE DIRECTED TO THE **JEFFERSON COUNTY PROSECUTOR'S OFFICE AT (740) 283-1966**. EXT 114

******This information is provided as a public service by the Jefferson County Prosecutor's Office. It is not legal advice. Rules are subject to change as required by law.******