



**George W. "Bill" Kitzler**  
**Wyandot County Auditor**

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109 South Sandusky Ave. – Room 21 • Upper Sandusky, Ohio 43351 • Tel (419) 294-1531 • Fax (419) 209-0408

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Dear Forfeited Land Sale Participant:

In an effort to expedite this morning's registration process for the Forfeited Land Sale scheduled to take place on May 27, 2021 at 9:00 a.m. at the Wyandot County Courthouse, the Wyandot County Auditor's Office is now pre-registering those who will take part. You may register prior to the sale in person at the Wyandot County Auditor's Office, by mail, fax, or email.

To take advantage of our pre-registration process, the following items will be required:

1. Clearly and completely fill out the enclosed pre-registration form document.
2. Read and sign the Rules of Sale agreement.
3. Include a photocopy of your driver's license. (This will be securely shredded as soon as it has served its purpose as an identifier for Forfeited Land Sale registration purposes.)
4. Please be sure to sign the delinquent tax affidavit on the pre-registration form stating that you own no properties with delinquent taxes in the State of Ohio. Bidder registration forms without the affidavit signature will not be accepted.
5. Include Business Filing documents validating the company's status with the Ohio Secretary of State (if applicable). Appropriate screen prints from the Secretary's website will suffice.

If you choose not to pre-register it is strongly recommended you arrive 30 minutes prior to the start of the sale to register. If you have questions, do not hesitate to call the Wyandot County Auditor's Office.

Please note 6-foot social distancing guidelines will be observed, but due to limited seating it is asked only those interested in purchasing properties to attend the sale. All attendees must wear masks/facial coverings.

Respectfully,

George Kitzler  
Wyandot County Auditor

Wyandot County Registration Form

Wyandot County Auditor, 109 S. Sandusky Ave, Upper Sandusky, OH 43351

Phone: (419) 294-1531 Fax: (419) 209-0408 Email: auditor@co.wyandot.oh.us

(Please print clearly with ink)

Name of Bidder: \_\_\_\_\_

If Bidder is a Business, Name of Representing Agent: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Phone Number: (\_\_\_\_) \_\_\_\_\_ E-Mail Address: \_\_\_\_\_

How would you like name/ownership listed on deed? (If same as above – please list “same”)

\*Name cannot be changed after registration is complete

Where would you like the tax bill to be mailed? (If same as above – please list “same”)

Where would you like the deed to be mailed? (If same as above – please list “same”)

DELINQUENT TAX AFFIDAVIT

I declare that to the best of my knowledge and belief, I do not owe delinquent taxes on any real property in the State of Ohio.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

ORC 5723.06 prohibits forfeited land from being sold to a person who has delinquent taxes on any real property in the State of Ohio. This section of the code also prohibits forfeited land from being sold for any amount less than the total amount of the taxes, assessments, penalties, interest, and costs if the person bidding was the owner of the parcel immediately prior to foreclosure or foreclosure and forfeiture, or a person directly related to the previous owner as described in the code.



## **RULES OF SALE - WYANDOT COUNTY AUDITOR'S OFFICE FORFEITED LAND SALE**

1. **ALL SALES ARE FINAL.** Full payment must be made by cash, check, or money order immediately after the close of sale. A receipt in the form of a certificate of sale will be issued at the time the parcel is paid in full. NOTE: The County Auditor's Office permits a purchaser's certified check or money order as acceptable forms of payment, however, in the event the bank refuses to honor such payment for any reason, said purchaser will be prohibited from tendering payment other than cash for any future bid.
2. **FULL PAYMENT WILL BE DUE FRIDAY, JUNE 4<sup>TH</sup>.** Bidders who wish to pay in full by check may do so immediately following the sale. Otherwise, a Deputy Auditor will schedule a specific time for you to arrive at the Wyandot County Auditor's Office to sign paperwork and make the final payment. Checks and money orders should be made out to the Wyandot County Auditor. Also due at the time of closing is the cost of the prepared Auditor's Deed which is \$45.00, a .50 cent transfer fee per parcel, the recording fees which are \$34.00 for the first two pages of the deed and \$8.00 for each additional page.
3. The law does not permit the County Auditor to accept credit or installment payments, or to refund any money or cancel a sale. Therefore, be sure to examine the property for location, size and shape, zoning restrictions, desirability and conditions of usability before bidding. BIDDERS should check street locations carefully as names of streets may have been changed by annexations, platting or replatting, etc. If you have not carefully researched the property and physically viewed it, you may wish to reconsider bidding on the property.
4. Individuals who are attending the Auditor's Sale for the first time with the intent to purchase a property are advised to proceed with extreme caution. The law in Ohio relative to Real Estate is "Caveat Emptor", which means "BUYER BEWARE". Acceptance of your bid creates a contract between the bidder and the County Auditor. The Wyandot County Auditor may file a lawsuit for breach of contract if you fail to pay the full sale price and you may be prohibited from bidding in future sales.
5. The County Auditor cannot give any warranty of title. All sales are subject to federal tax liens, assessments, mechanics liens & other liens of record, if any. The County Auditor does not give any representation of possession, eviction, prior inspection, scheduled demolition, health code violation, or any other matter. Buyers are encouraged to investigate these matters prior to the sale.
6. Participants will be required to complete a registration form prior to the start of the sale providing the sales clerk the FULL NAME AND ADDRESS of the person or company intended to be GRANTEE of the Auditor's Deed and also if such Grantee is an individual, his or her marital status and such as Married, Single, Widow, etc. along with a form of identification. The Auditor's Office will only prepare a deed in the name of the successful bidder.
7. Wyandot County real estate taxes for all properties sold will be fully remitted up to the day of sale.
8. All bids at this auction will be accepted only tentatively, the County Auditor reserving the right to investigate and reject any bid at any time before Auditor's Deed is delivered.
9. Forfeited land cannot be sold to any person that is delinquent on any property taxes in the State of Ohio. (ORC 5723.06)

Initial & Date: \_\_\_\_\_

10. If the County Auditor discovers within three years after the date of sale that a parcel was sold to that owner or a member of the specified class of parties connected to that owner for a price less than the amount so described, and if the parcel is still owned by that owner or a member of the specified class of parties connected to that owner, the auditor within thirty days after such discovery shall add the difference between that amount and the sale price to the amount of taxes that then stand charged against the parcel and is payable at the next succeeding date for payment of real property taxes. As used in this paragraph, "immediate family" means a spouse who resides in the same household and children.

11. All purchasers, or their representatives, will be required to sign an Affidavit of Non-Ownership and present valid identification. (ORC 5723.06) Ohio law prohibits forfeited land from being sold for any amount less than the total amount of taxes, assessments, penalties, interest, and costs if the person bidding was the owner of the parcel immediately prior to foreclosure or foreclosure and forfeiture.

12. All deed descriptions will be compiled from deeds on record with the Recorder's office. Please be aware that according to the Wyandot County Conveyance Standards, if you are the successful bidder on a property whose legal description fails to close within current state standards, a new survey will be required before you can convey, for money, the property out of your name.

13. The purchaser does not become the owner until the deed is delivered to the County Recorder. This will be about four (4) weeks after the sale. You cannot enter the property, alter it, or remove anything from the property until you are the owner, which is after the deed is recorded. The purchaser will be contacted by telephone to notify them when the deed is delivered to the County Recorder.

14. Opening bids have been set as taxes and costs due for each property. If there are no bids for this amount, bids starting at \$25 will be taken from the floor.

I hereby attest that I have read and agree to the above rules for the Wyandot County Forfeited Land Sale.

Signature: \_\_\_\_\_

Print Name: \_\_\_\_\_

Date: \_\_\_\_\_