

Sheriff's Sale: Things to Remember:

- **Buyer Beware!** All properties are sold "as is". No warranties or guarantees of any kind on any property.
- Purchasers will receive a Sheriff's Deed – this is **not a Warranty Deed!**
- The appraisal may or may not have been an inside inspection of the property.
- The Hancock County Sheriff's Office and the appraisers make no representations, assume no responsibility, and are not liable for the condition of the property, including any environmental or hazardous conditions that may exist within, under, around, or near the subject property.
- The Sheriff's Office is not responsible to determine and makes no representations regarding whether the property is free of liens.
- Successful bidders must provide proper identification and a completed *Purchaser Information Form* on Sale Day immediately after the Sale. This form is available at the time of sale or online at <https://hancocksheriff.org/sheriff-sales> and can be printed and completed before the sale.
- The Sheriff's Office is not responsible to determine and makes no representations regarding whether utility bills, such as water, gas, electric, sewer, etc. are paid.
- Delinquent water and sewer bills may be the responsibility of the purchaser.
- The *Confirmation of Sale* should be received by the Sheriff's Office within 30 days after the Sale Date. The Purchaser will be *notified by the Sheriff's Office* when the balance is due.
- The balance will be due within 30 days after the *Sale Confirmation* is received by the Sheriff's office. Payments must be made with a Certified Bank Check, Cash, or Money Order. **No other forms of payment are accepted.**
- Failure to pay for a property may result in all or part of your deposit being forfeited. As well, you may also face fines and jail time for being in contempt of court.
- A seller assumes all real estate taxes, interest, and penalties due and payable at the time of sale with exception of a tax foreclosure sale.
- Neither the Hancock County Sheriff's Office nor the Court can state with certainty whether there are any written or oral leases affecting these properties. Any efforts to remove any such tenants must be accomplished in conformity with Ohio .law.
- Properties located in the 100-year floodplain may have substantial damage from flooding and will require a reconstruction permit from the City of Findlay.