

### **Notice Online Sheriff Sales**

Beginning on April 17<sup>th</sup>, 2020 the Van Wert County Sheriff's Office will conduct the sale of all real estate subject to foreclosure on the "Official Public Sheriff's Sale Website", which is operated by REAL AUCTION, based on a contract with the Ohio Department of Administrative Services. The process and procedures under which these sales will be completed are detailed at the REAL AUCTION website <https://vanwert.sheriffsaleauction.ohio.gov>. All prospective bidders should familiarize themselves with this new process.

In general, the following key points are noted:

1. All person(s) who want to bid on a property offered by the Van Wert County Sheriff's Office must register with REAL AUCTION. Registration will include completion of the Purchase Information Form.
2. Properties will be open for bid, at seven days immediately prior to the date of sale. This is generally known as a proxy bid.
3. The online auction will begin on specific Fridays at 10:00 a.m. Eastern Time (EST). The auction will be conducted for each individual property; however only one (1) 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 (\$2,000.00/\$5,000.00/\$10,000.00 as set by law) for all properties on which the bidder wishes to bid by the predefined deadlines. The only acceptable deposit types are bank wire transfers 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 time frames described above.
5. Plaintiff/Judgement Creditors – A Judgement Creditor is defined as the creditors (Plaintiff or Defendants) who are awarded judgement in the foreclosure case. Judgement 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 Judgement Creditor is the purchaser, they shall not be required to make a deposit on the sale. However, Judgement 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 Judgement Creditor on the case they are bidding to REAL AUCTION Customer Service ([customerservice@realauction.com](mailto:customerservice@realauction.com)) at least one (1) business day prior to the sale date. Submission can be done via email or fax. For more information and training on requirements to participate in the online auctions as a Plaintiff/Judgement Creditor, please call (877) 361-7325 ext. 245 or 246.

**NOTE:** Tax Sales, Tax Lien Certificate Sales and Probate Sales will continue to be sold on location, until further notice, in the basement of the Van Wert County Courthouse at 121 E. Main St. Van Wert, Ohio 45891.

### **IMPORTANT INFORMATION**

REAL AUCTION will conduct webinar training classes. These 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 REAL AUCTION Customer Service at (954) 734-7401 or toll free at (877) 361-7325. Customer Service can also be reached by email at [customerservice@realauction.com](mailto:customerservice@realauction.com).