

**Foreclosure Sales
United States District Court
Northern District of Ohio**

Conditions of the Sale

- Sales are performed as public auctions. All bidding is done orally. Bids begin at 2/3 of the appraised value of the property unless dictated otherwise by the Court.
- Permission to enter the property is not permitted by law. This includes buyers, inspectors, appraisers, etc., unless a court order is obtained.
- All prior delinquencies and taxes that are currently due and payable, will be paid out of the proceeds of the sale. Taxes will not be prorated. Prospective purchasers should verify the amounts due on the tax liens (note: a county may sell its tax liens to a third party).
- A Deposit of 10% of the successful bid must be made immediately at the time of sale. Deposits are only accepted in cash, bank money order, or certified check made payable to Clerk, U.S. District Court. Please note that personal checks, company checks, letters of credit, or charge cards will not be accepted
- The balance of the purchase must be paid within thirty (30) days of the sale date. If the balance is not paid within thirty (30) days, the purchaser shall be in contempt of court.
- If you are the successful bidder, a deed will be prepared by the plaintiff's attorney once a copy of the confirmation is received from the Court. Deed preparation takes approximately 2 to 4 weeks after confirmation. It is the purchaser's responsibility to have the deed recorded with the County Recorder's Office.
- The purchaser has no rights to the property until the sale has been confirmed. Usually 30 days after the auction date.
- From the time of the purchase and before a "Confirmation of Sale" is filed, there are legal filings that may occur by the property owner. These filings may result in the sale of the property being vacated.
- Appraisals may or may not include an interior examination of the premises. The purchaser has no rights to the property until the sale has been confirmed.

UPDATED: April 30, 2009

Case No.	Sale Date	Parcel Number	Property Address	Appraised Value	Sale Location	Sale Time
1:07cv3357	May 11, 2009	018-04-072	3469 W. 120 th Street, Cleveland, OH	\$84,417.00	United States District Court Northern District of Ohio 7 th Floor Room 7-167 801 West Superior Avenue Cleveland, OH 44113	12:30 p.m.
1:08cv297	May 11, 2009	005-29-001	2201 W. 93 rd Street, Cleveland, OH	WAIVED BY COURT	United States District Court Northern District of Ohio 7 th Floor Room 7-167 801 West Superior Avenue Cleveland, OH 44113	12:30 p.m.
3:07cv2600	May 13, 2009	42-00631	1013 Beachside Lane, Huron, OH	\$648,333.33	United States District Court Northern District of Ohio 1716 Spielbusch Avenue 1 st Floor Lobby Toledo, OH 43604	9:00 a.m.
1:07cv1452	May 18, 2009	344-18-017	14502 Fayette Boulevard, Brrok Park, OH	\$103,333.33	United States District Court Northern District of Ohio 7 th Floor Room 7-167 801 West Superior Avenue Cleveland, OH 44113	12:30 p.m.
3:07cv2451	May 20, 2009	65-48927	7509 Adler Street, Holland, OH	\$68,334.00	United States District Court Northern District of Ohio 1716 Spielbusch Avenue 1 st Floor Lobby Toledo, OH 43604	9:00 a.m.
1:07cv2933	June 1, 2009	704-24-128	3905 Colony Road, South Euclid, OH	\$51,000.00	United States District Court Northern District of Ohio 7 th Floor Room 7-167 801 West Superior Avenue Cleveland, OH 44113	12:30 p.m.
1:08cv449	June 1, 2009	237-08-023	3784 Clague Road, North Olmsted, OH	\$168,667.00	United States District Court Northern District of Ohio 7 th Floor Room 7-167 801 West Superior Avenue Cleveland, OH 44113	12:30 p.m.

