

LOCAL RULE 23

SHERIFF'S SALES

- 23.1** In every Sheriff's Sale of real property in this county, the purchaser (except where the first lienholder, after the lien of costs, taxes, and assessments is the purchaser) as soon as his bid is accepted, shall be required to deposit, in cash or by check payable to the Sheriff, a sum equal to ten percent (10%) of the amount of such accepted bid. Where the amount bid is \$3,000.00 or less, the minimum amount of deposit shall be \$300.00. The unpaid balance of the purchase price shall be due and payable to the Sheriff within thirty (30) days from the date of sale.
- 23.2** In the event a purchaser fails to pay the balance due on the purchase price within said thirty (30) days after the date of sale, he shall be in contempt of this Court and the Sheriff shall forthwith cause a citation to issue commanding such defaulting purchaser to appear before a Judge of this Court and show cause why he should not be punished. Upon a finding of guilt or contempt, the Court shall proceed in accordance with Section 2327.04 of the Ohio Revised Code.
- 23.3** In the event that a party shall register a bid at a Sheriff's Sale and such bid is accepted by the Sheriff as the successful bid, and said party offering said bid fails to deposit in cash or by check payable to the Sheriff ten percent (10%) of the amount of such accepted bid, he shall be in contempt of this Court and the Sheriff shall forthwith withdraw said parcel from sale and return the order of sale without execution and shall forthwith commence the same action as related to purchasers failing to pay the balance due on a purchase as set forth in Local Rule 23.2.
- 23.4** Sheriff's sales of real property shall be routinely conducted on Mondays unless special arrangements are made with the Sheriff in advance of the first publication. Not more than one week from the date of sale, the Sheriff shall make his return to the Court and have the sale confirmed and deed ordered. The Entry Confirming Sale and Ordering Deed shall be proffered indicating the sale was made, in all respects, in conformity with Sections 2329.01 to 2329.61 of the Revised Code. Motions for Confirmation of Sale shall normally be considered ex parte in nature and no hearing shall be had on the confirmation of sale unless a request for a hearing is filed by any interested party within one week from the date of the sale.
- 23.5** Following confirmation of sale, the Sheriff shall cause a deed to the purchaser to be prepared. Such deed shall be prepared in conformity with Section 2329.36 of the Ohio Revised Code and shall be delivered to the purchaser upon payment of the full purchase price. In the event that the purchaser is the first lienholder after the lien of costs, taxes and assessments, such deed shall be delivered upon payment to the Sheriff of all costs, taxes and assessments providing the purchase price bid at the sale, after allowance for costs, taxes and assessments,

is equal to or less than the amount to which such first lienholder would be entitled to receive on distribution of the sale proceeds.

23.6 Appraisal fees for property situated in this county shall be based on the true value indicated by the Auditor's last tax appraisal of the property as shown by his duplicates and the fees allowable shall be scaled as follows:

Up to \$5,000.00 tax value, each appraiser.	\$15.00
5,000.00 but less than 10,000.00	17.00
10,000.00 but less than 15,000.00	19.00
15,000.00 but less than 20,000.00	21.00
20,000.00 but less than 25,000.00	23.00
25,000.00 but less than 30,000.00	25.00
30,000.00 but less than 35,000.00	27.00
35,000.00 but less than 40,000.00	29.00
40,000.00 but less than 45,000.00	31.00
45,000.00 but less than 50,000.00	33.00
50,000.00 but less than 55,000.00	34.00
55,000.00 but less than 60,000.00	36.00
60,000.00 but less than 65,000.00	37.00
65,000.00 but less than 70,000.00	39.00
70,000.00 but less than 75,000.00	41.00
75,000.00 but less than 80,000.00	43.00
80,000.00 but less than 85,000.00	45.00
85,000.00 but less than 90,000.00	46.00
90,000.00 but less than 95,000.00	50.00
95,000.00 but less than 100,000.00	55.00

On all appraisals where the tax value exceeds \$100,000, each appraiser shall receive \$1.25 for each \$5,000 or fraction thereof in excess of said amount, provided that in considering appraisals on commercial property the Court may, for good cause shown, award fees in excess of the scale hereinbefore enumerated.