



SCOTT M. KENT, SHERIFF
CRAWFORD COUNTY SHERIFF'S OFFICE
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SALE DEPOSITS

Deposits must be made by ALL Outside/3rd Party buyers on the day of Sale.

Plaintiffs by a property back are NOT required to make a deposit.

For properties sold based on a Foreclosure action, deposit amounts are based on the appraised value, not the actual sale price, as described in the Ohio Revised Code listed below.

Properties sold for taxes owed, the deposit amount is 10% of the Sale Price.

All Outside/3rd Party Buyers will be permitted to leave the Sheriff's Office to obtain necessary deposit funds, if needed, after a Purchaser Statement (provided by the Sheriff's Office) is completed.

Deposits can be made in Cash, Certified Check or Money Order made payable to the Crawford County Sheriff.

Ohio Revised Code 2329.211 – Sale Deposit

(A)

(1) In every action demanding the judicial or execution sale of residential property, if the judgment creditor is the purchaser at the sale, the purchaser shall not be required to make a sale deposit. All other purchasers shall make a sale deposit as follows:

(a) If the appraised value of the residential property is less than or equal to ten thousand dollars, the deposit shall be two thousand dollars.

(b) If the appraised value of the residential property is greater than ten thousand dollars but less than or equal to two hundred thousand dollars, the deposit shall be five thousand dollars.

(c) If the appraised value of the residential property is greater than two hundred thousand dollars, the deposit shall be ten thousand dollars.

(2) The timing of the deposit and other payment requirements shall be established by the court or the person conducting the sale and included in the advertisement of the sale. If the purchaser fails to meet the timing or other requirements of the deposit, the sale shall be invalid.

(3) If the sale is held online, the deposit may be made by a financial transaction device as defined in section 301.28 of the Revised Code.

(B) In every action demanding the judicial or execution sale of commercial property, the purchaser at the sale shall make a deposit pursuant to the requirements, if any, established for the sale.