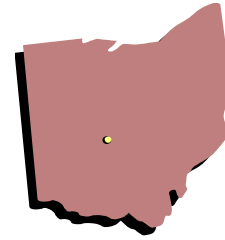


OHIO



Foreclosure in a Nutshell

Judicial	Non-Judicial	Process Period (Days)	Sale Publication (Days)	Redemption Period (Days)	Sale/NTS
•		217	NA	None	Sheriff

Comments: Judicial Foreclosures only

In Ohio, all foreclosures are handled through the courts. The typical timeline for an Ohio foreclosure is seven months.

Pre-foreclosure Period

To begin a court foreclosure in Ohio, the appropriate court documents are filed in a local court. The borrower is then given notice of the court filing, usually by certified mail, regular mail, or personal service. If a borrower cannot be located, the lender may publish the notice of the court filing. After the notice has been properly delivered or published, the borrower has 28 days to respond or the court can find them in default. After the court makes its decision, the county clerk issues an order of sale to the sheriff.

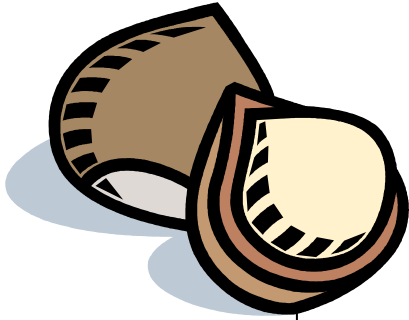
The court allows borrowers to pay the debt amount within a certain time. If the borrower fails to pay, the foreclosure process continues.

Notice of Sale / Auction

Before the foreclosure sale, the sheriff must obtain three appraisals and publish an ad in a local newspaper for three weeks. The sheriff then conducts a public auction at the courthouse. The sale price must be at least two thirds of the appraised value, and the property is sold to the highest bidder. After the sale, the court reviews and files an order confirming the sheriff's sale. The sheriff prepares and issues a deed

transferring ownership to the winning bidder.

The borrower has a right to redeem the property at any time before the sale is confirmed by paying the balance owed and court costs.



Resources

a. Ohio Housing Authorities:

Allen County:	http://www.allenmha.com/
Akron:	http://www.akronhousing.org/
Ashtabula:	http://amha.ashtabula.oh.us/
Cincinnati:	http://www.cintimha.com/index.html
Clermont:	http://www.clermontmha.org/
Columbus:	http://www.cmhanet.com/
Cuyahoga:	http://www.cmha.net/
Greene County:	http://www.gmha.net/
Lake County:	http://www.lakehousing.org/
Lucas:	http://www.lucasmha.org/
Medina:	http://www.mmha.org/
Stark County:	http://www.starkmha.org/
Trumbull County:	http://www.trumbulltmha.org/
Portage:	http://www.portagehousing.org/
Youngstown:	http://www.ymhaonline.com/

b. Ohio Foreclosure Prevention Task Force:

<http://www.com.ohio.gov/admn/docs/FPTFFinalReport.pdf>

c. HUD:

<http://www.hud.gov/offices/pih/pha/contacts/states/oh.cfm>