



Auditor
Charles E. Walder
Chief Fiscal Officer

FOR IMMEDIATE RELEASE

September, 2021
Chardon, Ohio Geauga County

**GEAUGA COUNTY AUDITOR TO HOLD
FORFEITED LAND SALE**

On October 7, 2021 at 9:30 a.m. in Judge Ondrey's Courtroom at the Geauga County Courthouse; or on the Courthouse front lawn, weather permitting, if more space is required, please bring your own chair. Geauga County Auditor Charles E. Walder will hold a forfeited land sale. The terms of sale are cash, money order, or certified check, and any parcel purchased must be paid for by 3:00 p.m. the day of the sale.

For sale, there is 1 parcel in Bainbridge Township and 1 parcel in Russell Township.

Parcel and tax map information marking the properties' location is on display in Auditor Walder's Office at 231 Main Street, Chardon, Ohio, in the Courthouse Annex, Monday through Friday between 8:00 a.m. and 4:30 p.m., and also on the Auditor's website: www.auditor.co.geauga.oh.us

Pre-registration is highly recommended. The preregistration forms and other details of the sale can be found at www.auditor.co.geauga.oh.us, click on the Land Sale tab. There will also be registration the day of the sale starting at 8:30 a.m. in the Courthouse. All bidders must be current on all Real Estate Taxes owed in the State of Ohio.

Courthouse Annex, 231 Main Street, Suite 1A, Chardon, OH 44024-1293

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FAX: Fiscal Office (440) 279-2184 * Real Estate/ Appraisal (440) 286-4359

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**GEAUGA COUNTY AUDITOR ~ October 7, 2021 ~ FORFEITED LAND SALE
REGISTRATION 8:30 am ~ SALE BEGINS 9:30am**

The subject parcels are being offered for sale to the highest bidder pursuant to Ohio Revised Code 5723 which governs the sale of forfeited lands. These parcels have been forfeited to the State of Ohio for which the County Auditor shall act as agent. Such forfeiture is for the non-payment of taxes, assessments, penalties, interest and costs which stand against the parcel.

Such parcels will be duly advertised on Sept 9 and 16, 2021. Copies of the legal publication will be available.

Each parcel shall be offered separately - beginning with the first lot contained in the published list. **All bidders must be current on Real Estate Taxes for all property located in the State of Ohio.**

The starting bid for each parcel will be the market value plus court costs or delinquencies plus court costs, whichever is the lesser cost. If no bids are received then the property will be sold for an amount set by the County Auditor. A payment of the full bid price plus additional charges (deed preparation, transfer fees, and recording fees) must be paid at the sale.

ALL SALES ARE FINAL. ALL BIDS ARE FINAL.
ALL PAYMENTS ON DAY OF SALE ARE NON-REFUNDABLE.

Terms of the sale are: **full payment at time of sale.** The highest bidder for each parcel shall be issued a certificate of sale upon the full payment of the purchase price.

Payments may be made by cash, money order, or certified check. Additional charges for deed preparation and transfer fees are payable with purchase payment and are in addition to the bid price. *A separate check is needed for recording fees.* Taxes for the tax year of sale will be fully abated. Sold parcels are returned to taxable status on the following January 1.

A **\$45.00 preparation fee**, is required prior to issuing and mailing the Auditor's deed for each parcel sold. This fee must be paid the day of sale.

The only guarantee offered is that title will be conveyed free of any and all liabilities for any taxes, assessments, charges, penalties, interest, and costs due at the time of sale which remain after applying the amount for which the property sold.

The County Auditor does not give any representation regarding possession, eviction, prior inspection, scheduled demolition, health code violation, or any other matter. Buyers are encouraged to investigate these matters prior to the sale.

By law all purchasers, or their representatives, will be required to sign an affidavit of non-ownership and to present valid identification. Purchaser cannot be a member of the immediate family (spouse who resides in the same household and children) or a person with a power of attorney appointed by the prior owner who will subsequently transfer to prior owner.

The County Auditor reserves the right, up to and including the day of sale, to remove any parcel or parcels from the list, if necessary. If no bid is received for any of the tracts in an amount sufficient to pay the required amount, the Auditor may offer such tract for sale forthwith, and sell it for the best price obtainable. The minimum price will be \$50.00 per parcel. Any parcel sold at this sale and not paid for by 3:00 p.m. on the day of the sale it shall be offered for sale at the next Auditor's sale.

Parcel information and maps are available on the Auditor's website:

www.auditor.co.geauga.oh.us

If you need hard copies of the sale information or parcel lists/maps please do not hesitate to contact the Geauga County Auditor's Office at 440-279-1600.

If you would like your name removed from the mailing list, please notify this office.