



**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](http://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](http://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**

Direct Line: (440) 279-1600

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

Web site: <http://www.auditor.co.geauga.oh.us>

Email: [auditor@co.geauga.oh.us](mailto:auditor@co.geauga.oh.us)

**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](http://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.**



**Geauga County Auditor  
Sale of Forfeited Land  
Thursday, October 7, 2021**

Bidder # \_\_\_\_\_

I hereby attest that I have read and agree to the Rules of Agreement for the Geauga County Auditor Sale of Forfeited Land Sale.

\_\_\_\_\_  
Signature

**Deed Information**

**\*\*\* PLEASE PRINT CLEARLY \*\*\***

Name to be place on deed: (Must be exactly as listed on affidavits)

\_\_\_\_\_

Marital Status of Person on Deed i.e. Married, Single, Divorced, Widowed

\_\_\_\_\_

Tax Billing Address: (where you want tax bills mailed)

\_\_\_\_\_

\_\_\_\_\_

Phone Number

\_\_\_\_\_

Please list parcels you are interested in

\_\_\_\_\_



**Geauga County Auditor  
Sale of Forfeited Land  
Thursday, October 7, 2021**

**AFFIDAVIT # 1**

*Relationship to Previous Owner*

**PER ORC  
5723.06A3**

If a parcel sells for less than the total amount of the taxes, assessments, penalties, interests, and costs that stand charged against it, the buyer must complete an affidavit stating that the buyer is not the owner of record immediately prior to the judgment of foreclosure or foreclosure and forfeiture or a member of the specified class of parties connected to that owner, and the affidavit shall become part of the court records of the proceeding.

Owner of record of the parcel immediately prior to the judgment of foreclosure or foreclosure and forfeiture or a member of the following class of parties connected to that owner: a member of that owner's immediate family (spouse who resides in the same household and children), a person with power of attorney appointed by that owner who subsequently transfers the parcel to the owner, a sole proprietorship owned by that owner or a member of his immediate family, or a partnership, trust, business trust, corporation, or association in which the owner or a member of his immediate family owns or controls directly or indirectly more than fifty percent.

If the county auditor discovers within three years after the date of the sale that a parcel was sold to that owner or a member of the specified class of parties connected to that owner for a price less than the amount so described, and if the parcel is still owned by that owner or a member of the specified class of parties connected to that owner, the auditor within thirty days after such discovery shall add the difference between that amount and the sale price to the amount of taxes that stand charged against the parcel and is payable at the next succeeding date for payment of real property taxes.

**I attest that I am not connected in any way to the prior owner of record of any parcel offered for sale in the Auditor's Sale of Forfeited Land on October 7, 2021.**

**SECTION BELOW TO BE COMPLETED IN FRONT OF NOTARY**

I, (print name exactly the same as printed on Deed Information Form)

\_\_\_\_\_, swear or affirm that I have read this document and, to the best of my knowledge and belief, the facts and information stated in this document are true, accurate and complete. I understand that if I do not tell the truth, I may be subject to penalties for perjury.

\_\_\_\_\_  
Signature

Sworn before me and signed in my presence this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_





**Geauga County Auditor  
Sale of Forfeited Land  
Thursday, October 7, 2021**

**AFFIDAVIT #2**  
*Tax Delinquency*

*PER ORC 5723.06*

**Notwithstanding the minimum sales price provisions of divisions (A)(1) and (2) of this section to the contrary, forfeited lands sold pursuant to this section shall not be sold to any person that is delinquent on real property taxes in this state.**

To ensure compliance with the above, please answer the following; understanding that your responses are made under oath:

Do you own property in Geauga County? \_\_\_\_\_

Do you own property in a county other than Geauga? \_\_\_\_\_

If yes, what county? \_\_\_\_\_

Do you owe delinquent real property taxes on any real property located in the State of Ohio? \_\_\_\_\_

**SECTION BELOW TO BE COMPLETED IN FRONT OF NOTARY**

I, (print name exactly the same as printed on Deed Information Form)

\_\_\_\_\_, swear or affirm that I have read this document and, to the best of my knowledge and belief, the facts and information stated in this document are true, accurate and complete. I understand that if I do not tell the truth, I may be subject to penalties for perjury.

\_\_\_\_\_  
Signature

Sworn before me and signed in my presence this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

**For Treasurer's Office Use Only**

\_\_\_\_\_ I hereby certify the above named bidder has **no** delinquent real property taxes in Geauga County.

\_\_\_\_\_ I hereby certify the above named bidder has delinquent real property taxes in Geauga County.

\_\_\_\_\_ Other \_\_\_\_\_

Gauga County Treasurer Clerk \_\_\_\_\_

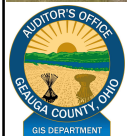
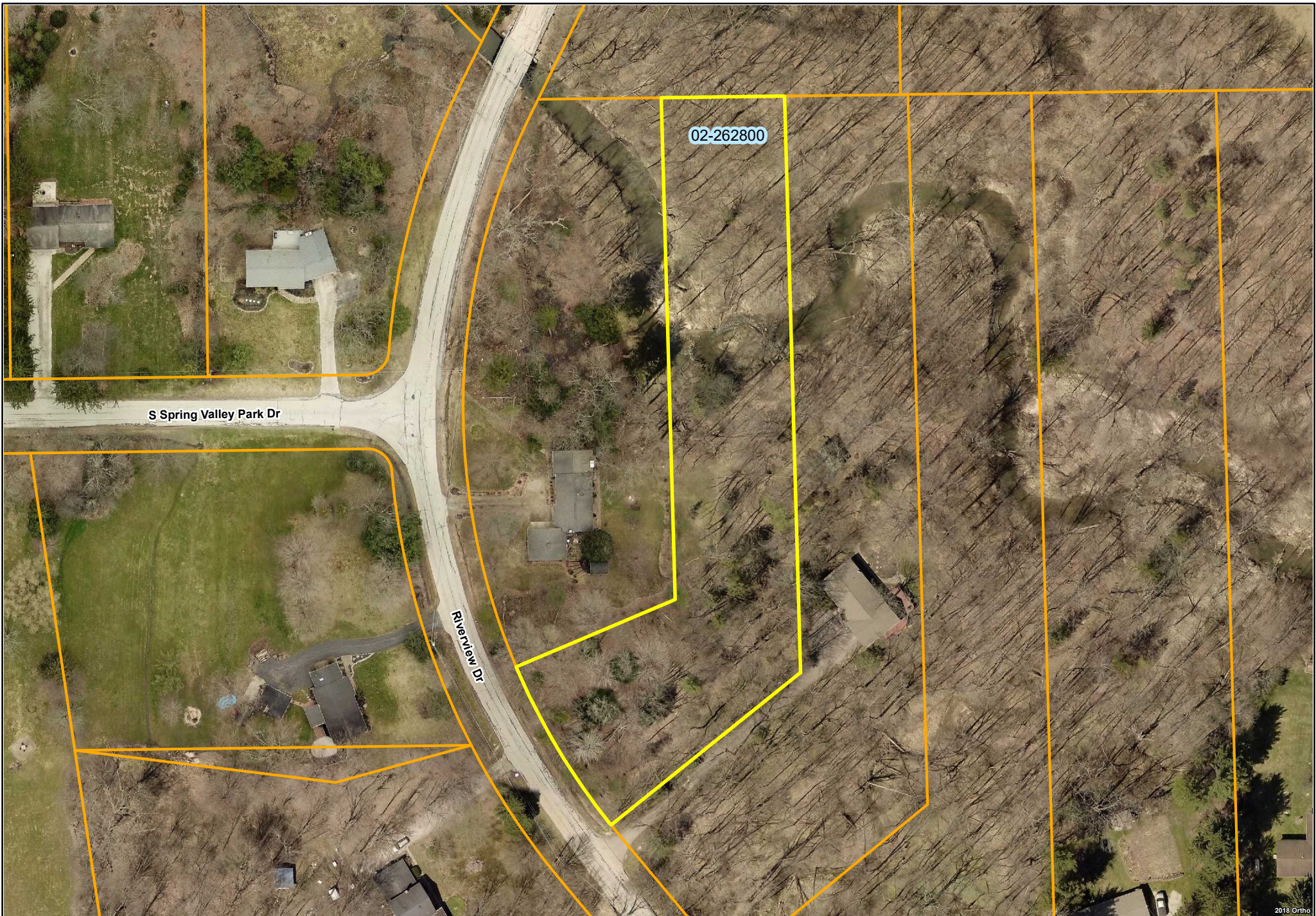
**SALE DATE:**

October 7th, 2021

### Forfeited Land Sale of 2 parcels



[illegible]





## Forfeited Land Sale 2021

### Bainbridge Township

-  Parcel Lines
-  Land Sale Parcels

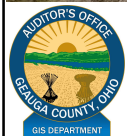


0 50 100 200  
Feet



1 inch = 100 feet

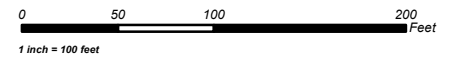
Gauga County digital data is a representation of recorded plats, surveys, deeds, and other collected information for use within the Geographic Information System for purposes of public access and analysis. These and other digital data do not replace or modify land surveys, deeds, and/or other legal instruments defining land ownership or use. Gauga County assumes no legal responsibility for this information and users should contact the GIS Department with questions or concerns. August 17, 2021





# ***Forfeited Land Sale 2021*** ***Russell Township***

-  Parcel Lines
-  Land Sale Parcels



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