



Lake County, Ohio



EDWARD H. ZUPANCIC
COUNTY AUDITOR

SECRETARY OF
BUDGET COMMISSION
BOARD OF REVISION

ADMINISTRATOR
DATA PROCESSING DEPT.

LAKE COUNTY ADMINISTRATION CENTER

105 MAIN ST.
P. O. BOX 490
PAINESVILLE, OHIO 44077-0490

440-350-2532
440-298-3334
440-918-2532
440-918-2500

FAX: 440-350-2667

SALE OF FORFEITED LANDS

DATE: November 20, 2009

TIME: 9:00 A.M.

LOCATION: Lake County Administration Building (Assembly Room)
105 Main Street
Painesville, Ohio

The Properties included in this listing have been foreclosed upon and have been offered for sale on two (2) occasions for the total amount of taxes, assessments, penalties and interest due. Having not been sold, the properties were forfeited to the State of Ohio by Court Order and remanded to the County Auditor for sale.

Parcels which have been selected by an electing municipality (noted by an ***) will be offered for a **minimum bid** equal to the total amount of taxes, assessments, penalties and interest due plus costs. Those parcels not sold for the **minimum bid** will be sold to the electing municipality.

Any parcel not sold for the minimum bid amount, and not selected by an electing municipality, will be offered immediately to the highest bidder.

TERMS OF THE SALE:

BIDDING PROCEDURE:

Parcels will be offered for sale in order indicated. Unsold parcels will be re-offered for sale a second time following the last sale item. **We are unable to sell property to any person that is delinquent on real property taxes. (O.R.C. 5723.06)**

Bids must be called out in a loud voice; hand signals will not be acknowledged by the auctioneer. Bidders must clearly state the full amount of their bid. The minimum bid accepted is \$100 per parcel in even fifty-dollar (\$50) increments with the exception of those parcels which have been offered for sale at a previous forfeited land sale which there is no minimum.

PAYMENT:

Each prospective bidder must complete a bid card prior to bidding. A bid card **must** be presented for each purchase.

Immediately following the sale of each parcel, the successful bidder must approach the cashier and present a bid card and picture identification, along with the payment. Payment will include deed preparation fee, transfer fee and recorders fee.

For parcels sold for \$500.00 or **less**, payment in full must be made.

For parcels sold for **more** than \$500.00, a deposit of 10% (Minimum of \$500.00) must be made. Balance due must be paid within seven (7) calendar days. If balance is not paid within the seven (7) days, the deposit will be forfeited and the purchaser shall be in contempt of court and a citation shall be issued. The parcel will be re-offered for sale at the next Forfeited Land Sale.

Payment shall be made in cash, bank money order, or cashiers check made payable to "Lake County Treasurer". Please note that personal checks, company checks, letter of credit and charge cards will not be accepted.

The cashier will make change up to \$50.00 per transaction.

Should the successful bidder be unable to make immediate payment, the sale will be declared void and the parcel immediately re-offered for sale. No further bids will be accepted from such bidder.

Upon final payment, the purchaser will be issued a Certificate of Sale.

Payment of balance due, made after the sale date, shall be made at the Office of the Lake County Auditor, 105 Main Street, Painesville, Ohio 44077.

DEEDS:

The original Certificate of Sale **MUST** be presented to the County Auditor to receive a recorded Auditor's Deed for each parcel purchased at the Forfeited Land Sale.

Persons representing a company or another person must present an original notarized letter authorizing them to transfer the deed. An original letter must be presented for each parcel and must clearly designate the property purchased by permanent parcel number and legal description.

Please note that the prior owner of a property forfeited to the State of Ohio may redeem the property, by payment of ALL costs, taxes, assessments, penalties and interest, up to the time the deed is recorded. Should a property be redeemed prior to issuance of a deed, the purchase price will be refunded. **NO OTHER REFUNDS WILL BE ISSUED.**

Prospective buyers are responsible for thoroughly researching the properties they wish to purchase, including all outstanding liens and recorded easements (including federal liens) that may not be extinguished at the time of the sale. All prior real estate taxes, assessments, interest and penalties will be extinguished at the time the deed is issued. The purchaser will be first responsible for general real estate taxes due in 2010(TAX YEAR 2009 PAYABLE 2010) unless previously exempted then taxes will be due 2010 payable 2011. Purchaser will receive a deed with no warranties.