



**Christopher A. Galloway**  
**Lake County Auditor**  
www.lakecountyohio.gov

Lake County Administration Center  
105 Main Street • P.O. Box 490  
Painesville, Ohio 44077-0490

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440.428.4348  
440.918.2500  
Fax 440.350.2667

**DATE:** November 17, 2022

**TIME:** 9:30 a.m.

**LOCATION:** Lake County Administration Bldg. – Prosecutor’s Meeting Room  
105 Main Street, Painesville, Ohio 44077

The properties listed in this notice 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 asterisk \*) 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 at or above a new minimum bid set by the Lake County Auditor.

**TERMS OF SALE**

Parcels will be offered for sale in the 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 who is delinquent on real property taxes (O.R.C. 5723.06).**

Bids must be called out in a loud voice; the auctioneer will not acknowledge hand signals. Bidders must clearly state the full amount of their bid. The minimum bid accepted is \$100.00, \$500.00 or the amount per parcel as noted on the list, and can be raised in even fifty-dollar (\$50.00) increments, with the exception of those parcels, which have been offered for sale at a previous forfeited land sale, for 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 a deed preparation fee, a transfer fee and a recorder’s 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. The



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balance due must be paid within seven (7) calendar days. If the balance is not paid within the seven (7) days, the deposit may be forfeited and the purchaser may be in contempt of court and a citation may be issued. The parcel will be re-offered for sale at the next Forfeited Land Sale.

Payments shall be made in cash, bank money order, or certified check made payable to "Lake County Treasurer." Please note that personal checks, company checks, letters of credit or 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 successful bid and receipt of down payment, the purchaser will be issued a Certificate of Sale.

Payment of the 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 with remaining balance **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. Appropriate screen prints from the Secretary of State's website will suffice.*

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 2023 (Tax year 2022 Payable year 2023) unless previously exempted, then taxes will be due in 2022 (Tax year 2021 Payable 2022). Purchaser will receive a deed with no warranties.