



Auditor
Charles E. Walder
Chief Fiscal Officer

FOR IMMEDIATE RELEASE

September 2025
Chardon, Ohio Geauga County

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

On October 2, 2025, at 9:30 a.m. in Judge Rambo's Courtroom 2A 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 the 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 Claridon Township.

Parcel and tax map information marking the properties' location is on display in Auditor Charles E. Walder's Office at 231 Main Street Suite 1A, 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 <https://auditor.geauga.oh.gov/real-estate/forfeited-land-sale/>.

Pre-registration is highly recommended. The preregistration forms and other details of the sale can be found at <https://auditor.geauga.oh.gov/real-estate/forfeited-land-sale/>. There will also be registration on 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: <https://auditor.geauga.oh.gov>

Email: auditor@co.geauga.oh.us

**GEAUGA COUNTY AUDITOR ~ October 2, 2025, ~ FORFEITED LAND SALE
REGISTRATION 8:30 a.m. ~ SALE BEGINS 9:30 a.m.**

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 with the Geauga County Maple Leaf and Chagrin Valley Times during the last two weeks of September 2025. 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. 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.**

The terms of the sale are **full payment at the 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, 2026.

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 on the day of the sale.

The only guarantee offered is that the title will be conveyed free of 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 the 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 a 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 shall be offered for sale at the next Auditor's sale.

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

<https://auditor.geauga.oh.gov/real-estate/forfeited-land-sale/>

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 2, 2025

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 ***

Bid Price: _____

How Buyer wants to take Title: (circle one)

1. Single person
2. Tenants in common with each owning undivided one-half interest that can be willed to someone else at death. One-half of property in the first to die for probate purposes.
3. Joint tenants with right of survivorship with each owning undivided one-half which goes to the other persons when one dies. Not in probate of estate.

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



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AFFIDAVIT # 1

Relationship with 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 the record of any parcel offered for sale in the Auditor's Sale of Forfeited Land on October 2, 2025.

SECTION BELOW TO BE COMPLETED IN FRONT OF NOTARY

I, (print name 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
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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 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.

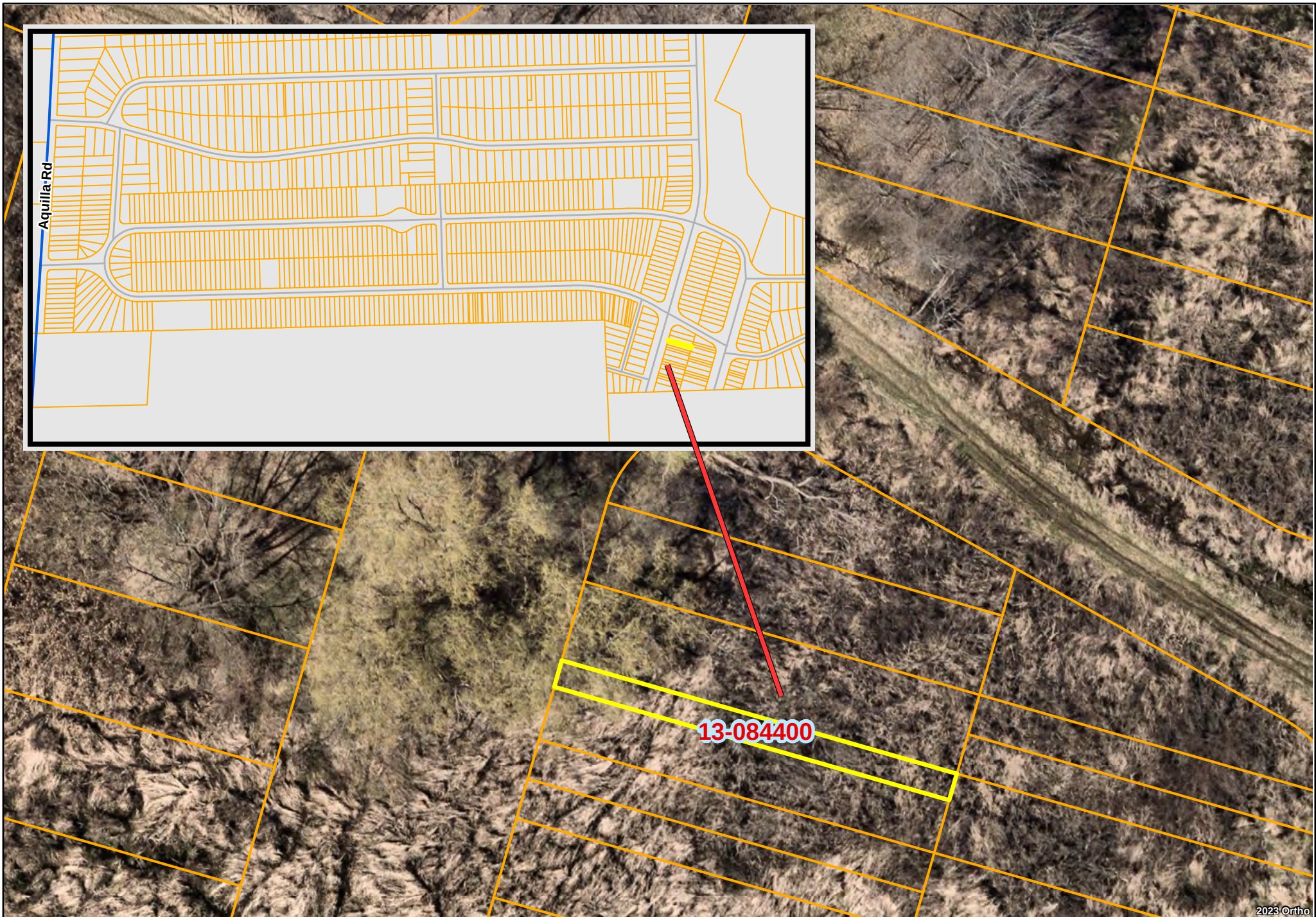
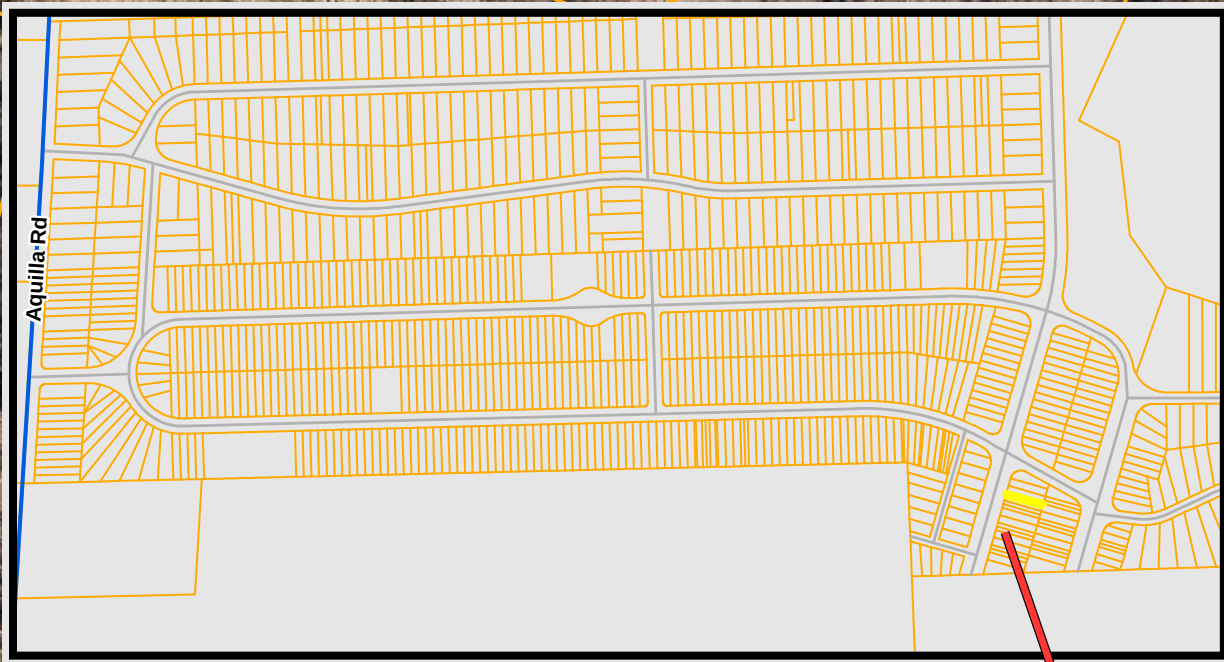
_____Other_____

Gauga County Treasurer Clerk_____

SALE DATE: October 2th 2025 at 9:30 a.m. Judge Rambo's 2A

Forfeited Land Sale (1) parcel

	<u>Case #</u>	<u>Parcel Number</u>	<u>Name</u>	<u>Sub Lot Number</u>	<u>Property Address</u>		<u>Acreage</u>	<u>Year</u> <u>Delinquent</u>	<u>Values</u> <u>Land/Bldg</u>	<u>Amount</u> <u>Delinquent</u>	<u>Court Cost</u> <u>Due</u>		<u>Total</u>
1	23F000058	13-084400 formally known as 14-084400	BRIGGS MARY A	PART S/L 4H LAKE AQUILLA ESTATES COMPANYS SUB. #1	VACANT LAND AQUILLA BLVD.	Claridon Township formally Aquilla Village	0.02	2010	\$ 100.00	\$ 48.50	\$ 212.61	\$	261.11



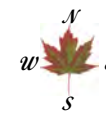
2023 Ortho

Forfeited Land Sale 2025

Claridon Township



Parcel Lines
Land Sale Parcel



0 15 30 60 Feet

1 inch = 30 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 1, 2025