

**LEGAL NOTICE
FORFEITED LAND SALE
By J. CRAIG SNODGRASS CPA, CGFM
Lorain County Auditor,
Agent for the State of Ohio**

The lands, lots, and parts of lots, in the County of Lorain, forfeited to the state for the nonpayment of taxes, together with the taxes, assessments, penalties and costs, charge thereon, agreeably to law and the dates on which said lands, lots and parts of lots will be offered for sale, are contained and described in the following list.

Notice is hereby given to all concerned, that if the taxes, assessments, penalties and costs charged on said list are not paid into the county treasurer and the county treasurer's receipt produced therefore, before the respective dates mentioned in this noticed for the said sale, each tract, lot and parts of lots, so forfeited, on which the taxes, assessments, penalties, and costs remain unpaid, will be offered for sale at the St Mary's Parish Hall, 320 Middle Ave. Elyria, Ohio. In order to satisfy such taxes, assessments, penalties and costs and that sale will be adjourned from day to day until each tract, lots and parts of lots specified in said list has been disposed of or offered for sale.

If the tract, lot, or part of lot, so forfeited, is sold for an amount that is less than the amount of delinquent taxes, assessments, charges, penalties and interest against it, the court, in a separate order, may enter a deficiency judgment against the last owner of record of the tract, lot or part of lot before its forfeiture to the state, for the amount of difference; if that owner of record is a corporation, the court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

Notice is hereby given to all concerned, that the following forfeited tracts, lots, and parts of lots that are offered for sale pursuant to this notice may be subject to a federal tax lien that will not be extinguished by the sale or may be subject to the right of the United States to redeem any tract, lots or part of a lot that is subject to the federal tax lien.

SALE STARTS
August 17, 2022, at 10:00 a.m.
in the St. Mary's Parish Hall
320 Middle Ave. Elyria, Ohio

**PRE-REGISTER FOR THE FORFEITURE LAND SALE!
GO TO THE WEBPAGE LISTED BELOW TO PRE-REGISTER FOR THIS YEAR'S SALE.
PRE-REGISTRATION WILL BE AVAILABE UNTIL 11:59PM AUGUST 16, 2022.**

<https://www.signupgenius.com/go/loraincounty> or



RULES OF SALE

1. **TERMS. CHECK ONLY** on the day of sale, full and complete, payment of the bid price, plus the Deed fee of \$50.00, and transfer fee of 50 cents per parcel which will be required immediately at the time of the acceptance of a bid for each parcel bid on. Bid winner will be responsible to process deed recording with Lorain County Recorder's Office. The Recorders office will be onsite and will ONLY accept checks or cash. Legal issues may arise without deed being recorded. A receipt in the form of an Auditor's Deed will be issued at the time that a parcel is paid in full.

WARNING. Parcels of real estate not paid for on the day of sale will be re-offered the same day to the highest and best bidder. If the bank does not honor the check for any reason, said bidder will not be permitted to make any additional bids in the future.

2. If a parcel of real estate is not sold on the day of the sale, it will be re-offered and if not then sold, it will not be re-offered until the entire forfeiture list has been offered at least once.
ALL OF THE PARCELS LISTED WILL BE SOLD AT PUBLIC AUCTION TO THE HIGHEST AND BEST BIDDER.
3. The law does not permit the county auditor to accept credit or installment payments, or to refund any money or cancel a sale. **Therefore, be sure to examine the property for location, size, shape, zoning restrictions, desirability, and conditions of usability before bidding. BIDDERS should check street locations carefully as names of streets have been changed by annexations, platting or replatting, etc. CHECK WITH THE COUNTY OR CITY BOARD OF HEALTH FOR REQUIREMENTS TO INSTALL SEPTIC TANKS, CHECK WITH COUNTY ENGINEER FOR SEWER RENTALS DUE BUT NOT CERTIFIED FOR COLLECTION TO TREASURER. CHECK WITH CITY BUILDING DEPARTMENTS FOR BUILDING CODE VIOLATIONS.**
4. The initial bid asked on each parcel will be current amount of unpaid taxes, assessments, and penalties plus cost of sale. If no bid on such amount is received, bids may be asked at minimum figure. A minimum bid figure has been established as the anticipated Auditor's cost of sale. Subsequent bids of less than Fifty Dollars will not be recognized or accepted.
5. The successful bidder shall immediately step to the platform and give to the salesclerk the **FULL NAME AND ADDRESS** of the person or company intended to be GRANTEE of the Auditor's Deed. **NO ASSIGNMENTS, CHANGE OR SUBSTITUTIONS OF NAMES ETC. WILL BE MADE LATER.** Payments of the successful bid price, plus the Auditor's Deed fee of \$50.00 and 50 cents (per parcel) for filing will be made at the time. Failure of any successful bidder to comply with this requirement as to information concerning the name and address of the successful bidder, and payment of the bid price plus cost of deed, will bar said bidder from any further bidding for the remainder of the entire sale.
6. All bids at this auction will be accepted only tentatively, the County Auditor reserving the right to investigate and reject any bid at any time before Auditor's Deed is delivered.
7. Revised Code Section No. 5723.12 provides the nature and type of title granted under Auditor's sale of forfeited lands. Consult your attorney for further information.
8. In accordance with O.R.C., 5722.04, electing municipalities have been provided a list of those lands within its boundaries that have been forfeited to the state pursuant to O.R.C. 5723.01. Should any parcel designated, be selected by the electing municipality as property it wished to acquire, the minimum bid shall be the total amount of taxes, assessments, charges, penalties, interests, and cost which stand against it. Should no minimum bid be received, the electing municipality will be deemed to have submitted the minimum bid and the lands shall be sold to the municipal corporation.
9. If at any time a bid winner must leave the auction for **ANY** reason, they must return to the auction room by the end of the auction. If said winner fails to return by the auctions end, they will forfeit their winning bid and it will be offered again for highest bid.

10. By law, anyone that is delinquent on property taxes in the state of Ohio, is disqualified from bidding and/or purchasing any properties at this sale.

FORFEITED LAND SALE
AUGUST 17, 2022 ~ 10:00a.m
ST MARY'S HALL - ELYRIA, OH

BID	NAME	PARCEL NUMBER	ADDRESS	CITY/TWP	TAXES OWED	CASE #	BID AMOUNT	BIDDER #
1	BATTAGLIA, ANGELA	02-00-051-117-035	V/L INDIANA AVE	LORAIN	\$16,706.02	20TX007711		
2	CITY OF LORAIN	02-00-051-133-001	V/L COLORADO AVE	LORAIN	\$32,198.30	20TX007645		
3	LITTLE, ROSE	02-00-093-105-003	V/L ELYRIA AVE	LORAIN	\$23,472.63	21TX007758		
4	GONGLOFF , HARRY	02-01-003-135-008	V/L W 14TH ST	LORAIN	\$18,528.91	20TX007606		
5	E.A.R. INVESTORS LLC	02-01-003-137-003	V/L W 14TH ST	LORAIN	\$3,496.71	20TX007696		
6	KING, EARL V	02-01-003-140-001	V/L REID AVE	LORAIN	\$20,432.61	21TX007757		
7	JUSTICE, KEVIN D	02-01-003-145-002	V/L W 17TH ST	LORAIN	\$9,083.59	20TX007682		
8	FGSK PROPERTIES LLC	02-01-003-171-017	V/L OAKDALE AVE	LORAIN	\$21,894.50	21TX007733		
9	ALSTON, JEROME	02-01-003-171-030	334 W 23RD ST(GARAGE ONLY)	LORAIN	\$18,987.23	20TX007477		
10	BERGER, MYRTLE	02-01-003-173-006	V/L W 22ND ST	LORAIN	\$11,277.08	21TX007793		
11	SIMPSON, ANTHONY L	02-01-003-173-018	210 W 23RD ST	LORAIN	\$21,233.44	20TX007643		
12	JACKSON, ANTHONY SR	02-01-003-179-001	V/L W 23RD ST	LORAIN	\$21,194.54	21TX007760		
	JACKSON, ANTHONY SR	02-01-003-179-003	V/L W 23RD ST	LORAIN	\$1,001.35	21TX007760		
13	MCAFEE, MICHAEL	02-01-003-199-012	113 W 28TH ST	LORAIN	\$14,412.41	20TX007570		
14	MEDINA, MARGARET E	02-01-003-235-003	3421 LIVINGSTON AVE	LORAIN	\$18,214.61	20TX007691		
15	PALADIN FUND I LLC	02-01-004-112-001	V/L W 9TH ST	LORAIN	\$10,932.87	21TX007806		
16	FGSK PROPERTIES LLC	02-01-005-117-001	V/L WASHINGTON AVE	LORAIN	\$3,946.55	21TX007733		
17	GONGLOFF PROPERTIES INC	02-01-005-118-004	817 LOVETT PL	LORAIN	\$7,800.88	20TX007594		
18	RITENAUER, JOHN D	02-01-006-130-007	V/L W 17TH ST	LORAIN	\$18,421.16	20TX007517		
19	DEUTSCHE BANK NATIONAL TRUST COMPANY	02-01-006-138-010	1043 W 18TH ST	LORAIN	\$15,662.34	21TX007718		
20	BULLARD, JELLEN T	02-02-024-116-044	1738 W 21ST ST	LORAIN	\$15,993.72	21TX007722		
21	WATERS, DAVID	02-02-025-102-011	1314 W 14TH ST	LORAIN	\$12,547.59	21TX007798		
22	BEETLER, TONY S	02-02-025-115-007	V/L W 19TH ST	LORAIN	\$4,866.98	20TX007641		
	BEETLER, TONY S	02-02-025-115-008	1527 W 19TH ST	LORAIN	\$20,883.20	20TX007541		
23	FAIRLEY, CORETTA	02-02-025-126-016	1211 W 22ND ST	LORAIN	\$13,511.21	20TX007797		
24	BURI, MICHAEL A	02-02-026-111-026	736 BROWNELL AVE	LORAIN	\$15,365.42	20TX007562		
25	BANNER, LAURA M NKA GALLAGHER	03-00-037-111-059	V/L LAFAYETTE BLVD	SHEFFIELD LAKE	\$13,373.93	21TX007754		
26	WOOSTER, FRANK E	03-00-047-119-031	V/L EUCLID AVE	LORAIN	\$40,906.91	19TX007388		
27	PRYOR, ALTA M	03-00-056-124-006	V/L PENNSYLVANIA AVE	LORAIN	\$24,997.82	20TX007568		
28	FEKETE, JOSEPH	03-00-056-125-022	V/L CROMWELL	LORAIN	\$12,124.85	21TX007790		
29	TENOSCHOK, RICKY S SR.	03-00-076-102-020	2379 FRANKFORD ST	LORAIN	\$15,824.72	21TX007725		
30	DUDUKOVICH, BARBARA E	03-00-082-106-005	V/L E 29TH ST	LORAIN	\$12,831.04	20TX007591		

BID	NAME	PARCEL NUMBER	ADDRESS	CITY/TWP	TAXES OWED	CASE #	BID AMOUNT	BIDDER #
31	CRUZ, EFRAIN	03-00-094-105-026	2113 E 30TH ST	LORAIN	\$18,415.65	20TX007667		
32	ORTIZ, MARIA	03-00-095-104-011	1860 E 31ST ST	LORAIN	\$23,178.87	20TX007632		
33	ROSS HARRIS INVESTMENTS LLC	03-00-096-104-045	V/L E 32ND ST	LORAIN	\$14,112.45	21TX007751		
34	TMAR PROPERTIES LLC	03-00-096-105-030	1621 E 33RD ST	LORAIN	\$20,310.42	20TX007674		
35	HITCHENS, TALONDA	03-00-097-121-013	V/L ALBANY AVE	LORAIN	\$1,084.71	20TX007710		
	HITCHENS, TALONDA	03-00-097-121-014	3442 ALBANY AVE	LORAIN	\$16,802.58	20TX007710		
36	TRASTER, HEATHER D	03-00-098-114-009	V/L E 31ST	LORAIN	\$37,238.94	20TX007628		
37	OHOTO, HARRY	03-00-101-114-003	V/L WOODWARD AVE	LORAIN	\$10,439.44	21TX007809		
38	POMBONE, ANGIOLO	03-00-101-116-026	V/L LORAIN AVE	LORAIN	\$10,618.74	21TX007813		
39	KOZICS, THERESA	03-00-101-122-039	V/L LORAIN AVE	LORAIN	\$10,766.35	21TX007816		
40	BOYD, JAMES	03-00-102-112-012	V/L WOOD AVE	LORAIN	\$14,820.79	20TX007581		
41	SURNOW LLC	03-00-104-103-002	V/L FRANKFORD ST	LORAIN	\$13,039.70	21TX007738		
42	EVANS, JAMES G	03-00-109-105-029	V/L MCKINLEY AVE	LORAIN	\$11,234.05	21TX007795		
43	GWIN, RICHARD T	06-24-003-104-021	V/L BRUNSWICK DR	ELYRIA	\$21,022.34	20TX007652		
44	LEONARD, THOMAS J	06-24-023-105-003	V/L LOWELL ST	ELYRIA	\$35,141.71	20TX007700		
45	SPURLOCK, DENNIS R	06-24-028-104-080	V/LWEST RIVER RD N	ELYRIA	\$16,561.73	20TX007527		
46	MOFFITT, COLIN K	06-24-062-101-013	207 ERIE ST	ELYRIA	\$15,081.11	20TX007618		
47	PRATT, DONNA S	06-24-084-101-009	V/L FOSTER AVE	ELYRIA	\$11,936.95	20TX007695		
48	KEITH, JAMES	06-24-084-101-024	V/L FOSTER AVE	ELYRIA	\$16,855.78	20TX007646		
49	BUCHS, SILAS A	06-24-160-000-008	V/L MENDEL CT	ELYRIA	\$11,561.74	21TX007766		
50	BATES, HARRY A	06-25-014-108-004	V/L CONCORD AVE	ELYRIA	\$33,752.57	20TX007609		
51	LEININGER, CHARLES D	06-25-018-107-006	V/L BELLFIELD AVE	ELYRIA	\$32,015.64	20TX007585		
52	DOVE, TIMOTHY	06-25-096-000-007	V/L CHARLES ST	ELYRIA	\$12,389.05	21TX007745		
53	WYSONG, THOMAS E	06-26-003-102-027	V/L 16TH ST	ELYRIA	\$27,277.48	20TX007708		
54	KRIEGMONT, JAMES D	06-26-005-000-003	V/L EAST AVE	ELYRIA	\$19,643.78	20TX007614		
55	WHITE, KEITH A	06-26-019-101-013	V/L 9TH ST	ELYRIA	\$33,433.38	21TX007756		
56	YOUNG, JEAN R	06-26-052-000-018	V/L EAST AVE	ELYRIA	\$18,336.17	20TX007580		
57	KRIEGMONT, JAMES D	12-00-020-119-051	V/L GLENWOOD AVE	COLUMBIA STATION	\$617.49	20TX007614		
	KRIEGMONT, JAMES D	12-00-020-119-052	V/L GLENWOOD AVE	COLUMBIA STATION	\$181.23	20TX007614		
	KRIEGMONT, JAMES D	12-00-020-119-053	V/L GLENWOOD AVE	COLUMBIA STATION	\$339.63	20TX007614		
58	KRIEGMONT, JAMES D	12-00-020-120-013	V/L GLENWOOD AVE	COLUMBIA STATION	\$775.89	20TX007614		