LEGAL NOTICE
FORFEITED LAND SALE
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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. 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 have 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
December 10, 2026, at 10:00 a.m.
in the Lorain County Administration Building
226 Middle Avenue, 4th Floor, Conference Room A
Elyria, OH 44035

RULES OF SALE

1. **TERMS. CHECK & CREDIT CARDS ONLY on the day of sale, full and complete, payment of the bid price, plus the Deed fee of $50.00, 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 for processing deed recording with Lorain County Recorder's Office. County Recorder's office will be onsite and will only accept checks and cash as payment. 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.**

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 the 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 and also if such Grantee is an individual, his or her marital status and such as Married, Single, Widow, etc. **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. **CREDIT CARDS & CHECKS WILL BE ACCEPTED ON DAY OF SALE** for the convenience of the bidder, however, 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.

9. * 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 costs 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.

10. 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.

11. 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.