

LEGAL NOTICE
FORFEITED LAND SALE
Larry Lindberg, Tuscarawas County Auditor
Agent for the State of Ohio
(R.C. 5723.05 et seq.)

The lands, lots and parts of lots ("Parcels"), in Tuscarawas County, forfeited to the State of Ohio for the nonpayment of taxes, together with the taxes, assessments, penalties and costs, charged thereon, agreeably to law and the dates on which lands, lots and parts of lots will be offered for sale, are described in the following list:

PARCEL NAME	CITY/TWP/VILLAGE	ADDRESS	PARCEL#	TAXES OWED
Holcomb, Donna J., et al	Village of Newcomerstown	431 Pearl St.	45-00773-000	\$17,257.53

Notice is given to all concerned, that if the taxes, assessments, penalties and costs charged on the list are not paid to the county treasurer and the county treasurer's receipt produced before the respective dates mentioned in this notice, each parcel forfeited, on which the taxes, assessments, penalties, and costs remain unpaid, will be offered for sale. In order to satisfy such taxes, assessments, penalties and costs and that sale will be adjourned from day to day until each parcel on the list has been disposed of, or offered for sale.

The forfeited parcels 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 parcel that is subject to the federal tax lien.

SALE STARTS
September 21, 2018 at 10:00 a.m.
in the Tuscarawas County Annex
125 East High Avenue Philadelphia, Ohio
Auditor's Conference Room

RULES OF SALE

1. **TERMS.** Cash or check on the day of sale, full and complete, payment of the bid price, plus the deed fee of \$45.00, transfer fee of 50 cents per parcel and \$28.00 recording fees, which will be required immediately at the time of the acceptance of a bid for each parcel bid on. A receipt in the form of a certificate of sale 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. Ohio 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.
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 of \$1,200.00 has been established as the anticipated Auditor's cost of sale.
5. The successful bidder shall immediately give the sales clerk the **FULL NAME AND ADDRESS** of the person or company intended to be GRANTEE of the Auditor's Deed. Payments of the successful bid price, plus the Auditor's Deed fee of \$45.00 and 50 cents for filing and the recording fee charge 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 the 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 the Auditor's Deed is delivered.
7. R.C. 5723.12 provides the nature and type of title granted under Auditor's sale of forfeited lands.
8. **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 except for cash.
9. 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.

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

FORFEITED LAND SALE
SEPTEMBER 21, 2018 AT 10:00 A.M.

Parcel 1 description: PPN: 45-00773.000

Situated in the Village of Newcomerstown, County of Tuscarawas and State of Ohio, and known as Lot #356 in the Village of Newcomerstown, bearing permanent parcel number 45-00773.000, commonly known as 431 Pearl Street, Newcomerstown, Ohio 43832.

Larry Lindberg, Tuscarawas County Auditor

(publish once per week for 2 consecutive weeks, R.C. 5723.10)