

**FORFEITED LAND SALES**

The following lands, lots, and parts of lots, in Brown County, forfeited to the state for the nonpayment of taxes, together with the taxes, assessments, charges, penalties, interest, and costs charged on them, agreeably to law, and the dates on which the lands, lots, and parts of lots will be offered for sale starting at 10:00 a.m. on September 14, 2022 in the lobby of the Administration Building, 800 Mt. Orab Pike, Georgetown, Ohio. Please arrive at least 30 minutes early in order to fill out paperwork for a bidder number. A full legal description of the parcels to be sold may be obtained by request to the Office of the Brown County Auditor:

PARCEL NUMBER	OWNER NAME	LOCATION	TAX ARREARAGE
16-035256.0000	COLEMAN, TERESA J.	BUFFALO	\$1,946.75
16-035260.0000	COLEMAN, TERESA J.	BUFFALO	\$1,004.73
03-004916.0000	CROSSWAITE IRVIN SR	9720 ST RT 774	\$3,907.80
03-004920.0000	CROSWAIT IRVIN	ST RT 774	\$8,238.20
03-004900.0000	CROSWAIT IRVIN SR	9726 ST RT 774	\$21,451.26
20-040368.0000	COVERT DAVID H &	726 US 52	\$12,326.39
& MH 20-0303	BRENDA KAY & HAZEL JONES		
23-050540.0000	WESSEL LISA C	20365 FAYETTEVILLE BLANCHEST	\$13,131.62
29-054452.0000	KRIMMER PETER J	2855 PLEASANT HILL	\$11,741.74
39-073460.0000	RALEIGH VANESSA & JOE R	4723 PISGAH HILL	\$7,624.41
39-073384.0000	RALEIGH VANESSA & JOE R	NORTH	\$1,963.45
06-005296.0000	OTTEN CHARLENE G	268 MAIN	\$9,817.91
15-024948.0100	MORGAN JERRY	PLUM	\$1,361.66
15-025004.0000	MORGAN JERRY	85 MARKET	\$10,287.16
22-042708.0000	MILLER LINDA SUE	212 WASHINGTON	\$16,665.35
22-042712.0100	MILLER LINDA SUE	WASHINGTON	\$765.50
41-079788.0000	BROOKS CALLIE MAE	538 MAIN ST NORTH	\$9,106.70

**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 are subject to a federal tax lien that may not be extinguished by the sale or are subject to the right of the United States to redeem any tract, lot, or part of a lot that is subject to the federal tax lien:**

PARCEL NUMBER	OWNER NAME	LOCATION	TAX ARREARAGE
23-049556.0000	BORDERS BILLIE JO	LORELEI EAST	\$8,146.37

**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 will be sold subject to all liens and encumbrances with respect to those tracts, lots, and parts of lots, other than the liens for land taxes, assessments, charges, penalties, and interest for which the lien was foreclosed and in satisfaction of which the property is sold:**

PARCEL NUMBER	OWNER NAME	LOCATION	TAX ARREARAGE
23-045200.0000	SPAETH CHARLES M III	DORTMUND	\$99.10
23-045408.0000	SPAETH CHARLES M III	SCHLITZ	\$99.10
23-042952.0000	STATE OF OHIO (Andrew J. & Kathryn Crawford)	SCHLITZ	\$99.10
23-048484.0000	SPAETH CHARLES M III	DORTMUND	\$99.10
23-043044.0000	STATE OF OHIO (Charles M. Spaeth III)	ESSEX	\$810.58
23-048676.0000	STATE OF OHIO (Charles M. Spaeth III)	463 ESSEN	\$810.58
23-044736.0000	SPAETH CHARLES M III	470 ESSEN	\$99.10
23-048688.0000	STATE OF OHIO (Lloyd Van Nest III)	472 ESSEN	\$810.58
23-045524.0000	STATE OF OHIO (Patrick M. & Jackie S. Day)	ODENWALD	\$99.10
23-046280.0000	LEMAY RICHARD	HESSE	\$99.10
23-049084.0000	STATE OF OHIO (Daniel Haney)	814 BONN	\$99.10
01-001456.0000	JONES DEBORAH L	MULBERRY	\$1,134.07
07-008204.0000	BURNS DAVID E & SANDRA M	US 62	\$1,078.04
07-008208.0000	BURNS DAVID E & SANDRA M	11862 US 62	\$1,961.59
12-022064.0000	FOSTER DONALD M	ST RT 41	\$1,253.61
12-022068.0000	FOSTER DONALD M	ST RT 41	\$1,302.03
12-022072.0000	FOSTER DONALD M	ST RT 41	\$949.63
39-075820.0372	SMITH MAG LEAN	3019 EAGLE LOT 72	\$3,847.78
39-074692.0000	HOOK GEO M JR ETAL	US 52	\$1,215.64
06-004020.0000	BRAWNER ELIZABETH JANE	1922 W MAIN ST	\$7,317.57
22-041932.0000	SMITSON PHEBE E	US 50 REAR	\$690.24

Notice is hereby given to all concerned, that if the taxes, assessments, charges, penalties, interest, and costs charged on the list are not paid into the county treasury, and the county treasurer's receipt produced for the payment, before the respective dates mentioned in this notice for the sale, each tract, lot, and part of lot, so forfeited, on which the taxes, assessments, charges, penalties, interest, and costs remain unpaid, will be offered for sale on the respective date mentioned in this notice for the sale, in order to satisfy such taxes, assessments, charges, penalties, interest, and costs, and that the sale will be adjourned from day to day until each tract, lot, and part of lot specified in the 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 the 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 the 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.

**Rules of Sale, Brown County Auditor's Office Forfeited Land Sales:**

1. All Sales are Final and payments are non-refundable.
2. Payments must be made by cash, certified check, or money order on the day of the sale.
3. Additional charges for deed preparation (\$45.00), transfer fee (.50 cents per parcel), recording fees (\$34.00) are payable same day and are in addition to the bid price. (ORC 5723.12) Auditor Deed will be prepared approximately 30 days from the sale.
4. Property will be offered first for tax arrearage and if not taken bids will begin at \$10.00.
5. Brown County real estate taxes for all properties sold will be fully remitted through the current tax year along with special assessments placed on the tax bill. The property will return to taxable status tax year 2023 payable 2024. (ORC 5723.02)
6. Any parcel that remains unsold for lack of bid or failure to pay bid price by the deadline will be re-offered for sale in the next forfeiture sale. (ORC 5723.07)
7. The County Auditor cannot give any warranty of title. All sales are subject to Federal Tax Liens, Mechanics Liens and other liens of record if any. Property may be subject to Assessments. Buyers are encouraged to investigate these matters prior to the sale.
8. The County Auditor does not give any representation of possession, eviction, prior inspection, scheduled demolition, health code violation or any other matter. Buyers are encouraged to investigate these matters prior to sale.
9. Forfeited land cannot be sold to any person that is delinquent on any property taxes in the State of Ohio (ORC 5723.06)
10. All purchasers, or their representatives, will be required to sign an Affidavit of Non-Ownership, and supply a current valid identification. (ORC 5723.06)
11. The Brown County Auditor Office reserves the right to remove a property from this list on the day of the sale. You may call that day to inquire.
12. Any questions may be directed to the Brown County Auditor Office at 937-378-6398 or by email at mpotts@browncountyauditor.org