

RE: **Muskingum County Auditor's Sale of Forfeited Properties**

WHERE: Muskingum County Courthouse, Zanesville, Ohio

WHEN: Wednesday, September 4, 2019 at 10:00 a.m.

PRE-REGISTER: up to day of sale, and on day of sale from 9:00 a.m. to 9:45 a.m.

This is notice of an Auditor's Sale of the properties listed on the enclosed notice. The sale is scheduled for Wednesday, **September 4, 2019, at 10:00 a.m.** at the Muskingum County Courthouse. The sale is open to all interested purchasers, and **the property will be sold for the best price obtainable** by competitive bidding. **This is a one-time opportunity to attend and possibly purchase the property at an acceptable price.**

The included parcels have been forfeited to the state for nonpayment of taxes. By law, the conveyance of the real estate at the upcoming sale shall extinguish all previous title and invest the purchaser with a new and perfect title that is free from all liens and encumbrances, except future taxes and installments of special assessments not yet due, federal tax liens, and any prior easements and covenants running with the land (such as streets, power lines). If there is a federal tax lien on the property at the time of sale, the United States is entitled to redeem it at any time within 120 days after the sale, following which its rights expire. (The Lynn property at 981 Marietta Street is the only property in this sale encumbered with a federal tax lien.)

**Please note that by law, we cannot sell forfeited lands to anyone who is delinquent on their own real estate taxes.** However, if this statement applies to you and you pay your delinquency prior to the sale, you will be eligible to bid.

For terms of sale, please see the attached notice. **Payment is required the day of sale.** The property record card(s) can be seen at the Muskingum County Auditor's Office or online at the Auditor's website. **You are not required to do so, but it will help the sale process if you pre-register at the Treasurer's Office the morning before the sale (between 9:00 a.m. and 9:45 a.m.), or sooner by return mail.** A pre-registration form is attached.

We cannot give you legal advice, but if you have any questions, please contact the Treasurer's office by telephone at (740) 455-7118.

## FORFEITED LAND LIST (Group A)

The Lands, Lots, and Parts of Lots, in the County of Muskingum, forfeited to the state for the non-payment of taxes, together with the Taxes, Assessments, Penalties, Interest and Costs charged 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:

Date of Sale: September 4, 2019 - 10:00 a.m.

Forfeiture Date & Case #	Name	Parcel No./ Address	Description
01/15/2014 CV2011-0045	Ames, William M	84-31-01-10-000 1119 Eastman St Zanesville, OH	0.21 ac Zanesville
01/15/2014 CV2011-0045	Ames, William M	84-31-01-20-000 1231 Eastman St Zanesville, OH	Pt Lot 27 Blandy Hill
08/23/2016 CV2010-0004	Besser, Emma A	84-32-02-23-000 1007 Eastman St Zanesville, OH	0.11 ac. Zanesville
04/14/2015 CV2014-0045	Brown, Diana	83-18-02-14-000 358 Abington Ave Zanesville, OH	Lot 28 Spanglers 7th
08/31/2017 CV2016-0013	Brown, Jim	84-57-03-14-001 Central Ave rear Zanesville, OH	Pt Lot 36 Park Place
04/06/15 CV2014-0035	Fellner, Darlene	84-27-03-33-000 Wheeling Ave Zanesville, OH	Lot 7 Mt Pleasant
04/06/15 CV2014-0035	Fellner, Darlene	84-27-03-34-000 1075 Wheeling Ave Zanesville, OH	Lot 8 Mt Pleasant
04/06/15 CV2014-0035	Fellner, Darlene	84-27-03-35-000 Wheeling Ave Zanesville, OH	Lot 9 Mt Pleasant
04/06/15 CV2014-0035	Fellner, Darlene	84-27-03-36-000 Wheeling Ave Zanesville, OH	Lot 10 Mt Pleasant
11/16/1995 CE93-0273	Grable, John J & Nora E	81-17-01-04-000 Madison Street Zanesville, OH	Pt. Lot 70
03/18/2016 CV2014-0056	Hanna, Lester	81-52-05-09-000 1090 Sharon Ave Zanesville, OH	0.06 ac. Zanesville
01/02/2018 CV2017-0016	Hirsch, Frank	81-63-03-05-000 606 Main St Zanesville, OH	Lot 5 Drake & Garner
08/24/2017 CV2016-0057	Houston, Ricki J	81-63-03-03-000 608 Main St Zanesville, OH	Lot 3 Drake & Garner
08/24/2017 CV2016-0057	Houston, Ricki J	81-63-03-04-000 608 Main St Zanesville, OH	Lot 4 Drake & Garner
10/02/2017 CV2012-0033	James, Phillip	83-18-02-28-000 305 Luck Ave Zanesville, OH	Pt Lot 6 Spanglers 7th

01/14/2014 CV2011-0006	JLI Investments LLC	81-04-02-01-000 104 Van Buren St Zanesville, OH	Lot 103
06/24/2016 CV2016-0006	Joseph, Gregory James	81-08-02-09-000 1136 Putnam Ave Zanesville, OH	Lot 72 Fair Oaks
02/04/2016 CV2015-0031	Kronenbitter, James M & Geraldine M	81-17-04-09-000 724 Woodlawn Ave Zanesville, OH	Pt Lot 106
06/11/2014 CV2013-0024	Lynn, Earl R & Esther C	81-57-03-68-000 981 Marietta Street Zanesville, OH	Pt Lot Harvey's 2nd
04/06/2015 CV2014-0044	Mullett, Paul S Jr & Keisher Limbaugh	83-18-02-08-000 328 Abington Ave Zanesville, OH	Lot 22 Spanglers 7 <sup>th</sup>
03/01/2017 CV2016-0047	Patterson, Carroll Lee	81-62-03-12-000 165 S. 7 <sup>th</sup> St Zanesville, OH	Pt Lots 10-11 Chancery
01/08/2014 CV2011-0040	Pride, John S & Lisa	84-31-03-07-000 1062 Eastman St Zanesville, OH	Outlot 3 Marple Bottom
04/27/1998 CE97-0769	Senuoke, Hector	81-09-03-19-000 1327 Putnam Ave Zanesville, OH	Lot 161 Fair Oaks
05/02/2018 CV2017-0037	Smartt, Laura V	81-49-01-13-000 373 Fishers Lane Zanesville, OH	0.13 ac. Zanesville
09-05-2013 CV2010-0002	Snider, Mary Louise et al	82-33-03-24-000 Cliffwood Ave Zanesville, OH	Part Outlot 30 Putnam
09-05-2013 CV2010-0002	Snider, Mary Louise et al	82-33-03-25-000 Cliffwood Ave Zanesville, OH	Part Outlot 30 Putnam
09-05-2013 CV2010-0002	Snider, Mary Louise et al	83-08-04-06-000 Cliffwood Ave Zanesville, OH	Lot 8 Cliffwood
09-05-2013 CV2010-0002	Snider, Mary Louise et al	83-08-04-12-000 Round House Alley Zanesville, OH	Lot 17 Cliffwood
09-05-2013 CV2010-0002	Snider, Mary Louise et al	83-08-04-13-000 Bluff Alley Zanesville, OH	Lot 14 Cliffwood
06/29/2015 CV2014-0059	Spriggs, Richard	83-18-02-04-000 312 Abington Ave Zanesville, OH	Pt Lot 19 Spanglers 7 <sup>th</sup>
08/18/1997 CE97-0235	Stephenson, Melvin L	81-56-01-06-000 Davis St Zanesville, OH	Lot 7 North Terra Cotta
08/18/1997 CE97-0235	Stephenson, Melvin L	81-56-01-07-000 1279 Davis St Zanesville, OH	Lot 8 North Terra Cotta
08/18/1997 CE97-0235	Stephenson, Melvin L	81-56-01-08-000 Davis St Zanesville, OH	Between Lots 8-9 North Terra Cotta
10/02/2017 CV2012-0033	Suttles, Crystal	83-18-02-27-000 309 Luck Ave Zanesville, OH	Lot 7 Spanglers 7 <sup>th</sup>

And notice is hereby given, to all concerned, that if the Taxes, Assessments, Penalties, Interest and Costs charged on said list are not paid into the County Treasury, and the Treasurer's receipt produced therefore, before the respective dates hereinabove mentioned for said sale, each tract, lot and part of lot, so forfeited, on which the Taxes Assessments, Penalties, Interest and Costs remain unpaid, will be offered for sale on the respective dates hereinabove mentioned for said sale, at the Court House in said county, in order to satisfy such Taxes, Assessments, Penalties, Interest and Costs, and that said sale will be adjourned from day to day until each tract, lot and part of lot specified in said list has been disposed of, or offered for sale.

\_\_\_\_\_  
Date of Notice

\_\_\_\_\_  
County Auditor

**AUDITOR'S SALE BUYER PRE-REGISTRATION FORM**

**For: Auditor's Sale - September 4, 2019**

I hereby desire to pre-register as a potential bidder and/or purchaser for the above sale date. If I successfully purchase any property or properties, I wish to take title as specifically stated below.

If I fail to purchase any property, I have no further obligations herein.

\_\_\_\_\_  
Signature

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Please fill in ALL of the information requested below:

Buyer Name \_\_\_\_\_

Address \_\_\_\_\_  
\_\_\_\_\_

Telephone \_\_\_\_\_

Title to be taken as follows:

DEED: Name \_\_\_\_\_

Tax Bill Mailing Address: \_\_\_\_\_  
\_\_\_\_\_

IF POSSIBLE, PLEASE RETURN THIS FORM BEFORE THE SALE, EITHER  
IN PERSON, OR BY MAIL TO: CHRIS HAMILL  
MUSKINGUM COUNTY TREASURER  
401 MAIN STREET  
ZANESVILLE, OH 43701

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For Auditor's Use only:

Bidding Number Assigned \_\_\_\_\_