



Complaint Against the Valuation of Real Property

1. Owner of property: Carter Diana J & Carter Wayne M
3324 Latimer Ave. Ashtabula, OH 44004

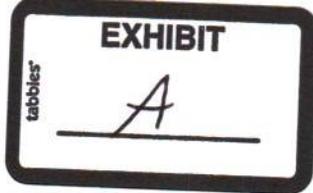
4. Telephone / email: 440-992-0810 dianajcarter@msn.com

6. Parcel #'s / Address:

28-041-20-282-00	7173 Ridge Ave.
28-041-20-281-00	0 Ridge Ave.
28-041-20-280-00	0 Ridge Ave.
28-041-20-278-00	0 Ridge Ave.
28-041-20-265-00	0 Parkwood Ave.
28-041-20-266-00	0 Parkwood Ave.
28-041-20-268-00	0 Parkwood Ave.

7. Use of property: None
8. See forms.

9. The change in value is justified for the following reasons:
 1. The cabin/cottage built in 1954 had been in very poor condition for years.
 2. The owner Larry Bell passed away March 2, 2022 after being in a Nursing Home.
 3. The lot was filled with junk and fallen trees.
 4. The Cottage and a shell of a garage and all downed trees and junk were removed. now V/L.
 5. The lot sizes are 34x100 and do not have proper drainage. Trees are lost on a regular basis due to standing water.
 6. We purchased the property with a great loss and cost in order to clean up the neighborhood. We had to pass by these lots to get to my cottage at the end of Ridge Ave.



7. Usability of parcels is restricted from the Village of North Kingsville.
8. A survey cost is more than the parcel value.
9. Surveyor`s do not want to survey due to no monuments or landmarks.
10. The neighborhood has hundreds of owners who have passed away. and no maintenance of the lots. Many in foreclosure.
11. We are trying to purchase the lots in effort to clear them of down trees, junk, dump sites, abandoned buildings and keep homeless and drug users away. etc. A cottage next door and across the street need to be torn down, The owners will not do it or sell the lots. The Village has not acted on the owners.

Please note: Buyers Beware, lots are purchased without information on usability, location, no survey, and many times on access of the lot with no road.

I believe this information is important to the value that the Auditors office may not have.

TRANSFERRED
Auditor, Ashtabula County, Ohio

APR 05 2023 3:50

David Thomas



Doc ID: 006939360004 Type: G/I
Kind: SHERIFF DEED
Recorded: 04/05/2023 at 03:03:21 PM
Receipt#: 2023-00002207
Fee Amt: \$50.00 Page 1 of 4
Ashtabula County, Ohio
Barbara Schaab Recorder
File# 2023-00003004

BK **793** PG **394-397**

In compliance with Sec.319.202
R.C. and Sec. (F) 319.54 R.C.
effective January 1st, 1968

NT

SHERIFF'S DEED

Rev. Code Sec. 2329.36

I, William R. Niemi, Sheriff of Ashtabula County, Ohio, pursuant to Order of Sale dated February 6, 2023, Confirmation of Sale entered March 27th, 2023 and in consideration of the sum of Eight Thousand One Hundred Dollars and 00/100 (\$8,100.00), the receipt of which is hereby acknowledged, do hereby **GRANT, SELL AND CONVEY**, unto, **DIANA J. CARTER AND WAYNE M. CARTER** all the right, title and interest of the parties in Court of Common Pleas, Ashtabula County, Ohio, Case No. 2022-CV-506, Angie Maki-Cliff, Treasurer vs. Unknown Heirs, Devises and Assigns of Larry G. Bell, Deceased, et al., and all pleadings therein incorporated herein by reference in and to the following Lands and Tenements situated in the County of Ashtabula and State of Ohio, known and described as follows, to-wit:

(See Attached Legal Description)

DIANA CARTER
3324 LATIMER AVE
ASHTABULA, OH 44004

wm

Premises commonly known as: Parkwood Ave, Ridge Ave, 7173 Ridge Ave, North
Kingsville, OH 44068,

Tax mailing address: 3324 Latimer Ave.
Ashtabula OH 44004

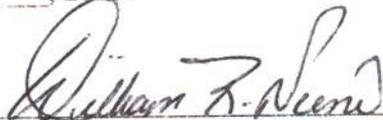
This deed does not reflect any restrictions, conditions or easements of record.

Prior Owner: Larry G. Bell

Permanent Parcel No. 28-041-20-268-00; 28-041-20-265-00; 28-041-20-266-00; 28-041-20-278-00; 28-041-20-280-00; 28-041-20-281-00; 28-041-20-282-00

Prior Instrument Reference: Official Records Torrens Certificate 5-2319, Document 7336,
Torrens Certificate 5-2300, Document 7292, Book 269, Page 1818

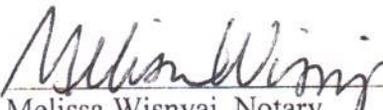
Executed this 4th day of April, 2023.



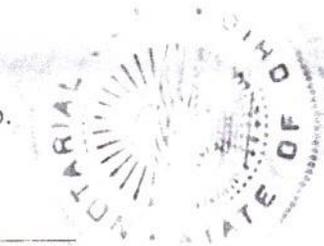
William R. Niemi,
Sheriff of Ashtabula County, Ohio

STATE OF OHIO)
) SS:
COUNTY OF ASHTABULA)

The foregoing instrument was acknowledged before me this 4th day of
April, 2023, by William R. Niemi, Sheriff of Ashtabula County, Ohio.



Melissa Wisnyai, Notary
Residence Co. -- Ashtabula
State of Ohio
My Commission Expires
April 16, 2025



THIS INSTRUMENT WAS PREPARED BY Gene C. Barrett, Assistant Prosecutor, 25 West Jefferson St.,
Jefferson, OH 44047-1092.

EXHIBIT "B"

Angie Maki-Cliff, Ashtabula County Treasurer vs. Unknown Heirs, Devisees and Assigns of Larry G. Bell, Deceased, et al. (2022-CV-506)

Description

Exhibit A:

Situated in the Village of North Kingsville, County of Ashtabula and State of Ohio, and known as being Sublots in Block B in Kingsville-on-the-Lake Subdivision, as shown recorded in Ashtabula County Records of Plats, and originally registered July 3, 1918, in Book One, Page Five of Ashtabula County Records of Torrens Properties.

The three Sublots in Block B conveyed by this Instrument are as follows: B-30 (PPN: 28-041-20-278-00)
B-32 (PPN: 28-041-20-280-00)
B-57 (PPN: 28-041-20-268-00)

Exhibit B:

Situated in the Township of Kingsville, now Village of North Kingsville, County of Ashtabula and State of Ohio:

And being Sub-lots Nos. 59 and 60 of Sub-Block B, in the Kingsville-on-the-Lake Subdivision said plat being a part of original Lots 34 and 35 in the original Township of Kingsville and is recorded in Vol. 7, Pages 26 and 27, Ashtabula County Records of Plats, be the same more or less but subject to all legal highways.
PPN: 28-041-20-265-00 and 28-041-20-266-00

Exhibit C:

Situated in the Village of North Kingsville, County of Ashtabula and State of Ohio:

Known as being Sublots 33 and 34, Block B, in the Kingsville-on-the-Lake Subdivision, as recorded in Volume 7, Pages 26 and 27 of Ashtabula County Records of Plats.

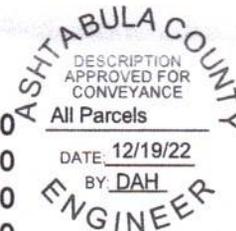
PPN: 28-041-20-282-00 and 28-041-20-281-00

Permanent Parcel Number: 28-041-20-282-00, 28-041-20-281-00, 28-041-20-280-00, 28-041-20-278-00, 28-041-20-266-00, 28-041-20-265-00, 28-041-20-268-00

Property Address: 7173 Ridge Avenue, North Kingsville, OH 44068

PRIOR DEED REFERENCE: OFFICIAL RECORDS TORRENS CERTIFICATE 5-2319, DOCUMENT 7336, TORRENS CERTIFICATE 5-2300, DOCUMENT 7292, VOLUME 269, PAGE 1818

PARCEL NUMBER (S) : #1 28-041-20-268-00
#2 28-041-20-265-00
#3 28-041-20-266-00
#4 28-041-20-278-00
#5 28-041-20-280-00
#6 28-041-20-281-00
#7 28-041-20-282-00



STREET ADDRESSE (S) : #1 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#2 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#3 PARKWOOD AVE.
NORTH KINGSVILLE, OHIO
#4 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#5 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#6 RIDGE AVE.
NORTH KINGSVILLE, OHIO
#7 7173 RIDGE AVE.
NORTH KINGSVILLE, OHIO

*Any subsequent transfer of this property may require a full stake survey by a registered surveyor pursuant to the "Minimum requirements for all instruments of Conveyance in Ashtabula County, Ohio" in accordance with Ohio Senate Bill 158 and as adopted by the Ashtabula County Auditor & Engineer effective January 1, 1997 as amended from time to time.



ANGIE MAKI-CLIFF
 ASHTABULA COUNTY TREASURER
 25 WEST JEFFERSON ST
 JEFFERSON OH 44047

REAL PROPERTY
 2nd HALF 2022
 DUE
 07/19/2023

PARCEL LOCATION: PARKWOOD AVE

PARCEL ID: 28-041-20-265-00



6246 1 AV 0.471
 CARTER DIANA J 20 220
 CARTER WAYNE M
 3324 LATIMER AVE
 ASHTABULA OH 44004-5233



TAX DISTRICT: N KINGSVILLE VIL-BUCKEYE LSD

OWNER NAME: CARTER DIANA J CARTER WAYNE M

CERTIFIED YEAR: 2020

LEGAL INFORMATION: B-60 KINGS ON LAKE

Gross Tax Rate 70.120000 Non-Business Credit Factor 0.086831 Acres 0.0800
 Reduction Factor 0.387584 Owner Occupancy Credit Factor 0.021707 Class R
 Effective Tax Rate 42.942582 LUC 500

100% APPRAISED VALUE

Land	Building	Total
1,000	0	1,000

TAXABLE VALUE

Land	Building	Total
350	0	350

HOMESTEAD	CAUV	TIF Value
0	0	

SPECIAL ASSESSMENT

PROJ# AND DESCRIPTION	DELINQUENT	CURRENT
19005-9-1-1 EMERGENCY	4.50	0.00
19006-COUNTYWIDE	5.00	0.00
TOTAL	9.50	0.00

**TO AVOID 10% PENALTY
 PAY ON OR BEFORE
 07/19/2023**

U.S. Postmarks are acceptable for timely payment
 Cash, Checks, Money Orders & Credit Card
 Payments accepted.
 Please see office phone directories on back of bill

TAX VALUES

CURRENT TAX DISTRIBUTION

Real Estate Taxes	24.60
Reduction Factor	-9.58
Subtotal	15.02
Non Business Credit	-1.30
Owner Occupancy Credit	0.00
Homestead Reduction	0.00
CAUV Recoupment	0.00
Current Net Taxes	13.72
Current Assessments	0.00
Full Year Taxes & Asmts	13.72
Half Year Taxes & Asmts	6.86
Penalties	10.78
Interest	4.22
Adjustments	0.00
Delinquent General Taxes	55.50
Delinquent Assessments	9.50

Ashtabula County	2.85
Buckeye Lsd 1 (Ashtabula Co.)	7.20
Ashtabula Co Sch Financing District	0.50
A-Tech	0.71
N Kingsville Corp	1.55
Kingsville Public Library	0.74
Ashtabula Co Metro Parks	0.17
Special Assessment	0.00
Total	13.72

AVOID LATE FEES

PAPERLESS BILLING AVAILABLE! SIGN UP ON WEBSITE FOR EBILL AND PAY ELECTRONICALLY BY AUTO WITHDRAW. A MONTHLY ESCROW PLAN TO PREPAY TAXES IS ALSO AVAILABLE. INFORMATION CAN BE FOUND ON WEBSITE.
WWW.ASHTABULACOUNTY.US/TREASURER

FULL YEAR TOTAL	93.72
PAYMENTS	0.00
OTHER CREDITS	0.00
AMOUNT DUE	93.72

TaxBill Prepared on 06/05/23

4212

Track Your Expenses...

- Auto/Travel
- Business
- Charities
- Clothing
- Dependent Care
- Education
- Entertainment
- Food
- Home
- Insurance
- Medical/Dental
- Savings
- Taxes
- Utilities
- Other

Duplicate is produced using soy-based materials. Images may appear light.

TAX DEDUCTIBLE ITEM

Memo

Under Protest

July 12 2023

BAL FOR'D	
ITEM AMOUNT	5.41
BALANCE	
DEPOSIT	
FOR'D	

For enhanced security your account number will not be printed on this copy

NOT NEGOTIABLE

Sale Date	Name	Address	City/Township	Parcel #	Case #	Plaintiff	Minimum Bid
2/3/13 2/17/23	MARTIN-SILVA, MARY LOU	V/L TIMBER LN	GENEVA	200380002700	22CV502	ASHTABULA COUNTY TREASURER	\$3,422.02
2/3/13 2/17/23	SPADE, JOHN HEIRS	499 THIRD ST	GENEVA	200210011500	22CV503	ASHTABULA COUNTY TREASURER	\$10,004.58
2/3/13 2/17/23	BELL, LARRY HEIRS	V/L PARKWOOD AVE	N. KINGSVILLE	280412026800 280412026500 280412026600 280412027800 280412028000 280412028100 280412028200	22CV506	ASHTABULA COUNTY TREASURER	\$4,173.28
2/3/13 2/17/23	PHILIP, MANUEL HEIRS	123 GARDEN ST	CONNEAUT	122090002500	22CV541	ASHTABULA COUNTY TREASURER	\$6,895.38
2/3/13 2/17/23	DOWNS, FRANCES HEIRS	903 W. 58 TH ST	ASHTABULA	051150005900	22CV576	ASHTABULA COUNTY TREASURER	\$4,471.11
2/3/13 2/17/23	STILLMAN AKA CHAMBERLAIN, DEBRA HEIRS	5823 JEFFERSON AVE	ASHTABULA	051110005500	22CV515	ASHTABULA COUNTY TREASURER	\$6,102.40
2/3/13 2/17/23	SHAFFER, MICHAEL	748 S. BROADWAY	GENEVA	220230000800	22CV412	ASHTABULA COUNTY TREASURER	\$13,042.55
2/3/13 2/17/23	GREEN, RICHARD	1764 CARTERLAND DR	ASHTABULA	030440002200	22CV384	ASHTABULA COUNTY TREASURER	\$5,827.23
2/3/13 2/17/23	WARNER, KATHRYN HEIRS	419 STATE (US 20) STREET	CONNEAUT	121130011300	22CV459	ASHTABULA COUNTY TREASURER	\$6,342.61
2/3/13 2/17/23	SMITH AKA DADLOW, SHYRIL	295 DEPOT ST	CONNEAUT	121110012900	22CV388	ASHTABULA COUNTY TREASURER	\$5,973.07

THIS LIST IS BEING PROVIDED AS A COURTESY AND IS NOT A LEGAL REPRESENTATION OF THE PROPERTIES BEING SOLD. FOR FULL LEGAL ADVERTISEMENT, PLEASE VISIT WWW.GAZETTENEWS.COM

2/3/13 2/17/23	RIVERS AKA HADLOCK CARESE	439 SANDUSKY ST	CONNEAUT	121100011100	22CV605	ASHTABULA COUNTY TREASURER	\$9,627.21
2/3/13 2/17/23	MEX 1123 LAKE LLC	1123 LAKE AVE	ASHTABULA	684030015200 684030015300	22CV479	ASHTABULA COUNTY TREASURER	\$5,891.55 CANCELLED

THIS LIST IS BEING PROVIDED AS A COURTESY AND IS NOT A LEGAL REPRESENTATION OF THE PROPERTIES BEING SOLD. FOR FULL LEGAL ADVERTISEMENT, PLEASE VISIT WWW.GAZETTENEWS.COM

TAX SALE

**EXHIBIT "A"
NOTICE OF SALE UNDER
JUDGMENT OF
FORECLOSURE OF LIENS
FOR DELINQUENT LAND
SALES**

In the Common Pleas Court of
Ashtabula County, Ohio
CASE NO.: 2022-CV-506

ANGIE MAKI-CLIFF, ASHTABU-
LA COUNTY TREASURER OF
ASHTABULA COUNTY, OHIO
Plaintiff,

vs.
UNKNOWN HEIRS, DEVISEES
AND ASSIGNS OF LARRY G.
BELL, DECEASED, et al.
Defendant(s).

WHEREAS, Judgment has
been rendered against certain
parcels of real property for taxes,
assessments, charges, penalties,
interest, and costs as follows:

- A. Permanent Parcel No. (s):
#1 28-041-20-268-00
#2 28-041-20-265-00
#3 28-041-20-266-00
#4 28-041-20-278-00
#5 28-041-20-280-00
#6 28-041-20-281-00
#7 28-041-20-262-00
B. Street Address (es):
#1 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#2 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#3 PARKWOOD AVE.
NORTH KINGSVILLE, OH
#4 RIDGE AVE.
NORTH KINGSVILLE, OH
#5 RIDGE AVE.
NORTH KINGSVILLE, OH
#6 RIDGE AVE.
NORTH KINGSVILLE, OH
#7 7173 RIDGE AVE.
NORTH KINGSVILLE, OH
C. Persons or entities with a
potential interest in the parcel:
UNKNOWN HEIRS, DEVISEES
AND ASSIGNS OF LARRY G.
BELL, DECEASED
PO BOX 121
NORTH KINGSVILLE, OH 44068

STATE OF OHIO, DEPART-
MENT OF JOB & FAMILY SER-
VICES
C/O CASEY P. O'BRIEN, ESQ.
ATTORNEY SPECIAL COUN-
SEL
401 SOUTH STREET
CHARDON, OH 44024

D. Taxes, assessments,
charges, penalties and interest
due: \$871.83.

PRIOR DEED REFERENCE:
OFFICIAL RECORDS TORRENS
CERTIFICATE 5-2319, DOCU-
MENT 7336, TORRENS CER-
TIFICATE 5-2300, DOCUMENT
7292, VOLUME 269, PAGE 1818
PARCEL NUMBER (S): #1
28-041-20-268-00, #2 28-041-20-
265-00, #3 28-041-20-266-00, #4
28-041-20-278-00, #5 28-041-20-
280-00, #6 28-041-20-281-00, #7
28-041-20-262-00

STREET ADDRESS (ES):
#1 PARKWOOD AVE., NORTH
KINGSVILLE, OH, #2 PARK-
WOOD AVE. NORTH KINGSS-
VILLE, OH, #3 PARKWOOD
AVE. NORTH KINGSVILLE,
OH, #4 RIDGE AVE. NORTH
NORTH KINGSVILLE, OH

*Any subsequent transfer of
this property may require a fu-
stake survey by a registered su-
veyor pursuant to the "Minimur
requirements for all instruments of
Conveyance in Ashtabula County
Ohio" in accordance with Ohi
Senate Bill 158 and as adopted
by the Ashtabula County Audit
& Engineer effective Januar
1, 1997 as amended from tim
to time.

Name and Address of the las
known owners as found on th
General Tax List:
LARRY G. BELL
PO BOX 121
NORTH KINGSVILLE, OH
44068

Total amount of Judgment:
\$871.83, plus all costs.

PROSPECTIVE BUYERS
ARE RESPONSIBLE FOR
LOCATING THE PROPERTY
PRIOR TO SALE. PLAINTIFF
MAKES NO WARRANTIES,
EXPRESS OR IMPLIED AS TO
THE CONDITION OF THE PAR-
CEL(S) OR IMPROVEMENTS
THEREON. ALL SALES ARE
FINAL. PLAINTIFF WILL EN-
FORCE ALL SALES.

WHEREAS, such judgment
orders such real property to
be sold by the undersigned to
satisfy the total amount of such
judgment;

WHEREAS, such judgment
orders such real property to
be sold by the undersigned to
satisfy the total amount of such
judgment; such parcels shall be
offered first together and if not
sold, then offered separately at
the option of the Plaintiff with the
costs of this action to be divided
equally among said parcels.

EXHIBIT "B"

Angie Maki-Cliff, Ashtabula
County Treasurer, vs. Unknown
Heirs, Devisees and Assigns of
Larry G. Bell, Deceased, et al.
(2022-CV-506)

DESCRIPTION

Exhibit A:
Situating in the Village of North
Kingsville, County of Ashtabula
and State of Ohio, and known as
being Sublots in Block B in Kings-
ville-on-the-Lake Subdivision,
as shown recorded in Ashtabu-
la County Records of Plats,
and originally registered July 3,
1918, in Book One, Page Five
of Ashtabula County Records of
Torrens Properties.

The three Sublots in Block B
conveyed by this instrument are
as follows: B-30 (PPN: 28-041-
20-278-00) B-32 (PPN: 28-041-
20-280-00) B-57 (PPN: 28-041-
20-268-00)

Exhibit B:
Situating in the Township of
Kingsville, now Village of North
Kingsville, County of Ashtabula
and State of Ohio:

And being Sub-lots Nos. 59
and 60 of Sub-Block B, in the
Kingsville-on-the-Lake Subdi-
vision said plat being a part of
original Lots 34 and 35 in the ori-
ginal Township of Kingsville and is
recorded in Vol. 7, Pages 26 and
27, Ashtabula County Records
of Plats, be the same more less
but subject to all legal highways.
PPN: 28-041-20-265-00

Exhibit C:
Situating in the Village of North
Kingsville, County of Ashtabula
and State of Ohio:

Known as being Sublots 33
and 34, Block B, in the Kings-
ville-on-the-Lake Subdivision,
as recorded in Volume 7, Pages
26 and 27 of Ashtabula County
Records of Plats.

PPN: 28-041-20-282-00 and
28-041-20-281-00

Permanent Parcel Number:
28-041-20-282-00, 28-041-20-
281-00, 28-041-20-280-00, 28-
041-20-278-00, 28-041-20-266-
00, 28-041-20-265-00, 28-041-
20-268-00

Property Address: 7173 Ridge
Avenue, North Kingsville, OH
44068.

if at the foreclosure sale no
bid for the appropriate amount
specified by the Sheriff pursu-
ant to O.R.C. Sections 325.25,
sections 323.65 to 323.79, or
section 5721.18, such land al-
ternatively, can be transferred
to the Ashtabula County Land
Reutilization Corporation in the
manner provided by law.

NOW, THEREFORE, public
notice is hereby given that I,
William R. Niemi, Sheriff of Ashtabula
County, Ohio, will sell such real
property at public auction, for
cash, to the highest bidder of an
amount that equals at least the
total amount of the judgment,
including all taxes, assessments,
charges, penalties, and interest
payable subsequent to the deliv-
ery to the prosecuting attorney of
the delinquent land tax certificate,
at the Sheriff's Office, Civil Sec-
tion, 1st floor of the Justice Cen-
ter, at 25 West Jefferson Street
in Jefferson, Ohio, on Friday, the
3RD DAY OF FEBRUARY, 2023
at 10:00 A.M.

If any parcel does not receive
sufficient bid, it shall be offered for
sale, under the same terms and
conditions of the first sale and at
the same time of the day at the
same place, on Friday, the 17TH
DAY OF FEBRUARY, 2023, for
an amount that equals at least
the total amount of judgment
including all taxes, assessments
charges, penalties, and interes
payable subsequent to the deliv-
ery to the prosecuting attorney o
the delinquent land tax certifica-
te of master list or delinquent tracts

William R. Niemi
Sheriff of Ashtabula County
Date: DECEMBER 21, 2022
GENE C. BARRETT
(#0078602
Attorney for Plaintiff
25 West Jefferson Stree
Jefferson, Ohio 44044
(440) 578-373
GN 12/28/2022, 01/04/2023
01/11/2023 (985

TAX SALE

LEGALS

Public Notices

Public Notices in Newspapers. Your Right to Know. Delivered Right to Your Door.
DEADLINE FOR LEGAL NOTICES IS MONDAY BEFORE NOON

Larry Gene Bell

August 6, 1951 - March 2, 2022

Larry Gene Bell, age 70, passed away Wednesday, March 2, 2022 at Carington Park Nursing Home in Ashtabula, Ohio. No services will be held, at his request.

www.pottifuneralhome.com.















































































