

**IN THE BOARD OF REVISION, KNOX COUNTY, OHIO**

Shelley Coon,  
Knox County Treasurer,  
117 E. High St., Suite 103  
Mount Vernon, Ohio 43050,

Plaintiff,

-vs.-

Case No. 21BOR08-0173  
Parcel No. 62-00110.000

Angela L. Gebhart, et al.

Defendants.

**NOTICE OF FINAL HEARING IN THE BOARD OF REVISION,  
KNOX COUNTY, OHIO**

**TO: ALL DEFENDANTS NAMED IN THE COMPLAINT**

From: Knox County Board of Revision  
117 East High Street, Suite 120  
Mount Vernon, Ohio 43050  
Phone: (740) 393-6750

Pursuant to Sections 323.25 and 323.65 to 323.79 of the Ohio Revised Code, you are hereby notified that a final foreclosure hearing is scheduled for the property being Parcel No. 62-00110.000. Knox County Records list you either as an Owner or interested party in such property. The hearing will be held on Wednesday, May 18, 2022 at the Knox County Board of Revision, 117 East High Street, Suite 161, Mount Vernon, OH 43050, at 1:30 p.m.

This is a real estate tax foreclosure proceeding against the parcel(s) of real property referenced above for non-payment of real estate taxes. To avoid foreclosure, you or an interested party must redeem the real property by paying the full amount of the delinquent taxes, plus interest, penalties and costs incurred to date (“**Impositions**”) and demonstrating that the property is in-compliance with all applicable zoning regulations, land use restrictions, and building, health, and safety codes.

The **Impositions** in this case **exceed the Knox County Auditor's valuation of the property** and therefore the real property will be foreclosed upon at the hearing. The real property will be immediately transferred after the final hearing date in this Notice directly to a municipality, township, county, land reutilization corporation, or eligible community development group, free and clear of all impositions and any other liens on the real property, which shall be deemed forever satisfied and discharged pursuant to Section 323.73(G) of the Ohio Revised Code.

The **Impositions** in this case do **not exceed the Auditor's valuation of the property**. The real property will be foreclosed upon at the hearing, so you must redeem the real property by (1) paying the Impositions on the property and, (2) demonstrating that the property is in-compliance with all applicable zoning regulations, land use restrictions, and building, health, and safety codes, or your interest in such property shall be forever terminated after the expiration of the alternative redemption period, which is 28 days after the final hearing date in this Notice. The real property will be transferred directly to a municipal corporation, township, county, school district, or county land reutilization corporation without appraisal and **WITHOUT A SHERIFF'S SALE**, free and clear of all impositions and any other liens on the real property, which shall be deemed forever satisfied and discharged pursuant to Section 323.78 of the Ohio Revised Code. **This date of transfer is subject to change if the value of the property drops below the amount of the Impositions owed; it will be determined at the final hearing and incorporated into the Adjudication. If that occurs, transfer may be immediate after the final hearing.**

The real property will be offered for sale at Sheriff's sale.

**Final Judgment will be taken at the hearing. You are not required to attend, but failure to attend and defend your interests will result in an adverse judgment against you. This means that the real property listed above will be foreclosed upon, and either sold at Sheriff's sale for the Impositions owed OR transferred directly to a township, municipality, county, land reutilization corporation, or community development group as designated above. In such event, you will forever lose any right, title or interest in said real property. You will be notified at such hearing of the expected transfer date.**

  
Board of Revision

Notice Date: April 19, 2022