

NOTICE OF SALE

Knox County Board of Revision, Case No. 23BOR01-0018, Shelley Coon, Knox County Treasurer v. Larry K. Wellman, et al..

Judgment has been rendered in the above captioned case for taxes, assessments, interest, penalties, and costs (plus any additional taxes, assessments, interest, penalties, and costs, or other charges due and payable as of the date of confirmation of sale), against real property (Parcel No. 12-01933.001, commonly known as 11299 Lower Green Valley Road, Mount Vernon, Ohio 43050) the legal description for which may be found in Plaintiff's Complaint, a copy of which is available from the office of the Knox County Clerk of Courts, 117 E. High St., Mt. Vernon, OH 43050. The Knox County Auditor's Fair Market Value of the property is \$97,470.00. The Board of Revision has ordered the property to be sold by the Sheriff of Knox County, Ohio for no less than \$64,330. This property will be sold subject to the terms of Sections 323.65 to 323.79 of the Revised Code.

The Sheriff's Sale will be conducted online on October 6, 2023. Go to <https://knox.sheriffsaleauction.ohio.gov> for details. In the event the property does not receive a sufficient bid, it shall be re-offered for sale on October 13, 2023 for an amount sufficient to satisfy the judgment on said parcel. Terms: 10% of purchase price but not less than \$500.00 on day of sale with balance in 30 days or upon receipt of Sheriff's Deed, whichever is later. Payment method is check, money order, or bank check only.

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