

**IN THE COURT OF COMMON PLEAS,  
KNOX COUNTY, OHIO**

Shelley Coon,  
Knox County Treasurer  
117 E. High St., Suite 103  
Mt. Vernon, OH 43050,

Plaintiff,

-vs-

Case No. 23TF11-0438  
Parcel No. 65-01592.000

Jane D. Gruber, aka Jane E. Gruber, et al.,  
Address Unknown

Defendants.

**AFFIDAVIT**

**State of Ohio**

ss.

**Knox County**

The undersigned, counsel for plaintiff, having been first duly sworn according to law, hereby deposes and states that service on one or more of the defendants in this action cannot be made because their residence or business address is unknown, and cannot be ascertained with reasonable diligence.

For all parties whose identities were known, and for whom an address existed in the records of the Knox County Treasurer, Knox County Auditor, or Knox County Recorder relating to the real property which forms the basis of this action, service was first attempted in accordance with Civil Rules 4.1 and if applicable, 4.6. For parties whose names were known, but for which affiant had no last known addresses, affiant acted in conformity with standard practices in this case, which included: Consulting the local telephone directory; conducting internet name

searches; conducting a social media search; and checking the county auditor's records for a different tax mailing address for any properties owned within Knox County. Because the law does not require a futile act, no action was taken to ascertain the residence or business address of persons whose very existence is unknown, such as the unknown guardians, conservators, trustees, trust beneficiaries, heirs, executors, administrators, and assigns of a party that has, or may claim, an interest in the real property which forms the basis of this action.

This affidavit affects all persons listed in the *Notice by Publication* relating to this case for which service is not otherwise shown in the court's records, a copy of which will be filed once publication has been completed.

Respectfully submitted,

Charles T. McConville  
Prosecuting Attorney

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Charles T. McConville (0082378)  
Prosecuting Attorney  
117 E. High St., Suite 234  
Mount Vernon, OH 43050  
Telephone: (740) 393-6720  
Fax: (740) 397-7792  
E-Mail: chipmconville@co.knox.oh.us  
Attorney for Plaintiff

Sworn to before me and subscribed in my presence this \_\_\_\_\_ day of  
\_\_\_\_\_, 2024.

\_\_\_\_\_  
Notary Public

**NOTICE BY PUBLICATION**

**Tax Foreclosure**

TO: Jane D. Gruber, aka Jane E. Gruber, and the Internal Revenue Service

You are hereby notified that you have been named Defendants in an action now pending in the Court of Common Pleas of Knox County, Ohio, styled as Shelley Coon, Knox County Treasurer v. Jane D. Gruber, *et al.*, Case No. 23TF11-0438. The object of the Complaint is to determine your interest in, foreclose a tax lien upon, and sale by the Sheriff of Knox County, Ohio, of certain real property bearing Permanent Parcel No. 65-01592.000, commonly known as 1 Freeway Ave., 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 Complaint further seeks to recover the costs of this action.

This notice will be published once, and one week thereafter posted on the Knox County website: [www.co.knox.oh.us](http://www.co.knox.oh.us). Pursuant to Section 5721.18(A) of the Ohio Revised Code, service will be deemed complete two weeks after the notice is published on the Knox County Website. You are required to file your Answer or other responsive pleading setting forth the nature and amount of your interest in the property, and any defense or objection to the foreclosure, no later than 28 days after such service. Any such Answer shall be filed with the Clerk of Courts, and a copy of the Answer must be delivered to Plaintiff's attorney at the address shown below. In case of your failure to timely file an Answer or other responsive pleading herein as required by the Ohio Rules of Civil Procedure, judgment by default will be rendered against you for the relief prayed for in Plaintiff's Complaint, and the said property shall be ordered sold for the satisfaction of the tax lien on it.



