

**NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURE
OF LIENS FOR DELINQUENT LAND TAXES**

In the Court of Common Pleas of Knox County, Ohio, Case No. 23BOR07-0213, Shelley Coon, Knox County Treasurer v. Anna R. Picou, *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 certain real property bearing Permanent Parcel No. 27-00356.000, commonly known as 0 Brooklawn Court, Howard, OH 43028, 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 Six Thousand Fifty Dollars and 00/100 (\$6,050.00) for Parcel No. 27-00356.000. The said judgment orders the property to be sold by the Sheriff of Knox County, Ohio for no less than Four Thousand Six Hundred Eighty-Four Dollars and 51/100 (\$4,684.51). The Sheriff will therefore sell the property to the highest bidder to pay such judgment. The Sheriff's Sale will be an online auction held online at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on February 14, 2025. In the event the said property does not receive a sufficient bid, it shall be re-offered for sale at the same time and website on February 28, 2025, 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.

Bidders seeking immediate occupancy of residential real property are hereby advised that The Protecting Tenants at Foreclosure Act of 2009 (PTFA), part of the Helping Families Save Their Homes Act of 2009 (Pub. L. 111-22, approved May 20, 2009), requires that tenants residing in foreclosed residential properties be provided notice to vacate the premises at least 90 days in advance of the date by which the immediate successor, generally, the purchaser at Sheriff's Sale, seeks to have tenants vacate the property. Except where the purchaser will occupy the property as the primary residence, the terms of any bona fide lease also remain in effect, whether or not the said lease has been placed of record. No representations or warranties of any kind are being made as to any tenancy rights in, or lease status of, the property being sold.

Daniel J. Weckesser
Knox County Sheriff

Tonia R. Pever
Assistant Prosecuting Attorney
117 E. High St., Suite 234
Mount Vernon, OH 43050
toniapever@co.knox.oh.us
Contact Treasurer At: 740-393-6735

Knox County Prosecuting Attorney

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RE: Shelley Coon, Knox County Treasurer v. Anna R. Picou, *et al.*, Case No. 23BOR07-0213.

Please cause the following Notice by Publication to be run in the *Mount Vernon News* one time prior to February 14, 2025. Please fax a copy to us for approval before publication.

PLEASE SEND THE BILL FOR THIS AD TO:

Shelley Coon, Knox County Treasurer, 117 E. High St., Suite 103, Mt. Vernon, OH 43050.
Please reference Parcel Nos. 27-00356.000 on all statements.

Knox County Prosecuting Attorney

Tonia R. Pever
Assistant Prosecuting Attorney
117 E. High St., Suite 234
Mount Vernon, OH 43050
Telephone: (740) 393-6720
Fax: (740) 397-7792
E-Mail: toniapever@knoxcounty.oh.gov

Fax Cover Sheet

Deliver To:	Shelley Coon, Knox County Treasurer Marie Blubaugh, Knox County Sheriff's Office
Emailed To:	jenniferlong@knoxcounty.oh.gov mblubaugh@knoxcountysheriff.com
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RE: Sheriff's Sale scheduled for February 14, 2025, and February 28, 2025

Shelley Coon, Knox County Treasurer v. Anna R. Picou, *et al.*, Case No. 23BOR07-0213.

Parcel Nos. 27-00356.000

Commonly known as: 0 Brooklawn Court, Howard, OH 43028.

The Knox County Auditor's Fair Market Value of the property is Six Thousand Fifty Dollars and 00/100 (\$6,050.00) for Parcel No. 27-00356.000.

The minimum bid is Four Thousand Six Hundred Eighty-Four Dollars and 51/100 (\$4,684.51).