

IN THE COURT OF COMMON PLEAS, KNOX COUNTY, OHIO

Shelley Coon,
Knox County Treasurer,

Plaintiff,

-vs-

Case No. 23TF08-0278
Parcel No. 32-00189.000

William A. Anderson, *et al.*,

Defendants.

SECOND AMENDED PRAECIPE FOR ORDER OF SALE

The Clerk of this Court will please issue an Order of Sale to the Sheriff of Knox County, Ohio, directing him to advertise, and sell according to law, all property ordered sold under the previous Orders of the Court herein, as more fully set forth in attached "Exhibit A," and report his proceedings to the Court. Please instruct the Sheriff to set and advertise two (2) separate dates of sale in the event the property does not sell at the first sale; the second sale to be held at the same time and location not less than two (2) weeks, nor more than six (6) weeks from the date of the first sale.

Charles T. McConville
Prosecuting Attorney

Tonia R. Pever (0075911)
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Attorney for Plaintiff

EXHIBIT A

Parcel Number: 32-00189.000

Situate in the Township of Howard, County of Knox and State of Ohio:

Lot #189 Highland Hills Section, Apple Valley Subdivision, as shown on the Plat of Highland Hills, recorded in Knox County, Ohio, January 22, 1981, PC-B, Page 69.

Prior Instrument Reference: Volume 487, Page 196, Knox County, Ohio, Deed Records

Address or Location of Property: 0 Apple Valley Drive, Howard, Ohio

Sheriff Please Note: The above-described property DOES NOT consist of four or more residential units or commercial property.

Knox County Prosecuting Attorney

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Fax Cover Sheet

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RE: Shelley Coon, Knox County Treasurer v. William A. Anderson, *et al.*, Case No. 23TF08-0278.

Please cause the following Notice by Publication to be run in the *Mount Vernon News* one time per week, for three (3) consecutive weeks 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. 32-00189.000 on all statements.

**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. 23TF08-0278, Shelley Coon, Knox County Treasurer v. William A. Anderson, *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. 32-00189.000, commonly known as 0 Apple Valley Drive, 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., Howard, OH 43028. The Knox County Auditor's Fair Market Value of the property is Six Thousand Two Hundred Thirty Dollars and 00/100 (\$6,230.00) for Parcel No. 32-00189.000. The said judgment orders the property to be sold by the Sheriff of Knox County, Ohio for no less than Seven Thousand Seven Hundred Thirty Dollars and 00/100 (\$7,730.00). 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 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
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Mount Vernon, OH 43050
toniapever@co.knox.oh.us
Contact Treasurer At: 740-393-6735

Knox County Prosecuting Attorney

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Fax Cover Sheet

Deliver To:	Shelley Coon, Knox County Treasurer Marie Blubaugh, Knox County Sheriff's Office
Emailed To:	jenniferlong@co.knox.oh.us 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. William A. Anderson, *et al.*, Case No. 23TF08-0278.

Parcel Nos. 32-00189.000

Commonly known as: 0 Apple Valley Drive, Howard, OH 43028.

The Knox County Auditor's Fair Market Value of the property is Six Thousand Two Hundred Thirty Dollars and 00/100 (\$6,230.00) for Parcel No. 32-00189.000.

The minimum bid is Seven Thousand Seven Hundred Thirty Dollars and 00/100 (\$7,730.00).