

**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. 24TF11-0355, Shelley Coon, Knox County Treasurer v. Roger H. Nance, *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. 66-03081.000, commonly known as 306 North Jefferson Street, 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., Mount Vernon, OH 43050. The Knox County Auditor's Fair Market Value of the property is Seventy-Seven Thousand Nine Hundred Ninety Dollars and 00/100 (\$77,990.00) for Parcel No. 66-03081.000. The said judgment orders the property to be sold by the Sheriff of Knox County, Ohio for no less than Seventy-Nine Thousand Four Hundred Ninety Dollars and 00/100 (\$79,490.00). 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 April 11, 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 April 25, 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