

In the Court of Common Pleas, Knox County, Ohio
In the matter of the
Foreclosure of liens for delinquent land taxes by action in rem.

County Treasurer of Knox County, Ohio,
Plaintiff,
v.
James Shelby Reed, *et al.*,
Defendants,

Court of Common Pleas, Knox County, Ohio

Notice of foreclosure of liens for delinquent land taxes, by action in rem by county treasurer of
Knox County, Ohio

Public notice is hereby given that on the 9th day of June, 2025, the county treasurer of Knox County, Ohio, filed a complaint in the Common Pleas Court of Knox County, Ohio, at Mount Vernon, Ohio, for the foreclosure of liens for delinquent taxes, assessments, charges, penalties, and interest against certain real property situated in such county, as described in that complaint.

The object of the action is to obtain from the court a judgment foreclosing the tax liens against such real estate and ordering the sale of such real estate for the satisfaction of the tax liens on it.

Such action is brought against the real property only and no personal judgment shall be entered in it. However, if pursuant to the action the property is sold for an amount that is less than the amount of the delinquent taxes, assessments, charges, penalties, and interest against it, the court, in a separate order, may enter a deficiency judgment against the owner of record of a parcel for the amount of the difference; if that owner of record is a corporation, the court may enter the deficiency judgment against the stockholder holding a majority of the corporation's stock.

The permanent parcel number of each parcel included in such action; the full street address of the parcel, if available; a description of the parcel as set forth in the associated delinquent land tax certificate or master list of delinquent tracts; a statement of the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the parcel; the name and address of the last known owner of the parcel as they appear on the general tax list; and the names and addresses of each lienholder and other person with an interest in the parcel identified in a statutorily required title search relating to the parcel; all as more fully set forth in the complaint, are as follows:

TO: James Shelby Reed, The Home Loan Savings Bank, and The Unknown Spouses, Guardian, Conservators, Trustees, Trust Beneficiaries, Heirs, Executors, Administrators, and Assigns of James Shelby Reed.

You are hereby notified that you have been named as a Defendant in an action now pending in the Court of Common Pleas of Knox County, Ohio, styled as Shelley Coon, Knox County Treasurer v. James Shelby Reed, *et al.*, Case No. 25TF06-0247. 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(s). 65-01439.000 and 65-00261.000, commonly known as 25 North Main Street, Fredericktown, OH 43019, 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.

Any person owning or claiming any right, title, or interest in, or lien upon, any parcel of real property listed above may file an answer in such action setting forth the nature and amount of interest owned or claimed and any defense or objection to the foreclosure. Such answer shall be filed in the office of the undersigned Clerk of the Court, and a copy of the answer shall be served on the prosecuting attorney, on or before the 19th day of July 2025 (twenty-eight days after the date of final publication of this notice).

If no answer is filed with respect to a parcel listed in the complaint, on or before the date specified as the last day for filing an answer, a judgment of foreclosure will be taken by default as to that parcel. Any parcel as to which a foreclosure is taken by default shall be sold for the satisfaction of the taxes, assessments, charges, penalties, and interest, and the costs incurred in the foreclosure proceeding, which are due and unpaid.

At any time prior to the filing of an entry of confirmation of sale, any owner or lienholder of, or other person with an interest in, a parcel listed in the complaint may redeem the parcel by tendering to the treasurer the amount of the taxes, assessments, charges, penalties, and interest due and unpaid on the parcel, together with all costs incurred in the proceeding instituted against the parcel under section [5721.18](#) of the Revised Code. Upon the filing of any entry of confirmation of sale, there shall be no further equity of redemption. After the filing of any such entry, any person claiming any right, title, or interest in, or lien upon, any parcel shall be forever barred and foreclosed of any such right, title, or interest in, lien upon, and any equity of redemption in, such parcel.

Christy Milligan Staton
Clerk of the Court
Court of Common Pleas
Knox County, Ohio