

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. 23BOR07-0197, Shelley Coon, Knox County Treasurer, Plaintiff, v. Thomas and Rose Welsh, *et al.*, Defendants.

Whereas, judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs as follows:

Permanent Parcel No. 35-00107.000, commonly known as 0 Ridgeland Drive, Howard, Ohio 43028, situated in the Township of Howard, County of Knox, and being Lot #107 in the Grand Ridge Estates Section, Apple Valley Subdivision. The last known owners are Thomas and Rose Welsh, address unknown. The total amount of the judgment is Three Thousand Eight Hundred Fifty-Seven Dollars and 19/100 (\$3,857.19).

Whereas such judgment orders such real property to be sold or otherwise disposed of according to law by the undersigned to satisfy the total amount of such judgment.

Now, therefore, public notice is hereby given that I, Daniel J. Weckesser, Sheriff of Knox County, Ohio, will either dispose of such property according to law or sell such real property at public auction, for cash, to the highest bidder of an amount that equals the greater of the judgment or the Knox County Auditor's Fair Market Value of the property, which is Six Thousand Three Hundred Eighty Dollars and 00/100 (\$6,380.00), plus the costs of the proceedings. **Accordingly, the minimum bid shall be Seven Thousand Eight Hundred Eighty Dollars and 00/100 (\$7,880.00).** The Sheriff's Sale will be an online auction held at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on August 15, 2025. If any parcel does not receive a sufficient bid, or is not otherwise disposed of according to law, it may be offered for sale under the same terms and conditions on the same website on August 29, 2025, for an amount that equals the greater of the judgment or the Knox County Auditor's Fair Market Value of the property, which is Six Thousand Three Hundred Eighty Dollars and 00/100 (\$6,380.00), plus the costs of the proceedings. **Accordingly, the minimum bid shall be Seven Thousand Eight Hundred Eighty Dollars and 00/100 (\$7,880.00).**

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.

Daniel J. Weckesser
Knox County Sheriff

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