

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. 25TF03-0089, Connie Durbin, Knox County Treasurer v. Earl R. Carper, Deceased, *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. 21-00086.000 and 21-00087.000, commonly known as 0 Mary Street, Howard, OH 43028 and 12449 Mary Street, Howard, OH 43028, situated in Section 4, Township 7, Range 11 of the Township of Howard, in the County of Knox, State of Ohio. The Knox County Auditor's Fair Market Value for Parcel No. 21-00086.000 is Seventy-Two Thousand Nine Hundred Eighty and 00/100 (\$72,980.00) Dollars. The Knox County Auditor's Fair Market Value for Parcel No. 21-00087.000 is Four Thousand Nine Hundred Eighty and 00/100 (\$4,980.00). The total appraised value of the property as determined by John P. Ruckman, CAI is Sixty-Three Thousand Dollars and 00/100 (\$63,000.00) for Parcel No. 21-00086.000 and Two Thousand and 00/100 Dollars for Parcel No. 21-00087.000.

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 for no less than **Sixty-Five Thousand Dollars and 00/100 (\$65,000.00)**. The Sheriff's Sale will be an online auction held at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on February 13th, 2026. 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 February 27th, 2026, to the highest bidder for the appraised value of the property, which is Sixty-Five Thousand Dollars and 00/100 (\$65,000.00). **Accordingly, the minimum bid shall be Sixty-Five Thousand Dollars and 00/100 (\$65,000.00).**

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.

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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