

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. 25TF09-0414, Connie Durbin, Knox County Treasurer, Plaintiff, v. Joshua L. Boucher, *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. 49-00319.000, commonly known 14841 Monroe Mills Road, Howard, Ohio 43028, situated in the Township of Monroe, County of Knox, and being Lot 14, Quarter 1, Township 7 North, Range 12 West. The last known owner is Joshua L. Boucher and Dawn M. Boucher, last address unknown. The total amount of the judgment is Seven Thousand Four Hundred Ninety-Seven and 62/100 Dollars (\$7,497.62). 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 is Two Hundred Eleven Thousand Sixty Dollars and 00/00 (\$211,060.00), plus the costs of the proceedings. **Accordingly, the minimum bid shall be Two Hundred Twelve Thousand, Five Hundred Sixty and 00/100 Dollars (\$212,560.00).** The Sheriff's Sale will be an online auction held at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on April 10, 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 April 24, 2026, for an amount that equals the greater of the judgment or the Knox County Auditor's Fair Market Value of the property, which is Two Hundred Eleven Thousand Sixty Dollars and 00/00 (\$211,060.00), plus the costs of the proceedings. **Accordingly, the minimum bid shall be Two Hundred Twelve Thousand, Five Hundred Sixty and 00/100 Dollars (\$212,560.00).**

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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