

**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. 24TF08-0242, Connie Durbin, Knox County Treasurer, Plaintiff, v. Cynthia Ferguson, *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. 33-01231.000, commonly known as 0 Floral Valley West, Howard, Ohio, 43028, situated in the Township of Howard, County of Knox, and being Unit 231 in the Floral Valley Subdivision. The last known owner are Cynthia A. Ferguson, whose last address is unknown, Brian Ferguson of 1002 East Chestnut Street, Mount Vernon, Ohio 43050, Amy Ferguson of 1002 East Chestnut Street, Mount Vernon, Ohio 43050, Brian Gastin of 208 Delano Street, Mount Vernon, Ohio 43050, Amy Gastin of 208 Delano Street, Mount Vernon, Ohio 43050 and Adina Mentzer, aka Adina Ryan, deceased. The total amount of the judgment is Five Thousand Four Hundred Ninety Dollars and 97/100 (\$5,490.97).

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 Five Thousand Three Hundred Twenty Dollars and 00/100 (\$5,320.00), plus the costs of the proceedings, in the amount of One Thousand Five Hundred and 00/100 Dollars (\$1,500.00). **Accordingly, the minimum bid shall be Six Thousand Eight Hundred Twenty Dollars and 00/100 (\$6,820.00).** The Sheriff's Sale will be an online auction held at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on May 8, 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 May 22, 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 Five Thousand Three Hundred Twenty Dollars and 00/100 (\$5,320.00), plus the costs of the proceedings. **Accordingly, the minimum bid shall be Six Thousand Eight Hundred Twenty Dollars and 00/100 (\$6,820.00).**

PUBLIC NOTICE IS HEREBY GIVEN THAT PERMANENT PARCEL NO. 33-01231.000, COMMONLY KNOWN AS 0 FLORAL VALLEY WEST, HOWARD, OHIO, 43028, SITUATED IN THE TOWNSHIP OF HOWARD, COUNTY OF KNOX, AND BEING UNIT 231 IN THE FLORAL VALLEY SUBDIVISION TO BE SOLD AT PUBLIC AUCTION IS SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE.

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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