

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. 25BOR09-0366, Connie Durbin, Knox County Treasurer, Plaintiff, v. Etta D. Thompson, *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. 21-00920.000, commonly known 11374 Monroe Mills Road, Howard, Ohio 43028, situated in the Township of Howard, County of Knox, and being Lot #5 Quarter 3, Township 7, Range 11. The last known owner is Etta D. Thompson, last address unknown. The total amount of the judgment is One Thousand Five Hundred Thirty-Six and 44/100 Dollars (\$1,536.44). 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. The total appraised value of the property as determined by John P. Ruckman, CAI, is Twenty Thousand Dollars and 00/100 (\$20,000.00) for Parcel No. 21-00920.000. The said judgment orders the property to be sold by the Sheriff of Knox County, Ohio for no less than Twenty-One Thousand Five Hundred Dollars and 00/100 (\$21,500.00). The Sheriff will therefore sell the property to the highest bidder to pay such judgment. The Sheriff's Sale will be an online auction held at <https://knox.sheriffsaleauction.ohio.gov> at 10:00 A.M. on July 17, 2026. In the event the said property does not receive a sufficient bid, it shall be re-offered for sale at the same time and website on July 17, 2026, for an amount sufficient to satisfy the judgment on said parcel. 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.

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.

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Knox County Sheriff

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