

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. 26TF03-0093, Connie Durbin, Knox County Treasurer v. Brian J. Farmer, *et al.* Judgment has been rendered in the above captioned case for taxes, assessments, interest, penalties, and costs (plus any additional taxes, assessments, interest, penalties, and costs, or other charges due and payable as of the date of confirmation of sale), against certain real property bearing Permanent Parcel No. 09-00156.000, commonly known as 4001 McLarnan Road, Gambier, OH 43022, the legal description for which may be found in Plaintiff's Complaint, a copy of which is available from the office of the Knox County Clerk of Courts, 117 E. High St., Mount Vernon, OH 43050. The Knox County Auditor's Fair Market Value of the property is Forty-Three Thousand One Hundred Forty Dollars and 00/100 (\$43,140.00) for Parcel No. 09-00156.000. The said judgment orders the property to be sold by the Sheriff of Knox County, Ohio for no less than Forty-Four Thousand Six Hundred Forty Dollars and 00/100 (\$44,640.00). 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 October 9, 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 October 23, 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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