

**NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURES
OF LIENS FOR DELINQUENT LAND TAXES**

IN THE COMMON PLEAS COURT OF NOBLE COUNTY, OHIO
CASE NO. (SEE BELOW)
IN THE MATTER OF THE FORECLOSURE OF LIENS FOR DELINQUENT LAND TAXES
BY ACTION IN REM

KELLY SALING, TREASURER, Plaintiff,

vs.

PARCELS OF LAND ENCUMBERED WITH DELINQUENT TAX LIENS, Defendants,

WHEREAS, judgment has been rendered against certain parcels of real property for taxes, assessments, charges, penalties, interest, and costs, as follows:

CASE NO. 225-0016 – Cardinot

Parcel No. 29-0012132.000 located at 910 Belford Street, Caldwell, Ohio 43724, and described as Lot No. 293 in the Oscar Miller Addition to the Town of Caldwell, Ohio, the legal description of which is more fully described in the Certificate of Title dated May 24, 2023, filed June 6, 2023, and recorded in Volume 386, Page 798 of the Official Records of Noble County, Ohio. The last known owner is Jose Spezane Cardinot, 1516 NW 4th Avenue, Fort Lauderdale Florida, 33311. Judgment has been rendered against these parcels of real property in the total amount of **\$13,808.17**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0019 – Koval

Parcel No. 26-0014280.000 located at 45612 Old State Route 21, Caldwell, Ohio 43724 and described as the S. Fraction of Lot No. 256 in the Florence Addition to the Village of Caldwell, Ohio, the legal description of which is more fully described in the Warranty Deed dated March 20, 1999, filed March 22, 1999, and recorded in Volume 52, Page 993 of the Deed Records of Noble County, Ohio. The last known owner is Jack L. Koval, 45612 Old State Route 21, Caldwell, Ohio 43724 or c/o Paul Koval, P.O. Box 14, Caldwell, Ohio 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$18,092.64**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0023 – Tucker

Parcel No. 25-0019015.000 and **Parcel No. 25-0019016.000** located at 14446 Johnstown Road, Caldwell, Ohio 43724 and described as Lot No. 13 and Lot No. 14 in the Town of Johnstown located in Noble Township, Noble County, Ohio, , the legal description of which is more fully described in the Survivorship Deed dated December 13, 1993, filed December 16, 1993, and recorded in Volume 9, Page 695 of the Official Records of Noble County, Ohio. The last known owners are John Robert Tucker, 54915 Batesville Road, Quaker City, Ohio 43773 or 14446 Johnstown Road, Caldwell, Ohio 43724, and Lynn Ellen Tucker, 54915 Batesville Road, Quaker City, Ohio 43773 or 14446 Johnstown Road, Caldwell, Ohio 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$3,697.26**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0024 – Church

Parcel No. 29-0017011.000 located at 821 West Street, Caldwell, Ohio 43724 and described as Lot No. 335 in the Village of Caldwell, Ohio, the legal description of which is more fully described in the Warranty Deed dated July 7, 2001, filed July 11, 2001, and recorded in Volume 75, Page 886 of the Official Records of Noble County, Ohio. The last known owner is Cynthia Church, P.O. Box 208, Lucerne Mines, Pennsylvania 15754 or 821 West Street, Caldwell, Ohio 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$5,887.62**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0026 – Thornton

Parcel No. 05-0021348.000 located at Petry Road and described as 8.00 acres, located in Buffalo Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated December 9, 1992, filed December 9, 1992, and recorded in Volume 2, Page 681 of the Official Records of Noble County, Ohio. The last known owner is Margarite Thornton, 123 Franklin Avenue, Cambridge, Ohio 43725 or c/o Richard Thornton, P.O. Box 1697, Cambridge, Ohio 43725. Judgment has been rendered against these parcels of real property in the total amount of **\$3,831.72**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0028 – Klobusnik

Parcel No. 25-0013007.000 located at State Route 821 and described as Lot No. 7 in the Village of Laura, located in Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated May 7, 1938, filed May 7, 1938, and recorded in Volume 92, Page 266 of the Deed Records of Noble County, Ohio. The last known owner is Martin Klobusnik, c/o Paul Hather, 21 Sunset Drive, Caldwell, Ohio 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$263.04**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0029 – Hather

Parcel Nos. 25-0013008.000, 25-0013009.000, 25-0013010.000, 25-0013020.000, 25-0013021.000, 25-0013022.000, and 25-0013112.000 located at State Route 21 and described as Lot Nos. 8, 9, 10, 20, 21, 22, and 33 in the Town of Laura, located in Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Quit Claim Deed dated June 4, 2012, filed June 6, 2012, and recorded in Volume 204, Page 643 of the Official Records of Noble County, Ohio. The last known owners are Paul K. Hather, 21 Sunset Drive, Caldwell, Ohio 43724, and J. Brian Hather, 170 Hickory Road, Carlisle, Pennsylvania 17015. Judgment has been rendered against these parcels of real property in the total amount of **\$1,087.63**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0030 – Wygonski

Parcel No. 37-0021260.000 located at 55373 Skyline Drive, Senecaville, Ohio 43780 and described as 0.014 acres located in Wayne Township, Noble County, Ohio, the legal description of which is more fully set forth in the Quit Claim Deed dated March 25, 1994, filed March 25, 1994, and recorded in Volume 11, Page 368 of the Official Records of Noble County, Ohio. The last known owners are Jack D. Wygonski, 55373 Skyline Drive, Senecaville, Ohio 43780 or 8350 Chestnut Blvd., Broadview, Heights, Ohio 44147, and Parmer P. Smith, 55373 Skyline Drive, Senecaville, Ohio 43780. Judgment has been rendered against these parcels of real property in the total amount of **\$1,417.26**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0031 – Zaremsky

Parcel Nos. 27-0012141.000, 27-0012142.000, and 27-0012143.000 located 208 Main Street, Belle Valley, Ohio 43717 and described as Lot Nos. 76, 77, and 78 in the Town of North Belle Valley, Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated August 9, 2008, filed August 30, 2005, and recorded in Volume 127, Page 349 of the Official Records of Noble County, Ohio. The last known owners are Ronald Zaremsky, 208 Main Street, Belle Valley, Ohio 43717, and Carolyn Zaremsky, 208 Main Street, Belle Valley, Ohio 43717. Judgment has been rendered against these parcels of real property in the total amount of **\$8,062.39**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0032 – Buffington

Parcel No. 10-0021241.001 located at 36796 Hill Street, Lower Salem, Ohio 45745 and described as 1.50 acres located in Elk Township, Noble County, Ohio, the legal description of which is more fully set forth in the Quit Claim Deed dated October 8, 2014, filed October 8, 2014, and recorded in Volume 255, Page 4 of the Official Records of Noble County, Ohio. The last known owner is Ruby Buffington, 36796 Hill Street, Lower Salem, Ohio 45745 or 7407 Robinson Creek, Letart, West Virginia 25253. Judgment has been rendered against these parcels of real property in the total amount of **\$1,802.45**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0033 – McElfresh

Parcel No. 24-0011204.000 located at 215 Cline Street, Summerfield, Ohio 43788 and described as the North part of Lot No. 4, in the Gibson Addition to the Village of Summerfield, Ohio located in Marion Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated March 4, 1997, filed March 11, 1997, and recorded in Volume 31, Page 968 of the Official Records of Noble County, Ohio and the Agreed Judgment Entry dated April 22, 2005, filed April 25, 2005, and recorded in Volume 122, Page 992 of the Official Records of Noble County, Ohio. The last known owner is Stanley McElfresh, 216 Cline Street, Summerfield, Ohio 43788 or 215 Main Street, Summerfield, Ohio 43788. Judgment has been rendered against these parcels of real property in the total amount of **\$5,279.40**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0034 – Oakes

Parcel No. 27-0012159.000 located at 101 North Street, Belle Valley, Ohio 43717 and described as West Half of Lot No. Fifty-Three (53) in said original town of North Belle Valley located in Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Transfer on Death Deed dated July 20, 2005, filed July 25, 2005, and recorded in Volume 125, Page 996 of the Official Records of

Noble County, Ohio. The last known owner is Victoria C. Oakes, 5520 Sleepy Hollow, Cambridge, Ohio 43725 or 101 North Street, Belle Valley, Ohio 43717. Lienholders and other persons who may have an interest: The Noble County Board of Commissioners, 210 Courthouse, Caldwell, Ohio 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$4,051.52**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0036 – Hood

Parcel No. 13-0021330.000 located at 20535 Frostyville Road, Caldwell, Ohio 43724 and described as 0.290 acres located in Enoch Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 14, 2013, filed July 29, 2013, and recorded in Volume 228, Page 157 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 13-0021331.000** described as 0.160 acres located in Enoch Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 14, 2013, filed July 29, 2013, and recorded in Volume 228, Page 157 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 13-0050199.000** located at State Route 564 and described as 0.590 acres located in Enoch Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 14, 2013, filed July 29, 2013, and recorded in Volume 228, Page 157 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 13-0050316.000** described as 0.310 acres located in Enoch Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 14, 2013, filed July 29, 2013, and recorded in Volume 228, Page 157 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 28-0051024.000** located at 18730 Harl Weiller Road, Caldwell, Ohio 43724 and described as 0.900 acres located in Olive Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 28, 2013, filed July 29, 2013, and recorded in Volume 228, Page 155 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 28-0051283.000** located at Township Road 297 and described as 0.650 acres, located in Olive Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 28, 2013, filed July 29, 2013, and recorded in Volume 228, Page 155 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street,

Houston, Texas 77010. **Parcel No. 34-0021233.000** located at Township Road 351 Rear and described as 10.440 acres, located in Stock Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 7, 2000, filed June 30, 2000, and recorded in Volume 65, Page 126 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 34-0021248.000** located at Township Road 302 Rear and described as 40 acres, located in Stock Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 7, 2000, filed June 30, 2000, and recorded in Volume 65, Page 126 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 35-0021250.001** located at 24300 Country Lane, Caldwell, Ohio 43724 and described as 0.650 acres, located in Stock Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 7, 2000, filed June 30, 2000, and recorded in Volume 65, Page 126 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. **Parcel No. 35-0021250.000** located at 24300 Country Lane, Caldwell, Ohio 43724 and described as 10.303 acres, located in Stock Township, Noble County, Ohio, the legal description of which is more fully set forth in the Warranty Deed dated June 6, 2000, filed October 10, 2000, and recorded in Volume 67, Page 850 of the Official Records of Noble County, Ohio and the out-conveyance contained in Quit-Claim Deed recorded in Volume 169, Page 125 of the Official Records of Noble County, Ohio. The last known owner is Jerry J. Hood, 24300 Country Lane, Caldwell, Ohio 43724. Lienholders and other persons who may have an interest: Ohio Department of Taxation, 4485 Northland Ridge Blvd., Columbus, Ohio 43229; Summit Acres, Inc., 1201 Dublin Road, Suite 157, Columbus, Ohio 43215; State Farm Fire and Casualty, 1440 Granville Road, Newark, Ohio 43093; CNX Gas Company, LLC, 1000 Consol Energy Drive, Canonsburg, Pennsylvania 15317; Hess Ohio Developments, LLC, 1501 McKinney Street, Houston, Texas 77010. Judgment has been rendered against these parcels of real property in the total amount of **\$36,279.37**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0039 – Balazik

Parcel Nos. 25-0013024.000 and 25-0013025.000 located at 48965 Marietta Road, Caldwell, Ohio 43724 and described as Lot Nos. 24 and 25 in the Town of Laura located in Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Certificate of Transfer dated November 2, 1998, filed November 3, 1998, and recorded in Volume 49, Page 32 of the Official Records of Noble County, Ohio. The last known owner is Mildred Balazik, 5600 Hobart Avenue, West Palm Beach, FL 33405 and 48956 SR 821, Caldwell, OH 43724. **Parcel No. 25-0013030.000** located at State Route 821 and County Road 11 and described as Lot No. 115 in the Town of Laura located in Noble Township, Noble County, Ohio, the legal description of which is more fully set forth in the Affidavit for Transfer and Record of Real Estate Inherited dated May 15, 1946, filed May 15, 1946, and recorded in Volume 99, Page 41 of the Deed Records of Noble County, Ohio. The last known owners are Mildred Balazik, 5600 Hobart Avenue, West Palm Beach, FL 33405 or 48956 SR 821, Caldwell, OH 43724; Andy Balazik, Coal Ridge; Joe Balazik, Coal Ridge; and Margaret Balazik, Coal Ridge. Judgment has been rendered against these parcels of real property in the total amount of **3,122.09**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0040 – Baker

Parcel Nos. 26-0014038.000 and 26-0050093.000 located at 16525 Glen Slay Road, Caldwell, Ohio 43724 and described as part of Lot No. 34 and part of Lot No. 35 in the proposed Addition of Florence to the Town of Caldwell located in Noble Township, Noble County, Ohio, the legal description of which is more fully set

forth in the Survivorship Deed dated November 10, 1994, filed January 27, 1995, and recorded in Volume 16, Page 670 of the Official Records of Noble County, Ohio. The last known owners are Randy L. Baker, 11496 Cherry Hill Road, Glenford, OH 43739 or 16525 Glen Slay Road, Caldwell, OH 43724, and Deidere Baker, 11496 Cherry Hill Road, Glenford, OH 43739 or 16525 Glen Slay Road, Caldwell, OH 43724. Judgment has been rendered against these parcels of real property in the total amount of **\$2,242.39**, plus taxes, assessments penalties, interests, costs, and charges.

CASE NO. 225-0043 – Goo Goo Gaga Properties, LLC

Parcel No. 32-0017158.000 located at Arapaho Path and described as Lot No. One Hundred Sixty-Five (No. 165) in Buffalo Hills (Subdivision No. 3) located in Seneca Township, Noble County, Ohio, the legal description of which is more fully set forth in the Quitclaim Deed dated February 21, 2025, filed March 4, 2025, and recorded in Volume 415, Page 623 of the Official Records of Noble County, Ohio. The last known owner is Goo Goo Gaga Properties, LLC, 6545 Market Avenue North, Suite 100, Canton, OH 44721. Judgment has been rendered against these parcels of real property in the total amount of **\$2,260.69**, plus taxes, assessments penalties, interests, costs, and charges.

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, Jason Mackie, Sheriff of Noble 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 at least the total amount of the judgment, including all taxes, assessments, charges, penalties, interest, and costs payable subsequent to the delivery to the prosecuting attorney of the delinquent land tax certificate or master list of delinquent tracts and prior to the transfer of the deed of the property to the purchaser following confirmation of sale, at the hour of **10:00 a.m. at the west door of the Courthouse, West St., Caldwell, Ohio on Friday, the 27th day of February, 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 of the first sale and at the same time of day and at the same place, on **Friday, the 13th day of March, 2026**, for an amount that equals at least the total amount of the judgment, including all taxes, assessments, charges, penalties, interest, and costs payable subsequent to the delivery to the prosecuting attorney of the delinquent land tax certificate or master list of delinquent tracts and prior to the transfer of the deed of the property to the purchaser following confirmation of sale.

PUBLIC NOTICE IS HEREBY GIVEN THAT ALL SUCH REAL PROPERTY TO BE SOLD AT PUBLIC AUCTION MAY BE SUBJECT TO A FEDERAL TAX LIEN THAT MAY NOT BE EXTINGUISHED BY THE SALE, AND PURCHASERS OF ANY SUCH REAL PROPERTY ARE URGED TO SEARCH THE FEDERAL TAX LIEN INDEX THAT IS KEPT BY THE COUNTY RECORDER TO DETERMINE IF NOTICE OF A FEDERAL TAX LIEN HAS BEEN FILED WITH RESPECT TO ANY SUCH PROPERTY.

Terms of sale: The amount of the judgment, plus all taxes, assessments, charges, penalties, interests, and costs, and charges, shall be payable upon being the successful bidder and the balance shall be due within thirty (30) days or upon receipt of the sheriff's deed, whichever may occur first. A Sheriff's fee in the amount of one and one-half (1.5%) percent of the successful bid and a deed preparation fee of fifty and 00/100 Dollars (\$50.00) will be added to the successful bid. Real estate taxes have not been prorated as of the date of sale. As real estate taxes are paid in arrears, purchaser is responsible for any accrued real estate taxes that have not yet become due and payable as of the date of sale. Neither the Noble County Sheriff's Office, nor the Noble County Prosecuting Attorney's Office, shall be responsible for the condition of the buildings or property and, therefore, there are no guarantees. There was not an inspection of the property and neither the Noble County Sheriff's Office, nor the Noble County Prosecuting Attorney's Office, shall be liable for the condition of the property upon confirmation of sale. **All property is sold as-is-where-is.**

Jason Mackie
Sheriff of Noble County, Ohio

Jordan C. Croucher and Ryan M. Regel
Prosecutor and Assistant Prosecutor of Noble County, Ohio