

Notice of sale under judgment of  
Foreclosure of liens for delinquent  
Land taxes

IN THE COMMON PLEAS COURT OF WASHINGTON COUNTY, OHIO

IN THE MATTER OF FORECLOSURE OF LIENS  
FOR DELINQUENT LAND TAXES  
COUNTY TREASURER OF WASHINGTON COUNTY, OHIO

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 for each of the respective parcel numbers, and in each of the respective case numbers shown below.

Whereas, such judgments order the real property to be sold or otherwise disposed of according to law by the undersigned to satisfy the total amount of each such judgment, plus court costs and taxes, penalties and interest due thereafter at the time of transfer by Sheriff's deed, or the fair market value of the property, and court costs due thereafter;

Now, therefore, public notice is hereby given that I, Sheriff of Washington County, Ohio will either dispose of such property according to law or sell each of these parcels of real property at public auction, to the highest bidder of an amount that equals at least the amounts shown below as the minimum bid for each of the parcels

Case No. 22 DT 60 - Parcel Numbers: 24-0010152.000; 24-0000292.000; 24-0004692.000; 24-0010148.000; 24-0000296.000; 24-0021136.000; 24-0021060.000; and 24-0004708.000; property located on or about Douglas Avenue, Marietta, OH 45750, in the name of Stuart Diamond whose last known address is 100 Keenan Road, Lot C13, Peninsula, OH 44264.

Judgment Amount: \$2,951.93. **MINIMUM BID AMOUNT \$4,835.14.**

Case No. 22 DT 61 - Parcel Number 24-0032740.000; property located at 401 Marion Street, Marietta, OH 45750, in the name of Caroline Susan Waite Emerick whose last known address is 401 Marion Street, Marietta, OH 45750.

Judgment Amount: \$4,573.91. **MINIMUM BID AMOUNT \$5,616.09.**

Case No. 22 DT 62 - Parcel Numbers: 37-0076728.000; and 37-0076732.000; property located at 517 Zanesville Street, Beverly, OH 45715, in the name of Jay A. Hockenberry whose last known address is 517 Zanesville Street, Beverly, OH 45715.

Judgment Amount: \$6,940.90. **MINIMUM BID AMOUNT \$8,083.72.**

Case No. 22 DT 63 - Parcel Numbers: 37-0076516.000; 37-0076520.000; 37-0076524.000; 37-0076512.000; and 37-0076524.001; property located on or about 517 or 515 Zanesville Street, Beverly, OH 45715, in the name of Jay A. Hockenberry & Tonda M. Hockenberry whose last known address is 517 Zanesville Street, Beverly, OH 45715.

Judgment Amount: \$14,133.30. **MINIMUM BID AMOUNT \$15,472.85.**

Case No. 22 DT 64 - Parcel Numbers: 35-0068056.000; and 37-0076940.000; property located on or about 739 Zanesville Street, Beverly, OH 45715, in the name of Jay A. Hockenberry & Tonda M. Hockenberry whose last known address is 517 Zanesville Street, Beverly, OH 45715.

Judgment Amount: \$11,411.28. **MINIMUM BID AMOUNT \$12,665.37.**

Case No. 22 DT 68 - Parcel Number: 18-0066232.000; property located 145 Rake Road, Whipple, OH 45788, in the name of Gregory Ray Robinson whose last known address is 145 Rake Road, Whipple, OH 45788.

Judgment Amount: \$4,478.84. **MINIMUM BID AMOUNT \$5,306.53.**

Case No. 22 DT 69 - Parcel Number: 24-0005688.000; property located at 817 St Mary's Avenue, Marietta, OH 45750, in the name of Missi Scott whose last known address is 5355 State Route 26, Marietta, OH 45750.

Judgment Amount: \$3,702.67. **MINIMUM BID AMOUNT \$4,868.80.**

Case No. 22 DT 70 - Parcel Numbers: 24-0018320.000; and 24-0018324.000; property located on or about 802 Second Street, Marietta, OH 45750, in the name of Shadix TV Sales & Services Inc. whose last known address is 514 Fifth Street, Marietta, OH 45750.

Judgment Amount: \$2,640.00. **MINIMUM BID AMOUNT \$3,695.92.** \*\*\*NOTE\*\*\***Legal Description may be in dispute.**

The sale will take place at the hour of 1:00 p.m. on the ground floor of the Washington County Courthouse, 205 Putnam St., Marietta, Ohio, on **October 18, 2022.**

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 **November 1, 2022**, for an amount that equals at least the amounts shown immediately above.

The property to be sold is described in the above notice by permanent parcel number, in accordance with the permanent parcel numbering system adopted by Washington County, Ohio. The Prosecuting Attorney has determined that the publication of the complete legal description is not necessary to provide reasonable notice to prospective bidders. The complete legal description may be obtained by reference to the parcel number, by reference to the case number and style as identified above within this notice, in the files of the Clerk of the Washington County Common Pleas Court, in the Washington County Courthouse, 205 Putnam Street, Marietta, Ohio.

**\* NOTICE \*** the properties listed above are described in the Complaint and will be sold in accordance with the written legal descriptions found in the public records for Washington County. The properties have not been surveyed. Title and legal descriptions are not guaranteed. Prospective purchasers are advised to search the public records to investigate title and description.

TERMS OF SALE: DEPOSIT IN THE AMOUNT OF THE MINIMUM BID SPECIFIED FOR

EACH PARCEL WILL BE DUE AT THE TIME OF THE SALE BY CERTIFIED OR CASHIER'S CHECK.

BALANCE DUE BY CERTIFIED OR CASHIER'S CHECK ON CONFIRMATION OF SALE.

**SALE IS STRICTLY "AS IS". NO WARRANTIES AS TO PROPERTY DESCRIPTION, AMOUNT OF PROPERTY, STRUCTURES, FIXTURES, PERSONAL PROPERTY, MINERAL INTERESTS, ROAD ACCESS, CONDITION, LIENS, STREET ADDRESS, TITLE OF PROPERTY OR PENDING SPECIAL ASSESSMENTS.**

**SALE OF PROPERTY WILL NOT TRANSFER TITLE TO ANY MOBILE HOMES ON THE PROPERTY. PURCHASER ASSUMES RESPONSIBILITY FOR REMOVAL OR TITLE TRANSFER.**

PROPERTY WILL BE SOLD SUBJECT TO TAXES FOR 2022, DUE 2023

Larry R. Mincks, Sheriff

Alison L. Cauthorn, Assistant Prosecutor