

**NOTICE OF SALE UNDER JUDGMENT OF FORECLOSURE
OF LEINS FOR DELINQUENT LAND TAXES
Revised Code Sec 5721.19.1**

**In the Court of Common Pleas, Bryan, Ohio, Williams County, OH
Case No.: 25CF000054**

**In the Matter of Foreclosure of Liens for delinquent land taxes
County Treasurer of Williams County, Ohio**

**Kellie J. Gray, Treasurer of Williams County, Ohio Plaintiff
vs**

Frances M. Laukhuf, the unknown heirs, devisees, legatees, trustees, successors in title, widows, widowers, executors, administrators, receivers, unknown guardians of minor and or incompetent heirs, and assignees of the aforesaid persons or entities who are believed or may be deceased, defunct or dissolved, et al. Defendant

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

Situated in the Village of Montpelier, County of Williams, in the State of Ohio and described as follows: Known as and being Lot Number Ninety-Three (93) in and of South Montpelier Addition to the Village of Montpelier, Ohio

Parcel No.: 072-110-46-015.000

Property Address: 523 S Pleasant St., Montpelier, OH 43543

Total Due: \$5751.59

Whereas, such judgment orders such real property to be sold by the undersigned to satisfy the total amount of said judgment; Now, therefore, public notice is hereby given that I, Thomas E. Kochert, Sheriff of Williams County, Ohio, will sell such real property at public auction, for cash to the highest bidder of an amount that equals at least the amount of the total judgement, including taxes, assessments, charges, penalties, and interest payable subsequent to the delivery to the prosecuting attorney of the delinquent 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 Williams County Courthouse, corner of High and Main Streets, Bryan, Ohio on Thursday the 5th of March, 2026 at 1:00 PM. In addition the highest bidder shall pay prorated taxes due in accordance with ORC 323.47. If any parcel does not receive a sufficient bid, it shall be offered for sale under the same conditions of the first sale and at the same time of day and at the same place on Thursday, the 19th of March, 2026 for the lesser of fair market value of the parcel as determined by the county auditor of the total amount of the judgement, including all taxes, assessments, charges, penalties, and interest 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.

Each purchaser at Sheriff's Sale shall pay the sheriff's fees, poundage and other lawful expenses to the Williams County Sheriff's Office in addition to property costs.

**Thomas E. Kochert
Sheriff of Williams County, Ohio.**