

IN THE COURT OF COMMON PLEAS OF HENRY COUNTY, OHIO

Case No. 26CV0060

Parcel No.: 08-100006.0000

Honorable Judge Amy C. Rosebrook

DIANA WACHTMAN,

Treasurer of Henry County, Ohio,

Plaintiff,

vs.

JOHN DOE or JANE DOE, whose name is unknown as heir to and real estate beneficiary of the estate of LARRY W. MICHAEL,

Defendant(s)

NOTICE

Katie L. Nelson(0086314)

Assistant Prosecuting Attorney

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Attorney for Plaintiff

To: John Doe or Jane Doe, whose name is unknown, as heir to and real estate beneficiary of the estate of Larry W. Michael, whose address is unknown

You are hereby notified that you are an owner/lienholder of record on a parcel of real estate located at 15-460 County Road Z, Napoleon, OH 43545, PPN 08-100006.0000. Complete legal descriptions may be obtained at the Henry County Recorder's Office located at 660 N. Perry St., P.O. Box 546, Napoleon, OH 43545.

Such parcel have been included in an action instituted by the County Treasurer, being Case No. 26CV0060 filed in the Court of Common Pleas of Henry County, Ohio on March 31, 2026, seeking the foreclosure, forfeiture and sale of such parcel for the nonpayment of delinquent taxes, assessments, charges, penalties and interest in the amount of Six Thousand Six Hundred thirty-one and 9/100 Dollars (\$6,631.09).

Any person owning or claiming any right, title or interest in, or lien upon, such parcel may file an answer in the action setting forth the nature and amount of the person's interest and any defense or objection to the foreclosure and forfeiture. Any such answer shall be filed in the Office of the undersigned Clerk of the Court, and a copy of the answer shall be served upon the prosecuting attorney, on or before April 28, 2026, (twenty-eight days after the publication of the associated notice of foreclosure and forfeiture in accordance with law).

If no answer is filed, a judgment of foreclosure and forfeiture will be taken by default and such parcel shall be ordered sold for the satisfaction of the tax lien on it.

If, pursuant to the action, the property is sold for an amount that is less than the amount of the delinquent taxes, assessments, charges, penalties and interest against it, the Court, in a separate order, may enter a deficiency judgment against the owner of record of the parcel for the amount of the difference. If that owner of record is a corporation, the Court may enter the deficiency judgment against the stockholder holding a majority of that corporation's stock.

At any time prior to the filing of any entry of confirmation of sale, any owner or lienholder of, or other person with an interest in, the parcel may redeem the parcel by tendering to the treasurer the full amount of the taxes, assessments, charges, penalties and interest due and unpaid on the parcel, together with all costs incurred in the proceeding instituted against the parcel under Section 5721.14 of the Ohio Revised Code. Upon filing of any entry confirming the sale of the parcel, there shall be no further equity of redemption. After the filing of any such entry, any persons claiming any right, title or interest in, or lien upon the parcel shall be forever barred and foreclosed of any right, title or interest in, lien upon, and any equity of redemption in, the parcel.

Kim Stouffer

Clerk of the Common Pleas Court of Henry County, Ohio

Run Dates: 4/8/2026, 4/15/2026, 4/22/2026