

LEGAL

NOTICE OF REAL PROPERTY TAX SALE

Henry County Indiana
Beginning 10:00 AM Local Time,
September 19, 2024
Online - www.zeusauction.com

Henry County

Pursuant to the laws of the Indiana General Assembly, notice is hereby given that the following described property is listed for sale for delinquent taxes and/or special assessments. Pursuant to a change in law, this publication will appear only once in newspapers. Subsequent notices can be found at www.henrycounty.in.gov. The county auditor and county treasurer will apply on or after 08/30/2024 for a court judgment against the tracts or real property for an amount that is not less than the amount set out below and for an order to sell the tracts or real property at public auction to the highest bidder, subject to the right of redemption. Any defense to the application for judgment must be filed with the Henry County Circuit 1 Court and served on the county auditor and treasurer before 08/30/2024. The court will set a date for a hearing at least seven (7) days before the advertised date of sale and the court will determine any defenses to the application for judgment at the hearing. The county auditor and the county treasurer are entitled to receive all pleadings, motions, petitions, and other filings related to the defense to the application for judgment.

The public auction will be conducted as an electronic sale under IC 6-1.1-24-2(b)10, at the following web site: www.zeusauction.com. The public auction will begin on 09/19/2024 at 10:00 AM local time. The properties in the online auction will commence closing in batches at 3:00 PM local time on 09/19/2024 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

Property will not be sold for an amount which is less than the sum of:

- (A) the delinquent taxes and special assessments on each tract or item of real property; and
- (B) the taxes and special assessments on the real property that are due and payable in the year of the sale, whether or not they are delinquent; and
- (C) all penalties due on the delinquencies, and
- (D) an amount prescribed by the county auditor that equals the sum of:
 - (1) forty dollars (\$40) for postage and publication costs; and
 - (2) any other costs incurred by the county that are directly attributable to the tax sale; and
 - (E) any unpaid costs due under IC 6-1.1-24-2(c) from a prior tax sale.

No property listed below shall be sold if, at any time before the sale, the Total Amount for Judgment is paid in full. If the real property is sold in the tax sale, the amount required to redeem such property will be 110% of the minimum bid for which the tract or real property was offered at the time of sale, if redeemed not more than six (6) months after the date of sale, or 115% of the minimum bid for which the tract or real property was offered at the time of sale, if redeemed more than six (6) months after the date of sale, plus the amount by which the purchase price exceeds the minimum bid on the real property plus five percent (5%) per annum interest on the amount by which the purchase price exceeds the minimum bid on the property. All taxes and special assessments upon the property paid by the purchaser subsequent to the sale, plus five percent (5%) per annum interest on those taxes and special assessments, will also be required to be paid to redeem such property.

In addition, IC 6-1.1-25-2 (e) states the total amount required for redemption may include the following costs incurred and paid by the purchaser or the purchaser's assignee or the county before redemption: (1) The attorney's fees and cost of giving notice under IC 6-1.1-25-4.5; (2) The costs of title search or examining and update the abstract of title for the tract or item of real property. The period of redemption shall expire on Friday, September 19, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, January 17, 2025.

If the tract or item of real property is sold for an amount more than the minimum bid and the property is not redeemed, the owner of record of the property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

The Auditor and Treasurer specifically reserve the right to withhold from the sale any parcel which has been listed in error, or which otherwise becomes ineligible for sale either prior to 09/19/2024 or during the duration of the sale.

This notice of real property tax sale, and the tax sale itself are undertaken and will be conducted pursuant to the requirements of the laws of the State of Indiana which regulate the sale of land for delinquent taxes, pursuant to I.C. 6-1.1-24-1 et seq.

The County does not warrant the accuracy of the street address or common description of the property, and a misstatement in the key number or street address does not invalidate an otherwise valid sale.

Minimum bid amounts are prescribed by law and are subject to change prior to the auction date.

Pursuant to IC 6-1.1-24-3(e), property descriptions may be omitted for properties appearing on the certified list in consecutive years.

A complete property list may be obtained at www.sriservices.com or in an alternative form upon request.

Registration For Bidding On the Tax Sale:
If you are interested in participating in this public auction, registration information and the procedures you must follow to bid are available online at https://www.zeusauction.com. In order to participate, you must become a member of the auction web site (www.zeusauction.com). You must read, understand and agree to the

rules of sale and payment terms. **Once you become a member of the auction web site, you must register for the Henry County auction, specifically.**

Please note that in order to bid in the online public auction, you must both complete IRS Form W-9 and agree to the registration statement described at IC 6-1.1-24-5.3(c)electronically, through the auction web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Henry County Tax Sale must provide a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State to the Henry County Treasurer.

The period to register for the sale begins on August 22, 2024 at 10:00 AM and closes on September 18, 2024 at 12:00 PM. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.

The tracts or real property included in this list will be sold at public auction to the highest bidder, subject to the right of redemption.

*** In order to remove a property from the sale, payment must be received by 12:00 PM local time on Wednesday, September 18, 2024. All payments must be made in cash or certified funds made payable to the Henry County Treasurer and sent to Henry County Treasurer, 101 South Main Street, New Castle, IN 47362. ***

Please note that the dollar amounts for the tracts or items of real property listed herein may not include amounts certified to the County Treasurer for collection under IC 6-1.1-22-13.5 or added to the tax liability for ineligible deductions claimed under IC 6-1.1-12-37 subsequent to the creation of the list described at IC 6-1.1-24-1 or, alternatively, this publication. The County may require successful bidders to pay said amounts (as applicable) as part of the purchase price, or otherwise, at the close of the online auction.

Dated: 08/08/2024

332400001 001-00537-00 \$747.02
HAMBY BILLY J N MESSICK RD

332400002 001-01322-00 \$1,451.81
CASE WANDA J BILLY R CYNTHIA L JT RS 7136 E COUNTY ROAD 450 N

332400005 001-02621-00 \$614.41
DISHMAN BARBARA (CONTRACT) 9800 E COUNTY ROAD 350 N

332400006 002-00114-00 \$2,452.93
WATKINS FORREST W 6366 E LYNN ST

332400007 002-00607-00 \$6,114.53
KEESLING PHILLIP A 5387 E COUNTY ROAD 500 S

332400008 002-02933-00 \$1,353.08
GOLLIHER BRIAN J JULIE B E COUNTY ROAD 950 S

332400009 002-02934-00 \$2,726.18
GOLLIHER BRIAN J JULIE B E COUNTY ROAD 950 S

332400010 002-02935-00 \$1,447.78
GOLLIHER BRIAN J JULIE B E COUNTY ROAD 950 S

332400011 002-03007-00 \$705.21
GOLLIHER BRIAN J JULIE B E COUNTY ROAD 950 S

332400012 002-05103-00 \$314.93
CHANEY DENNIS E LYNN ST

332400014 003-01233-00 \$1,535.99
TAYLOR GEORGE (CONTRACT) 7121 W COUNTY ROAD 700 N

332400015 003-01619-00 \$2,331.56
ADDISON BARBARA A 6612 W US HIGHWAY 36

332400016 003-01878-00 \$3,943.75
MCDANIEL DANIEL L JAMIE 5414 N MECHANICSBURG RD

332400018 003-02823-00 \$2,376.09
WILLIAMS MICHAEL ROGER WILLIAMS TC 1475 W HIGH ST 003-02823-00 and 003-02843-00 are to be sold and redeemed together.

332400019 003-02843-00 \$455.19
WILLIAMS MICHAEL ROGER WILLIAMS TC W HIGH ST 003-02823-00 and 003-02843-00 are to be sold and redeemed together.

332400020 003-02849-00 \$2,585.39
HARRIS KERRI L 495 N 14TH ST 003-02849-00, 022-06410-00, and 022-06422-00 are to be sold and redeemed together.

332400021 003-04102-00 \$1,568.34
MCCLINTOCK STAN 5213 W COUNTY ROAD 700 N

332400023 003-04113-00 \$2,384.20
KNEPLEY ALTON W AMY M 6875 N SPRUCE DR

332400024 004-00907-00 \$13,549.27
UTT HUBERT SALLY 5295 S COUNTY ROAD 100 E

332400028 005-02225-00 \$1,941.13
GRAY BARRY W VICKIE L 7649 W STATE ROAD 234

332400036 006-00311-00 \$3,484.55
JAMES R LOWDER TESTAMENTARY TRUST 801 S MECHANICSBURG RD

332400037 006-00334-00 \$919.70
JAMES R LOWDER TESTAMENTARY TRUST S MECHANICSBURG RD

332400038 006-01634-00 \$6,073.04
BREWINGTON NATHAN 4656 W STATE ROAD 234

332400040 007-80302-00 \$2,770.20
GAMBREL SETH 1282 N STATE ROAD 103

332400041 007-80511-00 \$4,034.77
KOGER KORY 1818 N COUNTY ROAD 75 W

332400042 007-80762-00 \$898.72
SUITS DAWN B GREGORY D TINSLEY II JT RS 2615 W COUNTY ROAD 200 N

332400043 007-81712-30 \$1,770.69
METTERT ASHLEY 2812 BROWN ST

332400044 007-81751-00 \$1,381.02
SADLER TONYA DANNY CLABORN JT RS 2920 BROWN ST

332400045 007-82084-00 \$424.74
BOWMAN BRIAN KENT 1/2 ERIC A BOWMAN 1/2 T/C N

COUNTY ROAD 275 E
332400046 007-82087-00 \$1,456.08
BOWMAN BRIAN KENT 1/2 ERIC A BOWMAN 1/2 T/C N COUNTY ROAD 275 E

332400047 007-82133-00 \$769.08
PERKINS MATTHEW KRISTAL 500 S IMPERIAL DR

332400048 007-83210-00 \$766.62
BEACH JACOB DANIEL 1886 W RAILROAD ST

332400049 007-84107-00 \$508.59
KOONTZ LESLIE L MAUDE 1818 E DUBLIN PIKE

332400053 007-88911-00 \$3,291.26
SIMPSON ROBERT L CASSANDRA S 3108 E BROWN RD

332400054 007-94006-00 \$4,628.50
MACK RANDY C 405 LENORA LEE DR

332400058 007-96813-00 \$1,793.18
LEE ADAM Z 1660 W RAILROAD ST

332400059 007-97501-00 \$4,380.47
MILHOLLAND GARY ROY JOYCE ANN 4206 JUDY AVE

332400060 007-98308-00 \$464.66
BEACH JACOB DANIEL W RAILROAD ST

332400061 008-00647-00 \$2,448.54
SKITTRALL PAISLEY JEREMY J SKITTRALL JT 4847 W COUNTY ROAD 600 N

332400062 008-01624-00 \$2,094.18
WILKINSON JOSHUA K 6344 N COUNTY ROAD 200 W

332400063 008-01739-00 \$1,142.31
YOUNG KAREN GROCE 5290 N COUNTY ROAD 200 W

332400064 010-00705-00 \$4,114.36
BOWMAN BRIAN KENT 1/2 ERIC A BOWMAN 1/2 TC N COUNTY ROAD 275 E

332400066 011-00220-00 \$234.99
LEACH BENJAMIN W GERALDINE 7046 N COUNTY ROAD 175 E

332400067 011-02407-00 \$2,670.72
MADISON CHARLES E 2620 N HILLSBORO RD

332400068 011-02803-00 \$664.35
SIMS MATTHEW T W COUNTY ROAD 950 N

332400069 011-02804-00 \$4,580.50
SIMS MATTHEW T 9981 N COUNTY ROAD 50 W

332400070 011-04410-00 \$822.66
CLARKSTON TRAVIS 2429 N MAIN ST

332400071 011-04411-00 \$748.05
CLARKSTON TRAVIS N MAIN ST

332400072 011-04519-00 \$2,510.20
SPARKS GOBEL J 2462 N MAIN ST

332400073 011-10023-00 \$3,287.05
HARVEY BECKY L 218 W WESTERN RD

332400075 011-10208-00 \$736.61
JOSE ALEJANDRA GONZALEZ 2328 N HILLSBORO RD

332400077 011-10256-00 \$1,485.75
GROCE JACKIE A DAVID FREDERICKS 2638 E COUNTY ROAD 200 N

332400085 012-02431-00 \$2,699.63
COOPER BETTIE 4150 W COUNTY ROAD 650 S

332400086 012-04712-00 \$2,114.11
BREWINGTON NATHAN 412 S ACADEMY AVE

332400087 012-08833-00 \$364.29
CROSS GLEN E SANDRA K S ADDISON AVE

332400088 012-08908-00 \$379.57
BUTLER JAMIE R SHERRY W WILD CHERRY RD

332400089 013-00917-00 \$5,776.24
JOHNSON BOBBY J JR E COUNTY ROAD 650 N

332400090 013-01418-00 \$1,629.12
CLINE BETTY LOU 5678 E COUNTY ROAD 950 N

332400091 013-01832-00 \$2,793.36
POINDEXTER JAMIE 6261 E COUNTY ROAD 900 N

332400092 013-01916-00 \$914.00
COMIAN XIII TAX LIEN FUND LLC 7580 E US HIGHWAY 35

332400093 013-01954-00 \$6,367.22
JOHNSON BOBBY J JR RACHEL M 8386 N WILBUR WRIGHT RD

332400094 013-02059-00 \$2,234.53
HICKS KEITH R ANGELA H 8549 E US HIGHWAY 35

332400095 014-00222-00 \$4,530.08
ADAMS CHARLES A HANNAH 5883 S COUNTY ROAD 1100 W

332400098 014-01615-00 \$352.42
DENIS CLARK H LYNN D S GRENSBORO PIKE

332400099 014-01832-00 \$3,690.40
BATANA APOLINAR TIGRE 6320 W COUNTY ROAD 675 S 014-01832-00 and 014-02550-00 are to be sold and redeemed together.

332400101 014-03341-00 \$1,018.70
COLIP LANDON W US HIGHWAY 40

332400103 014-07946-00 \$1,916.31
SMITH OTHA B DEANNA L 6468 W CHURCH ST

332400104 014-08703-00 \$838.77
GASPER DOROTHY J 1/2 INT JAMES ROBERTS SR 1/2 INT (CONTRACT) W OLD NATIONAL RD 014-08703-00, 014-08704-00, 014-08705-00, and 014-08706-00 are to be sold and redeemed together.

332400105 014-08704-00 \$869.93
GASPER DOROTHY J 1/2 INT JAMES ROBERTS SR 1/2 INT (CONTRACT) W OLD NATIONAL RD 014-08703-00, 014-08704-00, 014-08705-00, and 014-08706-00 are to be sold and redeemed together.

332400106 014-08705-00 \$2,985.12
GASPER DOROTHY J 1/2 INT JAMES ROBERTS SR 1/2 INT (CONTRACT) 6655 W OLD NATIONAL RD 014-08703-00, 014-08704-00, 014-08705-00, and 014-08706-00 are to be sold and redeemed together.

332400107 014-08706-00 \$658.31
GASPER DOROTHY J 1/2 INT JAMES ROBERTS SR 1/2 INT (CONTRACT) S MILL RD 014-08703-00, 014-08704-00, 014-08705-00, and 014-08706-00 are to be sold and redeemed together.

332400108 014-10008-00 \$1,326.26
HOWE DEANA L W WILLIAMS ST

332400109 014-10010-90 \$3,154.55
COFFIN CHARLES E TRUSTEE REV TR W STAR BLVD

332400110 014-10096-00 \$4,709.97
TODD LOTTIE E W STAR BLVD

332400112 014-10281-00 \$1,391.60
TIDD MICHAEL MERSHON MARIE 8924 S CHESTNUT ST

332400113 014-10283-00 \$2,901.10
SNEDIGAR VIOLET V W STAR BLVD

332400114 014-10294-00 \$379.02
REYNOLDS WILLIAM R MARTHA W KENTILWORTH AVE

332400115 014-10310-00 \$817.97
RUSH COUNTY RENTALS LLC W WATER ST

332400116 014-10412-00 \$964.52
CAIN VICKI 5745 W EMERSON AVE

332400117 015-02412-00 \$7,209.28
BAINTER MARRIS MAHALA E HIGH ST

332400118 015-02414-00 \$761.02
INDIANA WABASH 2 LLC (CONTRACT) 8830 N SMELTZER ST

332400119 015-02416-00 \$807.04
BOWDEN CRYSTAL N SMELTZER ST

332400120 015-02801-00 \$1,478.25
COMIAN XIII TAX LIEN FUND LLC 7639 E HIGH ST

332400121 015-02803-00 \$2,968.68
MCNAMARA KYLE 7681 E HIGH ST

332400122 015-03504-00 \$1,081.98
LACEY WILLIAM W 7821 E COUNTY ROAD 875 N

332400124 016-03719-00 \$2,971.51
BROWN CLIFFORD 5378 W STATE ROAD 38

332400125 017-06001-00 \$3,997.49
KINDER DARIN 202 WASHINGTON ST

332400127 017-06414-00 \$4,378.32
ELLIOTT RONALD D JR 201 E FIRST ST

332400128 018-03601-00 \$1,132.22
ROGERS TINA R 170 S HIGH ST

332400129 019-03904-00 \$4,766.65
BALES ETHEL B S VINE ST

332400130 019-03905-00 \$6,663.20
COMER DION DONNA 207 S VINE ST

332400131 019-03919-00 \$1,216.42
GELSONMINI JORDAN S VINE ST

332400132 019-04006-00 \$973.49
KEESLING RAYMOND 204 S MAIN ST

332400133 019-04009-00 \$5,155.51
GEORGIEV JACOB RYAN 101 E COUNTY ROAD 200 S

332400136 019-04519-00 \$2,228.77
SCHNEIDER DREW J LISA BROOKE JT RS 115 S VINE ST

332400139 020-03806-00 \$2,140.72
COOK JAMES ELLSWORTH CHARMA ANN COOK JT RS 7159 W COUNTY LINE ROAD

332400140 020-03810-30 \$862.51
NEWKIRK JAMES B MELANIE S WASHINGTON ST

332400141 020-03912-00 \$2,325.42
HAMMONDS KRISTY F 114 S HARRISON ST

332400142 020-05417-00 \$3,024.21
LUCK DENNIS C STEPHANIE 4 E BROWN ST

332400143 020-05422-00 \$2,810.43
LUCK DENNIS C STEPHANIE 19 N FRANKLIN ST

332400144 020-05425-00 \$4,080.31
LUCK DENNIS C STEPHANIE 20 E MAIN ST

332400147 020-05655-00 \$840.39
ABRAMS WINFIELD D FLORIS 230 N MADISON ST

332400148 020-05701-00 \$3,421.69
SMITH GERALD V JR 908 W MAPLE DR

332400149 020-06225-00 \$1,503.08
BACK JEFF LESA 503 NORTH ST

332400150 020-06318-00 \$2,466.37
WYATT DORIS J LISA A COOK JT RS 130 NORTH ST

332400152 020-06529-00 \$761.10
GORBETT ROGER S 215 N JEFFERSON ST

332400155 020-07093-00 \$4,188.61
JACKSON PHILLIP A 147 S ADAMS ST

332400157 020-07232-00 \$3,697.47
MAROSKA JOSHUA D 116 W PINE ST

332400158 020-07305-00 \$1,483.80
TRUE JAMES E 301 W PINE ST