

NOTICE OF REAL PROPERTY
TAX SALE
Randolph County Indiana
Beginning 10:00 AM Local Time,
September 9, 2024
Randolph County Courthouse -
Commissioners' Room, 3rd Floor

Randolph 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.randolphcounty.us. The county auditor and county treasurer will apply on or after 08/23/2024 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 Randolph County Circuit Court and served on the county auditor and treasurer before 08/23/2024. 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.

Such sale will be held on 09/09/2024 at the Randolph County Courthouse - Commissioners' Room, 3rd Floor and that sale will continue until all tracts and real property have been offered for sale. At the discretion of local officials, the tax sale may switch to an online format. If those measures are taking place, the public auction will be conducted as an electronic sale under IC 6-1.1-24-2 (b) 10 at www.zeusauction.com commencing on the same date/time listed above. All location updates will be posted at www.sriservices.com prior to the tax sale.

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) thirty dollars (\$30) 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 Tuesday, September 09, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Tuesday, January 07, 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 09/09/2024 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 bidding on the tax sale for an Indiana county, you may register online at <https://sriservices.com/>. This registration is good for all counties that SRI services. You need to register only once for all counties. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. If you do not have access to a computer with internet service you may register the morning of the sale.

Please arrive the morning of the tax sale at least 30 minutes before the beginning time to be assured you will receive your bid number before the start of the sale.

Please bring your registration form and W9 form with you the morning of the tax sale. You will be able to print these forms from the registration web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Randolph 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 Randolph County Treasurer.

Dated: 07/30/2024
682400001 001-00135-01 \$5,725.95
Goodhew, John C 2549 W 800 N
Ridgeville 47380

682400002 001-00162-00 \$1,396.75
Retter, Aaron & Amy Retter 8713 N
600 W Ridgeville 47380

682400004 001-00296-02 \$1,815.78
Kiger, Rodney 8785 N 600 W
Ridgeville 47380

682400005 001-00419-00 \$1,327.32
Trimble, Dustin M & Morgan H Trimble
4990 W 400 N Winchester 47394

682400008 004-00110-00 \$2,172.26
Daggett, Stephen F 4225 E 1000 N
Union City 47390

682400009 004-00205-00 \$1,666.84
Day, Patty Lynn 6625 E 800 N Union
City 47390

682400011 004-00443-00 \$1,101.90
Berry, Joseph C 4106 E Elm St Union
City 47390

682400012 005-00072-00 \$2,282.78
Clients Farm LLC 10823 W St Rd 32
Parker City 47368

682400013 005-00195-01 \$5,639.65
Kring, Eric 1509 N 900 W Farmland
47340

682400014 005-00624-00 \$1,590.79
Greene, Troy 319 E Howard St Parker
City 47368 005-00624-00 and 016-
00673-00 are to be sold and redeemed
together.

682400015 006-00001-00 \$736.53
Weddle, Sherri L 7719 W St Rd 32
Farmland 47340

682400016 006-00066-00 \$2,493.09
Weddle, Sherri & Colin Petty 7755 W
State Rd 32 Farmland 47340

682400017 006-00149-00 \$627.74
Painter, Lee A III 12424 W Windsor
Rd Parker City 47368

682400018 006-00177-00 \$456.71
Minton, Jacob W IV & Brandy Smith
JTWROS Main St (vacant lot) Parker
City 47368

682400019 006-00345-00 \$690.28
Collins, Cheryl J Sub L/E Of Robert
G & Jane Ulrey 12004 W Windsor Rd
Parker City 47368

682400020 006-00694-01 \$681.79 Hyso,
Warren 12729 W 300 S Parker City
47368

682400021 007-00131-00 \$827.60
Hicks, Clayton & Joseph Hicks TIC
3126 W 950 S Lynn 47355

682400023 007-00287-00 \$502.74 Rice,
Raymond L 10611 S 700 W Modoc 47358

682400024 007-00310-01 \$2,616.94
Cunningham, Larry Joe & Sarah R
Burris 5589 W 300 S Farmland 47340

682400025 007-00677-00 \$4,119.17
Johnson, Mary M & Bobby Eugene
Johnson 10958 S Us Hwy 35
Losantville 47354

682400026 009-00066-03 \$281.44
Vardaman, Beverly L. E 1050 S & Hwy
27 Lynn 47355

682400027 009-00584-00 \$1,659.60
Ward, Logan & Maci Anne Ward 1319 W
500 S Winchester 47394

682400028 009-00841-00 \$205.16
Snyder, Timothy E 2446 E 800 S
(Extra Parcel) Lynn 47355

682400029 010-00182-01 \$6,555.85 St
Myers, Gregory 2272 S Boundary Pike
Union City 47390

682400030 010-00288-00 \$507.27 RPG
Real Estate LLC 700 E & UC Pike
Union City 47390

682400033 011-01145-00 \$626.13
Sebert, Shon W 2310 N 100 W
Winchester 47394

682400035 011-01458-00 \$1,851.68
Hylton, Kelly 6286 W 300 S Farmland
47340

682400036 011-01498-00 \$1,787.64
Haskin, Ryan Alan 2468 S Us Hwy 27
Winchester 47394

682400037 011-01499-00 \$1,375.39
Haskin, Ryan Alan 2468 S Us Hwy 27
(Extra Parcel) Winchester 47394

682400038 011-01767-00 \$2,236.99
Goodhew, Johnny R 3817 E 100 N
Winchester 47394

682400041 013-00062-00 \$706.40
Goodhew, John 401 E Second St
Ridgeville 47380

682400042 013-00187-00 \$6,176.45
Goodhew's Roofing & Metals LLC 204 S
Walnut St Ridgeville 47380

682400043 013-00192-00 \$754.90
Swaidan, Floyd 111 N Sheridan St
Ridgeville 47380

682400044 013-00280-00 \$6,051.95
John Goodhew Real Estate 300 College
St Ridgeville 47380

682400045 013-00321-00 \$2,919.05
Goodhew's Roofing & Metals LLC 112 E
Second St Ridgeville 47380

682400046 013-00476-00 \$449.45
Richards, Cohn W 201 Orchard St
Ridgeville 47380

682400047 013-00488-02 \$798.00
Moore, Gladys I & Nancy C Wilson 208
N Sheridan St (Rear Lot) Ridgeville
47380

682400049 013-00547-00 \$639.00
Goodhew, John R 206 W Main St
Ridgeville 47380

682400050 013-00601-00 \$1,092.83
Jenkins, James 202 S Race St
Ridgeville 47380

682400051 013-00659-00 \$1,365.00
Chasteen, Michael 621 N Portland St
Ridgeville 47380

682400052 013-00684-00 \$10,670.90
John Goodhew Real Estate 207 S
Walnut St Ridgeville 47380 013-
00684-00 and 013-00685-00 are to be
sold and redeemed together.

682400053 013-00685-00 \$270.05 John
Goodhew Real Estate 207 S Walnut St
(vacant lot) Ridgeville 47380 013-
00684-00 and 013-00685-00 are to be
sold and redeemed together.

682400054 013-00750-00 \$2,162.30
Younce, George W. 405 W Second St
(vacant lot) Ridgeville 47380

682400055 013-00754-00 \$1,342.50 U S
Railroad Vest Corp JMS Bldg Between
28 & 3rd Street Ridgeville 47380

682400056 013-00760-01 \$3,347.14
Miller, Jamie N & Heather J Miller
306 E First St Ridgeville 47380

682400057 013-01224-00 \$5,526.02
U.s. Railroad Vest Corp Sw Cnr Race
& Third St Ridgeville 47380

682400058 014-00076-00 \$2,078.56
Ridge, Krista Kay 705 N Pursley St
Farmland 47340

682400059 014-00086-00 \$3,688.27
Tinsman Enterprises LLC 406 N Plum
St Farmland 47340

682400060 014-00098-00 \$950.77 Ford,
Levi 303 W Pursley St Farmland 47340

682400061 014-00180-00 \$3,239.96
Lewis, Cheryl R & Cheryl R Williams
N East St Farmland 47340

682400062 014-00225-00 \$1,615.33
Lee, James A & Angeliqne L 404 N
Plum St Farmland 47340

682400063 014-00276-00 \$3,278.39
Blunt, Garrie D 308 E Jackson St
Farmland 47340

682400066 014-00772-00 \$3,444.22
Tinsman, John P 606 N Main St
Farmland 47340

682400069 014-00800-00 \$1,723.67
Toney, Virgil O & Marjorie I 100 W
Jackson St (Row) Farmland 47340

682400071 014-00908-00 \$3,898.92
Tinsman, Angelah J S Of Rr Row Btwn
Main & Mulber Ry St Farmland 47340

682400072 015-00063-00 \$1,153.00 TNT
LLC Mini Mall 203 E Main St Saratoga
47382

682400073 016-00073-00 \$3,215.13
Beckham, Richard & Dennis Hart 330 S
Tennessee St Parker City 47368

682400074 016-00197-00 \$2,736.01
Marshall, Steve 331 S Illinois St
Parker City 47368

682400075 016-00242-00 \$614.90
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Lot 10 Parker City 47368

016-00242-00 and 016-00243-00 are to
be sold and redeemed together.

682400076 016-00243-00 \$1,046.27
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Lot 11 Parker City 47368
016-00242-00 and 016-00243-00 are to
be sold and redeemed together.

682400077 016-00245-00 \$4,530.18
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 13 Parker City 47368
016-00245-00, 016-00246-00, and 016-
00247-00 are to be sold and redeemed
together.

682400078 016-00246-00 \$6,580.71
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 14 Parker City 47368
016-00245-00, 016-00246-00, and 016-
00247-00 are to be sold and redeemed
together.

682400079 016-00247-00 \$6,580.71
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 15 Parker City 47368
016-00245-00, 016-00246-00, and 016-
00247-00 are to be sold and redeemed
together.

682400080 016-00517-00 \$3,262.07
Lackey, Juanita, Stephen W Lackey &
Anthony W Lackey 206 N Fulton St
Parker City 47368

682400081 016-00673-00 \$3,048.87
Greene, Troy 319 E Howard St Parker
City 47368 005-00624-00 and 016-
00673-00 are to be sold and redeemed
together.

682400082 016-00757-00 \$3,945.00
Tinsman Enterprises LLC 343 W Howard
St Parker City 47368

682400083 016-00837-00 \$849.20
Stevens, Leah Logan & Warren S
Clucker 402 N Market St Parker City
47368

682400084 016-00845-00 \$1,350.44
Mantock, Scott M 449 E Washington St
Parker City 47368

682400085 016-01011-00 \$482.00
Houser, Steven L 230 N Sixth St
Parker City 47368 016-01011-00, 016-
01012-00, 016-01013-00, 016-01015-
00, and 016-01016-00 are to be sold
and redeemed together.

682400086 016-01012-00 \$482.00
Houser, Steven L 230 N Sixth St
Parker City 47368 016-01011-00, 016-
01012-00, 016-01013-00, 016-01015-
00, and 016-01016-00 are to be sold
and redeemed together.

682400087 016-01013-00 \$4,161.64
Houser, Steven L 230 N Sixth St
Parker City 47368 016-01011-00, 016-
01012-00, 016-01013-00, 016-01015-
00, and 016-01016-00 are to be sold
and redeemed together.

682400088 016-01015-00 \$482.00
Houser, Steven L 230 N Sixth St
Parker City 47368 016-01011-00, 016-
01012-00, 016-01013-00, 016-01015-
00, and 016-01016-00 are to be sold
and redeemed together.

682400089 016-01016-00 \$482.00
Houser, Steven L 230 N Sixth St
Parker City 47368 016-01011-00, 016-
01012-00, 016-01013-00, 016-01015-
00, and 016-01016-00 are to be sold
and redeemed together.

682400090 017-00037-00 \$1,901.22
Heath, Don 1 Carter St Union City
47390 017-00037-00 and 017-01093-00
are to be sold and redeemed
together.

682400091 017-00044-00 \$999.31
Abling, Nicholas Shane 740 N
Columbia St Union City 47390

682400092 017-00059-00 \$1,568.09
Camargo, Rodolfo & Guadalupe Camargo
401 South St Union City 47390

682400093 017-00069-00 \$7,953.94
Wagner, Cynthia Zoe 780 N Plum St
Union City 47390

682400094 017-00105-00 \$2,839.67
Livingston, Frank Darby & Amanda 221
W Vine St Union City 47390

682400095 017-00196-00 \$2,496.05
Wright, Jackie Lee 800 W Chestnut St
Union City 47390

682400096 017-00323-00 \$1,572.77
Heath, Donald G 331 W Vine St Union
City 47390

682400097 017-00506-00 \$2,765.40
Swaidan, Floyd 335 N Howard St Union
City 47390

682400098 017-00528-00 \$5,062.04
Roots' Foods LLC 208 N Howard St
Union City 47390

682400099 017-00592-00 \$4,019.33
Fancil, Casey N 620 N Columbia St
Union City 47390

682400100 017-00704-00 \$1,684.66
Purdin, Anthony Glen & Mykala
Agelicia Purdin 331 N Walnut St
Union City 47390

682400101 017-00712-00 \$1,254.74
Union City Redevelopment Commission
223 N Columbia St Union City 47390

682400103 017-00943-00 \$775.00
Brumbaugh, Ralph E 382 Carter St
(vacant lot) Union City 47390

682400104 017-00948-00 \$1,521.90
Swaidan, Floyd 210 W Hickory St A
Union City 47390

682400105 017-01019-00 \$1,310.75
Nolasco Aguilar, Arnulfo 338
Clifford Ave Union City 47390

682400107 017-01056-00 \$2,644.94
Alan Investments III LLC 635 W Pearl
St Union City 47390

682400108 017-01093-00 \$982.77
Heath, Don N State Line (vacant lot)
Union City 47390 017-00037-00 and
017-01093-00 are to be sold and
redeemed together.

682400109 017-01145-00 \$1,320.30
Swaidan, Floyd 1325 W Turner St
(vacant lot) Union City 47390

682400111 017-01344-00 \$642.58 New,
Junior G & Norma J 1218 N Plum St
Union City 47390

682400112 017-01365-00 \$2,346.46
Abling, Joshua A 746 N Columbia St
Union City 47390

682400113 017-01376-00 \$4,469.04
Kaja Holdings LLC 430 Chatham St
Union City 47390

682400114 017-01392-00 \$1,522.40
Wright, Jackie L W Chestnut St Union
City 47390 017-01392-00 and 017-
01393-01 are to be sold and redeemed
together.

682400115 017-01393-01 \$1,505.62
Wright, Jackie L 724 W Chestnut St
Union City 47390 017-01392-00 and
017-01393-01 are to be sold and
redeemed together.

682400116 017-01562-00 \$2,353.30
Hepner, Robert & Rita Ryan 313 W Oak
St Union City 47390

682400119 017-01969-00 \$1,778.32
Heath, Donald G Jr & Melissa A Clark
134 Carter St Union City 47390

682400120 017-02098-00 \$1,735.48
Oracion, Iglesia Casa De 340 N
Howard St Union City 47390

682400121 017-02166-00 \$1,478.65 D &
N Farms LLC Ne Crnr N Walnut & W
Hickory S T Union City 47390

682400122 017-02211-00 \$2,242.70
Swaidan, Floyd 313 N Plum St Union
City 47390

682400123 017-02280-00 \$777.30
Runkle, Richard K & Marjorie L W
Chestnut St (Row) Union City 47390

682400124 018-00036-00 \$1,003.63
Franklin, John W 301 Green St Lynn
47355

682400125 018-00386-00 \$6,388.57
Ballenger, Donald Jr & Brian
Ballenger 410 N Main St Lynn 47355

682400126 018-00652-01 \$548.30
Taggart, Kevin & Angela Taggart E
Sherman St (N & W 1/2 Vac Alley St)
Lynn 47355

682400127 019-00030-00 \$1,005.50
Kuhn, Denny R & Aimee B 122 N Elm St
Losantville 47354

682400128 019-00098-00 \$722.01
Stone, Larry 155 S Pearl St
Losantville 47354

682400129 019-00189-00 \$214.01
Catron, Dale & Deanna TIC 127 N Main
St (vacant lot) Losantville 47354

682400131 020-00076-00 \$4,400.54 115
South Main Street Land Ttut 115 S
Main St Modoc 47358

682400132 020-00167-00 \$3,225.98
Roland, Robert & Kimberly Roland 103
W Wine St Modoc 47358

682400133 020-00195-00 \$2,881.31
Binion, Teddy L & Margie J Maple St
Modoc 47358

682400134 021-00028-00 \$2,754.68
Briggs Construction LLC 813 N Main
St Winchester 47394

682400135 021-00380-00 \$3,843.92
Collins, Devin Mark 724 N West St
Winchester 47394

682400136 021-00460-00 \$1,485.98
Planck, Larry III 623 E Short St
Winchester 47394

682400137 021-00474-00 \$2,529.42
Daggett, Stephen F 811 S Elm Blvd
Winchester 47394

682400138 021-00507-00 \$880.55
Claborn Motors Inc 636 S Main (Pl
Across St) St Winchester 47394 021-
00507-00 and 021-00526-00 are to be
sold and redeemed together.

682400139 021-00509-00 \$918.05
Claborn Motors Inc 636 S Main (Side
Lot) St Winchester 47394

682400140 021-00526-00 \$1,195.70
Claborn Motors Inc 636 S Main (Pl
Across St) St Winchester 47394 021-
00507-00 and 021-00526-00 are to be
sold and redeemed together.

682400141 021-00569-00 \$442.80
Miller, Roger 121 W Fourth St
(vacant lot) Winchester 47394

682400142 021-00580-00 \$5,020.22
Alan Investments III LLC 242 E North
St Winchester 47394

682400143 021-00662-00 \$3,661.52
Boles, Jeremy M & Amber L Kelly
JTWROS 407 S East St Winchester
47394

682400144 021-00768-01 \$5,681.52
Claborn Motors Inc 636 S Main St
Winchester 47394

682400145 021-00908-00 \$4,784.50
Miller, Marcia L 540 N Main St
Winchester 47394

682400146 021-00942-00 \$6,797.99
Swaidan, Floyd 620 S Main St
Winchester 47394

682400147 021-01050-00 \$2,875.79
Spencer, Britney L 535 S Main St
Winchester 47394

682400148 021-01348-00 \$2,778.27
Vore, Angel 928 E Short St
Winchester 47394

682400153 021-02326-00 \$2,844.82
Swaidan, Floyd 130 E Pearl St
Winchester 47394

682400157 021-02584-00 \$3,345.19
Kemp, Steven 250 Watson St
Winchester 47394

Total Properties: 128

I hereby certify that the foregoing
is a true list of lots and land
returned delinquent for the
nonpayment of taxes and special
assessments for the time periods set
forth, also subsequent delinquent
taxes, current taxes and costs due
thereon and the same are chargeable
with the amount of tax, etc., with
which they are charged on said list.
Given under my hand and seal this
30th day of July, 2024.

Laura J. Martin, Auditor, Randolph
County Indiana.