

NOTICE OF REAL PROPERTY
TAX SALE
Wabash County Indiana
Beginning 10:00 AM Local Time,
September 4, 2024
Courthouse - Commissioners' Room 2nd
Floor

Wabash 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.wabashcounty.in.gov. The county auditor and county treasurer will apply on or after 08/16/2024 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 Wabash County Circuit Court and served on the county auditor and treasurer before 08/16/2024. 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 09/04/2024 at the Courthouse - Commissioners' Room 2nd 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) twenty-five dollars (\$25) 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 Thursday, September 04, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Thursday, January 02, 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 09/04/2024 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 Wabash 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 Wabash County Treasurer.

Dated: 07/24/2024

852400001 85-03-22-302-021.000-001
\$1,610.05 ADAIR ARLEN JR COMSTOCKS
2ND (LIBERTY MILLS) LOTS 19, 20, 21
& 22 601 WABASH ST LIBERTY MILLS
46946

852400002 85-03-22-302-080.000-001
\$455.80 CLARK JAMES W & GOLDA S
COMSTOCKS CONT. LIBERTY MILLS 71 171
N 3RD ST LIBERTY MILLS 46946

852400003 85-03-22-302-081.000-001
\$689.73 DILL MYRON A OP COMSTOCKS
LIBERTY MILLS 72 231 E WALL ST
LIBERTY MILLS 46946

852400004 85-03-22-304-046.000-001
\$1,557.66 MC KINNEY SHARON A OP
(LIBERTY MILLS) N1/2 LOTS 11 & 12 49
S 2ND ST LIBERTY MILLS 46946

852400005 85-07-21-202-007.000-001
\$1,819.05 FRANCIS DAVID A FAUST 1ST
(SERVIA) LOT 16 DITCH 587& 617 55 S
MULBERRY ST LOT 1 SERVIA 46980

852400006 85-07-21-202-054.000-001
\$1,765.73 WEST JERRY R FAUSTS 3RD
LOTS 21 & 22 DITCH 587 251 S SECOND
ST SERVIA 46980

852400007 85-07-32-300-010.000-001
\$2,209.65 BENTLEY PATRICIA K PT SE
COR SW1/4 32-29-7 2.00AC DITCH 584 &
664 1412 E STATE ROAD 16 URBANA
46990

852400009 85-07-05-103-030.000-002
\$979.40 CARRASCO LUIS & MAGDALENA
MIRANDA J/T R/SURV WAGNERS N1/2 LOT
2 & N1/2 LOT 1 308 S BUFFALO ST
NORTH MANCHESTER 46962

852400011 85-11-34-201-030.000-004
\$791.50 GOODPASTER STEVEN & HANAH OP
9 & S 16' VAC JEFFERSON ST 420
CLINTON ST LAGRO 46941

852400013 85-11-34-201-092.000-004
\$425.89 GOODPASTER STEVEN & HANAH OP
LOT 10 & S 16' VAC JEFFERSON ST
JEFFERSON ST LAGRO 46941

852400014 85-19-06-400-029.000-005
\$214.74 HAI MINH VENTURES LLC PT

S1/2 SE1/4 6-26-7 .33AC 592 E 700 S
 WABASH 46992

852400015 85-19-21-200-018.000-005
 \$1,316.84 GATCHEL DOUGLAS J &
 JENNIFER L PT E1/2 NE1/4 21-26-7
 5.52AC 2979 E 900 S LAFONTAINE 2979
 E 900 S LA FONTAINE 46940

852400018 85-14-02-404-132.000-009
 \$1,846.80 GLEZIL ALMANDO & CLANISE
 CLERVEAU BD OF TRADE N 40' LOT 281
 519 MANCHESTER AVE WABASH 46992

852400019 85-14-03-404-023.000-009
 \$3,097.48 BIRD MARTHA L PT NE1/4 SEC
 10 & PT SE1/4 SEC 3 27-6 .457AC 500
 W HARRISON AVE WABASH 46992

852400020 85-14-10-133-040.000-009
 \$2,607.20 DARAKAR HILLCREST FUELMART
 INC WALNUT HILLS LOT 70 1451
 GARFIELD ST WABASH 46992

852400021 85-14-10-331-043.000-009
 \$769.27 OAKS TRACY L WALNUT HILLS
 LOTS 91 & 92 1656 GRAND ST WABASH
 46992

852400022 85-14-11-104-042.000-009
 \$6,395.10 CHEN HUI & HAI YING CHEN
 PT NW1/4 11-27-6 537 N WABASH ST
 WABASH 46992

852400023 85-14-11-202-009.000-009
 \$1,084.68 EVANS CAMERON ALLEN B F
 WILLIAMS 7 626 WARREN AVE WABASH
 46992

852400024 85-14-11-401-034.000-009
 \$1,216.31 YOUNG NIKESHIA RENEE
 NORTHERN MID 40' 58 173 N HUNTINGTON
 ST WABASH 46992

852400025 85-14-12-101-092.000-009
 \$3,604.42 WHITE KIMBERLY M PT NW1/4
 12-27-6 825 E HILL ST WABASH 46992

852400026 85-14-12-111-013.000-009
 \$4,223.72 JONES HOWARD C BD OF TRADE
 345 MINNIE ST WABASH 46992

852400027 85-14-40-123-030.000-009
 \$7,355.00 TUDOR CATHY ANN (DILLON) E
 & H SUBDIV CHAR SEC PT OL 29 .23AC
 511 BOND ST WABASH 46992

852400028 85-14-40-203-009.000-009
 \$1,704.16 BUNCH DAVID L THOMPSON &
 TAYLOR COMM SUB LOT 16 445 ALENA ST
 WABASH 46992

852400029 85-14-40-234-001.000-009
 \$615.75 NEW HANNA LLC COLLINS PT 2 &
 PT 4 484 FALLS AVE WABASH 46992

852400030 85-14-40-234-024.000-009
 \$1,637.22 EBERLY BRAD M & APRIL M
 STURGIS PT W PT LOT 8 FALLS AVE
 WABASH 46992

852400031 85-14-40-234-025.000-009
 \$966.75 BLAIR DAVID DEALS EXC S
 34.17' LOT 2 & EXC 2X34.17' LOT 1
 495 STITT ST WABASH 46992

852400032 85-14-40-302-027.000-009
 \$5,729.41 JOHNSON RICHARD A E & H
 SUB CHAS SEC 15-27-6 .08AC MILL ST
 WABASH 46992

852400033 85-14-40-302-028.000-009
 \$5,972.08 JOHNSON RICHARD A PT
 CHARLIE RES 15-27-6 .085AC MILL ST
 WABASH 46992

852400034 85-14-40-402-094.000-009
 \$17,502.54 METELL INVESTMENTS LLC
 EWING & HANNA E1/2 LOT 54 437 W HILL
 ST WABASH 46992

852400035 85-14-40-404-043.000-009
 \$766.80 JOHNSON ERICK DOLLISONS PT
 LOT 3 541 W MARKET ST 541 W MARKET
 ST WABASH 46992

852400036 85-14-40-404-054.000-009
 \$329.50 PERSLEY GLEN MC CREAS W1/2
 LOT 4 12D587 461 W MARKET ST WABASH
 46992

852400037 85-14-63-104-043.000-009
 \$1,462.29 FREEMAN BRANDON & LYNDZE
 PEARSONS E 5' LOT 14 & LOT 15 1341
 COLUMBUS ST WABASH 46992

852400039 85-14-63-402-007.000-009
 \$3,278.55 MYERS BRYAN ROOTS LOT 12
 691 PIKE ST WABASH 46992

852400040 85-14-63-402-053.000-009
 \$2,896.50 KING TERESA PT N1/2 SE1/4
 RES 23-27-6 .95AC 573 SIVEY ST
 WABASH 46992

852400042 85-10-07-400-012.000-010
 \$250.87 SHEPHERD RONALD D PT SE1/4
 7-28-6 .21AC DITCH 664 5102 W 400 N
 WABASH 46992

852400043 85-09-01-101-182.000-011
 \$1,401.96 U S RAILROAD VEST CORP PT
 NW1/4 01-28-05 .1991AC N ARNOLD ST
 ROANN 46974

852400044 85-09-02-202-124.000-011
 \$6,917.32 U S RAILROAD VEST CORP PT
 NE1/4 NE1/4 2.714AC CHIPPEWA ST
 ROANN 46974

852400045 85-01-35-303-032.000-012
 \$1,358.88 ELSAYED SAMEH OP 48 110 N
 SPRING ST SILVER LAKE 46982

852400046 85-01-35-401-010.000-012
 \$2,876.66 FEATHERS LILLIE MAY TWIN
 LAKES EST UNIT 2 LOT 7 BLK 5 CRAPPIE
 RD SILVER LAKE 46982

852400047 85-01-35-401-018.000-012
 \$3,012.06 ROBERTS PATRICIA M TWIN
 LAKES EST UNIT 2 LOT 3 BLK 5 CRAPPIE
 RD SILVER LAKE 46982

852400048 85-01-35-401-025.000-012
 \$213.84 GOUVAN FRANK E & MYRA G TWIN
 LAKE EST UNIT 2 11/4 MINNOW DR
 SILVER LAKE 46982

852400049 85-01-35-401-026.000-012
 \$213.84 GOUVAN FRANK E & MYRA G TWIN
 LAKE EST UNIT 2 10/4 MINNOW DR
 SILVER LAKE 46982

852400050 85-01-35-401-031.000-012
 \$2,388.64 ROBERTS PATRICIA M TWIN
 LAKES EST UNIT 2 LOT 16 BLK 4
 CRAPPIE DR SILVER LAKE 46982

852400051 85-01-35-401-033.000-012
 \$2,608.18 ROUSCH JOSEPH P & JOSEPH L
 TWIN LAKES EST UNIT 2 LOT 17 BLK 4
 CRAPPIE RD SILVER LAKE 46982

852400052 85-01-35-401-035.000-012
 \$2,229.70 ROUSCH JOSEPH P & JOSEPH L
 TWIN LAKES EST UNIT 2 18/4 CRAPPIE
 RD SILVER LAKE 46982

852400053 85-01-35-401-041.000-012
 \$233.49 SMITH MYRNA (STUART) TWIN
 LAKE EST UNIT 2 22/4 TURTLE DR
 SILVER LAKE 46982

852400054 85-01-35-401-042.000-012
 \$233.49 SMITH MYRNA (STUART) TWIN
 LAKE EST UNIT 2 21/4 TURTLE DR
 SILVER LAKE 46982

852400055 85-01-35-401-043.000-012
 \$233.49 PRUITT LEO E TWIN LAKES UNIT
 2 LOT 2 BLOCK 4 TURTLE DR SILVER
 LAKE 46982

852400056 85-01-35-401-045.000-012
 \$2,976.04 MIKELL BETTY LOU TWIN LAKE
 EST UNIT 2 LOT 13 BLK 3 MINNOW DR
 SILVER LAKE 46982

852400057 85-01-35-401-049.000-012
 \$2,452.27 MAPLES JAMES BLAIN & EFFIE
 MAE TWIN LAKES EST UNIT 2 LOT 14 BLK
 3 BLUEGILL RD SILVER LAKE 46982

852400058 85-01-35-401-050.000-012
 \$233.49 FREELAND ANNA TWIN LAKES EST
 UNIT 2 9/3 BASS RD SILVER LAKE 46982

852400059 85-01-35-401-054.000-012
 \$2,560.80 ROBERTS PATRICIA M TWIN
 LAKES EST UNIT 2 LOT 7 BLK 3 BASS RD
 SILVER LAKE 46982

852400060 85-01-35-401-065.000-012
 \$2,399.79 HUDSON CARL TWIN LAKES EST
 UNIT 2 LOT 2 BLK 3 TURTLE DR SILVER
 LAKE 46982

852400061 85-01-35-401-066.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 2 LOT 1 BLK 3
 TURTLE DR SILVER LAKE 46982

852400062 85-01-35-401-075.000-012
 \$424.35 EDWARDS KIMMIE SAN TWIN
 LAKES EST UNIT 2 LOT 11 BLK 2
 LAKESHORE DR SILVER LAKE 46982

852400063 85-01-35-401-076.000-012
 \$424.35 EDWARDS KIMMIE SAN TWIN
 LAKES EST UNIT 2 LOT 10 BLK 2
 LAKESHORE DR SILVER LAKE 46982

852400064 85-01-35-403-030.000-012
 \$591.21 MINOR HAROLD R & ALICE A
 TWIN LAKES EST UNIT 1 6/8 9B 71
 BLUEGILL RD SILVER LAKE 46982

852400065 85-01-35-403-042.000-012
 \$1,997.87 STANTON DANIEL C SR TWIN
 LAKES EST UNIT 1 11/6 TURTLE RD
 SILVER LAKE 46982

852400066 85-01-35-403-047.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 14 BLK 6
 BLUEGILL RD SILVER LAKE 46982

852400067 85-01-35-403-049.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 15 BLK 6
 BLUEGILL RD SILVER LAKE 46982

852400068 85-01-35-403-050.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 6 BLK 6
 BASS RD SILVER LAKE 46982

852400069 85-01-35-403-052.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 5 BLK 6
 BASS RD SILVER LAKE 46982

852400070 85-01-35-403-054.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 4 BLK 6
 BASS RD SILVER LAKE 46982

852400071 85-01-35-403-077.000-012
 \$1,554.38 YOUNG JACQUELYN M & FRED A
 SR TWIN LAKES EST UNIT 1 20/4 PIKE
 RD SILVER LAKE 46982

852400072 85-01-35-403-079.000-012
 \$228.64 SHERMAN GERALD D TWIN LAKES
 EST UNIT 1 2/4 9B 428 PERCH DR
 SILVER LAKE 46982

852400073 85-01-35-403-194.000-012
 \$1,707.66 MOREHEAD STEVEN MICHAEL
 TWIN LAKES EST UNIT 1 LOT 18 BLK 2
 LAKESHORE DR SILVER LAKE 46982

852400074 85-01-35-403-196.000-012
 \$570.28 DUNN JERRY L TWIN LAKES UNIT
 1 LOT 20 BLK 2 PERCH DR SILVER LAKE
 46982

852400076 85-05-01-100-001.000-012
 \$4,720.48 DEVORE ROBERT H & SHIRLEY
 NW COR NW1/4 1-29-5 2AC 11859 N 700
 W SILVER LAKE 46982

852400078 85-06-10-104-069.000-012
\$406.66 DARLING TREVOR BYAN SANDY
BEACH EST UNIT 2 368C & 369C DITCH
666 4 N ROBIN RD NORTH MANCHESTER
46962

852400079 85-06-10-402-011.000-012
\$2,208.07 KERSCHNER DONALD W
WERTENBERGER (LAKETON) LOT 18 & PT
VACATED ALLEY S LOT 18 245 N SPRING
ST LAKETON 46943

852400082 85-06-10-404-034.000-012
\$2,767.98 GIORDANO BOBBI MARIE &
CYLLAN HEATHER BATCHELDER OP

(LAKETON) PT LOT 45 15 N MAIN ST
LAKETON 46943

852400083 85-06-15-200-068.000-012
\$208.93 HOLMES SHIRLEY MENDENHALL W
13' OF LOT 9 LUKENS LAKE RD LAKETON
46943

852400084 85-18-30-400-008.000-013
\$583.71 EBBERT NATHAN & MACY PT SE1/4
30-26-6 2.832AC 5363 W 1050 S AMBOY
46911

Total Properties: 73

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
24th day of July, 2024.

Marcie J. Shepherd, Auditor, Wabash
County Indiana.