

**NOTICE OF REAL PROPERTY
TAX SALE**

Adams County Indiana

Beginning 1:00 PM Local Time,
October 31, 2023

Council / Commissioners Room, Room 100 Adams County Service
Complex, 313 W. Jefferson St., Decatur, In 46733

Adams 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.co.adams.in.us. The county auditor and county treasurer will apply on or after 10/13/2023 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 Adams County Circuit Court and served on the county auditor and treasurer before 10/13/2023. 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 10/31/2023, 1:00 pm at the Council / Commissioners Room, Room 100 Adams County Service Complex, 313 W. Jefferson St., Decatur, In 46733 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, October 31, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Wednesday, February 28, 2024.

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 10/31/2023 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 Adams 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 Adams County Treasurer.

Dated: 09/18/2023

012300001 01-10-03-401-054.000-005 \$1,418.08 Maloney, Lawrence W Jr & Roberta A F M FRENCH'S ADD SD LOT 2 & F M FRENCH'S ADD W 10' SD LOT 3 & F M FRENCH'S ADD W 25' SD LOT 4 & F M FRENCH'S ADD E 40' SD LOT 3 5132 W 700 S GENEVA 46740

012300002 01-04-01-101-004.000-007 \$1,686.73 COMMENT-HUNTLEY, PEGGY DAVID WERLINGS 2ND ADD LOT 18 3952 W US HIGHWAY 224 DECATUR 46733

012300003 01-04-03-100-003.000-007 \$2,874.48 Lough, Jeffrey W & Betty J W 295' OF N 99' NW SEC 3 (57A) 5982 W US HIGHWAY 224 DECATUR 46733

012300006 01-02-27-100-001.000-013 \$2,443.37 ID Properties, LLC COMMON AREA NORTH POINTE SUB Commons Area off Piqua Road - South of North Pointe Subdivision DECATUR 46733

012300007 01-02-34-306-016.000-014 \$728.43 Gambill, Hearl & Mark Gambill HOMEWOOD ADD LOT 25 EXC S 11.75' & S/2 LOT 26 Bare Lot - 1 Lot South of 827 N 10th St DECATUR 46733

012300008 01-02-34-306-022.000-014 \$2,531.50 Gambill, Mark w/life estate to Hearl J & Dolly Gambill HOMEWOOD LOT 29 839 N 10TH ST DECATUR 46733

012300009 01-02-34-306-034.000-014 \$728.43 Gambill, Hearl & Mark Gambill HOMEWOOD LOT 24 & S 11.75' LOT 25 Bare Lot - 2 Lots South of 827 N 10th St DECATUR 46733

012300010 01-02-34-306-035.000-014 \$3,827.00 GAMBILL, HEARL & MARK GAMBILL HOMEWOOD LOT 27 & N/2 LOT 26 827 N 10TH ST DECATUR 46733

012300011 01-02-34-314-017.000-014 \$5,947.50 KAJA Holdings 2 LLC MEIBERS HEIRS LOT 8 521 WASHINGTON ST DECATUR 46733

012300012 01-02-34-402-004.000-014 \$379.08 Handshoe,Willie & Stacy S 16' ADAMS CO ADD LOT 733 722 N 5TH ST DECATUR 46733

012300014 01-11-04-100-016.000-018 \$486.06 Skyline Holdings Inc PT E OF LOT 237 23RD ADD SEC 4 (1.068A) 1.068 acres east of 405-465 Fulton Street BERNE 46711

012300015 01-11-04-101-227.000-018 \$3,524.29 Snyder, Clay 84TH ADD LOT 830 755 S HARRISON ST BERNE 46711

012300017 01-05-09-300-011.000-021 \$371.73 Belote, Darrell COUNTRY ACRES 1ST ADD LOT 33 995 PARADISE LANE LOT 33 DECATUR 46733

012300018 01-05-09-300-029.000-021 \$325.28 HARMON, IMOGENE COUNTRY ACRES 1ST ADD S/2 LOT 8 4005 N 100 W, Country Acres - South 1/2 of Lot 8 DECATUR 46733

012300019 01-05-09-300-049.000-021 \$366.72 FRAVEL, NICHOLAS R & CURRIE, JARED M COUNTRY ACRES 1ST ADD LOT 24 995 PARADISE LANE LOT 24 DECATUR 46733

012300020 01-05-09-300-051.000-021 \$378.46 Belote, Darrell COUNTRY ACRES 1ST ADD LOT 31 & COUNTRY ACRES 1ST ADD LOT 32 SEC 9 995 PARADISE LANE LOT 31 DECATUR 46733

012300021 01-05-09-300-054.000-021 \$321.42 FRAVEL, NICHOLAS R & CURRIE, JARED M COUNTRY ACRES 1ST ADD LOT 35 995 PARADISE LANE LOT 35 DECATUR 46733

012300022 01-05-09-300-057.000-021 \$1,383.79 Shaffer, E Maxine COUNTRY ACRES 1ST ADD LOT 38 995 W PARADISE LN, Country Acres - Lot 38 DECATUR 46733

012300023 01-05-09-300-058.000-021 \$321.42 FRAVEL, NICHOLAS R & CURRIE, JARED M COUNTRY ACRES 1ST ADD LOT 39 995 PARADISE LANE LOT 39 DECATUR 46733

012300025 01-05-02-102-034.000-022 \$3,998.42 Rodriguez, Michael S A W MEADOW SEC D S PT LOT 89 240 BRANDYWINE DECATUR 46733

012300026 01-05-03-118-005.000-022 \$1,658.93 Jaurigue, Robert R & Virginia Kay LINN WINNES LOT 538 CONTRACT 318 S 10TH ST DECATUR 46733

012300027 01-05-03-204-090.000-022 \$2,642.03 Wilson, David SOUTHERN ADD LOT 319 EXC N 31.4' OF W 98.4' & N 70.9' OF E 68' 437 MERCER AVE DECATUR 46733

012300028 01-05-04-211-032.000-022 \$1,583.49 Macias, Patricia LYNCH S PT LOT 932 & LYNCH SUB LOT 931 109 S 16th ST DECATUR 46733

012300029 01-05-04-300-008.000-022 \$1,416.77 GAUSE, LESTER L & ANGELA L 30' X 81.31' STRIP N OF LOT 2 SEC 4 DEER RUN SUB (.056A) 0.056 acres North of 2750 W Deer Run Trail DECATUR 46733

012300030 01-05-09-200-019.000-022 \$1,544.01 GKB Enterprises, LLC BLOCK A EITING COURT SUB 1.735 acres East of 1175-1291 Oak Grove Place DECATUR 46733

012300031 01-05-34-200-001.000-023 \$5,423.80 Brock, Donna M C E HOCKER'S 1ST ADD LOT 1 201 E WASHINGTON ST MONROE 46772

Total Properties: 26

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 18th day of September, 2023.

Tony Mellencamp, Auditor, Adams County Indiana.