

NOTICE OF REAL PROPERTY
TAX SALE
Wabash County Indiana
Beginning 10:00 AM Local Time,
September 13, 2023
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 . The county auditor and county treasurer will apply on or after 08/25/2023 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 Wabash County Circuit Court and served on the county auditor and treasurer before 08/25/2023. 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 09/13/2023 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 Friday, September 13, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Thursday, January 11, 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 09/13/2023 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 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: 08/01/2023

852300001 85-07-21-202-008.000-001
\$409.43 FRANCIS DAVID A FAUST 1ST
(SERVIA) LOT 15 DITCH 587 55 S
MULBERRY LOT 1 ST NORTH MANCHESTER
46962

852300002 85-07-21-202-036.000-001
\$2,934.13 FRANCIS DAVID A FAUSTS 1ST
(SERVIA) LOT 7 & N1/2 LOT 8 DITCH
587 170 S MAIN ST SERVIA 46980

852300003 85-03-31-303-047.000-002
\$2,705.70 IRELAN EVELYN RUTH
WESTCHESTER 12 LESS .0137 DITCH 562
301 STATE RD 13 N NORTH MANCHESTER
46962

852300004 85-07-05-201-120.000-002
\$1,656.81 FRANTZ KEVIN OP PT S
8.375' LOT 175 OP PT FR LOT 176 &
N1/2 VAC RACE ST 209 S MILL ST N
MANCHESTER 46962

852300005 85-11-06-304-002.000-003
\$1,703.89 MOSER DAVID B & MARY L
SPEICHERS 3RD (URBANA) LOTS 47 & 48
DITCH 584, 660 & 664 170 N FIRST ST
URBANA 46990

852300006 85-11-06-304-011.000-003
\$4,211.61 SHELTON CHRIS M SPEICHERS
3RD (URBANA) LOTS 38 & 39 DITCH 584,
660 & 664 171 N 1ST ST URBANA 46990

852300007 85-11-34-104-069.000-004
\$744.87 SIDERS MARY R & RHONDA L
SIDERS J/T R/SURV BRADYS LOT 40 1110
WASHINGTON ST LAGRO 46941

852300009 85-11-34-202-090.000-004
\$472.82 OWEN ROBERT & LINDA OP EXC
PT OWNED BY RR LOT 235 EÂ onÂ IN-
524, EÂ towardÂ Davis St, R on
Canal, L on Washington St, Go 0.2
miles. Sits back about 50 ft from
road. LAGRO 46941

852300010 85-19-08-300-013.000-005
\$1,390.21 RAVEN GREG P PT W1/2 SW1/4
8-26-7 1AC DITCH 501A & 628 7742 S
STATE ROAD 15 LA FONTAINE 46940

852300011 85-19-08-300-022.000-005
\$2,330.60 TRENT LINDA PT W1/2 SW1/4
8-26-7 1AC DITCH 575 & 628 1106 E
800 S LA FONTAINE 46940

852300012 85-19-13-200-013.000-005
\$3,647.50 JONES JEREMY L PT NE1/4
13-26-7 22.25AC DITCH 652 & 653 5605
E 800 S LAFONTAINE 46940

852300013 85-19-27-401-144.000-006
\$4,302.61 GILBERT THELMA MCKELVEY &
JACKSONS PT 22X280 27-26-7 .18AC HWY
15 head E on Logan St towards Mill
St, L on Walnut, aprox 0.5 miles,
Turn right LA FONTAINE 46940

852300014 85-09-24-300-028.000-007
\$350.76 PARRETT VICTOR A & CHERYL PT
W1/2 SW1/4 24-28-5 2AC 2465 N 700 W
WABASH 46992

852300015 85-13-13-301-019.000-007
\$1,389.27 HILEMAN LAURA M KELLERS
(RICHVALLEY) 12 DITCH 510 75 W
WALNUT ST RICHV WABASH 46992

852300016 85-13-13-301-037.000-007
\$673.11 ARMFIELD JULIE R RICHVALLEY
KELLERS 4 & E1/2 VAC JEFFERSON ST
DITCH 510 73 W MC CELLEN ST RICHV
WABASH 46992

852300017 85-14-10-341-077.000-009
\$716.25 NOCON PEGGY SUE (ROBERTS)
WALNUT HILLS 2ND 187 , 188, 189 1/2
VAC RUSSELL ST 1605 MILL ST WABASH
46992

852300018 85-14-11-203-037.000-009
\$3,960.00 RAE BONNIE & KAMRAN SYED
MOHAMMED J/T R/SURV A M ATKINSON LOT
4 453 N HUNTINGTON ST WABASH 46992

852300019 85-14-11-203-052.000-009
\$1,605.90 BLATZ DOUGLAS J NORTHERN
ADDN 44X62' LOT 44 425 N HUNTINGTON
ST WABASH 46992

852300020 85-14-11-203-167.000-009
\$1,638.83 HILL ANDREA N H CALDWELLS
LOT 15 377 INDIANA ST WABASH 46992

852300021 85-14-11-204-018.000-009
\$1,077.12 RAY SHANE M J W HANNA LOT
5 BLK 18 655 WASHINGTON ST WABASH
46992

852300022 85-14-11-204-092.000-009
\$2,590.40 GRIFFIN ANTHONY E SR J W
HANNA W1/2 LOT 10 BLK 27 442 WALNUT
ST WABASH 46992

852300024 85-14-11-401-033.000-009
\$2,113.14 YOUNG JOHN L & WANDA F
NORTHERN ADD N 90' W 50' 57 NORTHERN
N 52' 58 189 HUNTINGTON ST WABASH
46992

852300025 85-14-11-401-091.000-009
\$2,124.30 NELSON TIM EASTERN DIV LOT
75 275 ELM ST WABASH 46992

852300026 85-14-11-402-116.000-009
\$13,275.56 LEACH DONALD L PT SW1/4 N
RIVER 11-27-6 .04AC 693 CALHOUN ST
WABASH 46992

852300027 85-14-11-403-078.000-009
\$1,288.10 EMERY MICHAEL A & TINA M
EASTERN W 30' LOT 24 236 E HILL ST
WABASH 46992

852300028 85-14-12-101-094.000-009
\$23,188.23 YOKE CHRISTINA & CHANCEY
COLWELL PT NW1/4 96X214 12-27-6
.50AC 816 E HILL ST WABASH 46992

852300029 85-14-12-101-097.000-009
\$1,160.48 BLACK DONALD JAMES PT
NW1/4 12-27-6 .33AC 808 E HILL ST
WABASH 46992

852300030 85-14-12-111-013.000-009
\$3,734.47 JONES HOWARD C BD OF TRADE
345 North Side of Minnie St Lot 345
WABASH 46992

852300031 85-14-12-131-019.000-009
\$2,799.36 KISLA TERRY PT NW1/4 12-

27-6 .45AC 782 E HILL ST WABASH
46992

852300032 85-14-40-114-016.000-009
\$1,728.26 TYSON JUNIOR LEE & BARBARA
A ELDORADO COMMON AREA LOT 15
(.26AC) CORNER OF STITT WABASH 46992

852300033 85-14-40-203-049.000-009
\$1,970.88 P AND A PROPERTY
MANAGEMENT LLC RESERVE LOT 26 430
VERMONT ST WABASH 46992

852300034 85-14-40-203-069.000-009
\$9,677.49 MC CORD JERRY & PEGGY
PHILIP HIPSKIND LOT 11 331 ALENA ST
WABASH 46992

852300035 85-14-40-223-041.000-009
\$1,998.43 VANLANDINGHAM JEFFERY S
CHAS FALLS LOT 12 616 STITT ST
WABASH 46992

852300036 85-14-40-234-024.000-009
\$1,430.46 EBERLY BRAD M & APRIL M
STURGIS PT W PT LOT 8 FALLS AVE
WABASH 46992

852300037 85-14-40-302-027.000-009
\$5,253.95 JOHNSON RICHARD A E & H
SUB CHAS SEC 15-27-6 .08AC SE on
Falls Ave towards Ferry St, lot on R
WABASH 46992

852300038 85-14-40-302-028.000-009
\$5,473.14 JOHNSON RICHARD A PT
CHARLIE RES 15-27-6 .085AC E on Mill
St towards Freeman St, Lot on L
WABASH 46992

852300039 85-14-40-304-061.000-009
\$2,461.20 WILCOX MICHAEL & COLLEEN
MC CARTYS S1/2 W50' LOT 6 MILLS ST
978 MILL ST WABASH 46992

852300040 85-14-40-401-037.000-009
\$1,402.75 PEARSON RICHARD MAPLEWOOD
LOT 50 & E1/2 LOT 49 MAPLEWOOD W 20'
LOT 51 651 W MAPLE ST WABASH 46992

852300041 85-14-40-402-009.000-009
\$1,991.71 HARRISON MICKY E E & H PT
OL 17 595 W MAPLE ST WABASH 46992

852300042 85-14-58-101-020.000-009
\$949.49 ANDERSON RHETT AXEL-DEAN
BENT & HUTCHENS LOT 52 LOT 52 WABASH
46992

852300043 85-14-63-204-060.000-009
\$4,504.10 JONES REBECCA J BENTS
70X133 LOT 5 1310 VERNON ST WABASH
46992

852300044 85-14-63-302-005.000-009
\$1,665.98 HIMES ERIC MC DONALDS LOT
2 1436 PIKE ST WABASH 46992

852300045 85-09-01-101-182.000-011
\$1,151.09 U S RAILROAD VEST CORP PT
NW1/4 01-28-05 .1991AC RR ROW BEHIND
LOT 36 OP ROANN 46974

852300046 85-09-01-102-004.000-011
\$676.12 SMALLWOOD DANIEL J & BRANDY
L FAIRVIEW LOTS 16, 18 & 20 445 E
PIKE ST ROANN 46974

852300047 85-09-02-202-124.000-011
\$6,158.98 U S RAILROAD VEST CORP PT
NE1/4 NE1/4 2.714AC RR ROW S
CHIPPewa ROANN 46974

852300048 85-01-35-401-010.000-012
\$2,650.94 FEATHERS LILLIE MAY TWIN
LAKES EST UNIT 2 LOT 7 BLK 5 TWIN
LAKES EST 2 LOT 7 BLK 5 SILVER LAKE
46982

852300049 85-01-35-401-018.000-012
\$2,733.75 ROBERTS PATRICIA M TWIN
LAKES EST UNIT 2 LOT 3 BLK 5 TWIN
LAKES EST UNIT 2 LOT 3 BLK 5 SILVER
LAKE 46982

852300050 85-01-35-401-031.000-012
\$2,174.50 ROBERTS PATRICIA M TWIN
LAKES EST UNIT 2 LOT 16 BLK 4 TWIN
LAKES EST UNIT 2 LOT 16 BLK 4 SILVER
LAKE 46982

852300051 85-01-35-401-033.000-012
\$2,388.28 ROUSCH JOSEPH P & JOSEPH L
TWIN LAKES EST UNIT 2 LOT 17 BLK 4
TWIN LAKES EST UNIT 2 LOT 17 BLK 4
SILVER LAKE 46982

852300052 85-01-35-401-034.000-012
\$1,043.01 MUSIC ANNA E & IRENE S
GOODMAN TWIN LAKES UNIT 2 LOTS 5 & 6
BLK 4 TWIN LAKES UNIT 2 LOTS 5 & 6
BLK 4 SILVER LAKE 46982

852300053 85-01-35-401-035.000-012
\$2,025.68 ROUSCH JOSEPH P & JOSEPH L
TWIN LAKES EST UNIT 2 18/4 TWIN
LAKES EST UNIT 2 18/4 SILVER LAKE
46982

852300054 85-01-35-401-045.000-012
\$2,745.29 MIKELL BETTY LOU TWIN LAKE
EST UNIT 2 LOT 13 BLK 3 TWIN LAKE
EST UNIT 2 LOT 13 BLK 3 SILVER LAKE
46982

852300055 85-01-35-401-049.000-012
\$2,235.23 MAPLES JAMES BLAIN & EFFIE
MAE TWIN LAKES EST UNIT 2 LOT 14 BLK
3 TWIN LAKES EST UNIT 2 LOT 14 BLK 3
SILVER LAKE 46982

852300056 85-01-35-401-051.000-012
\$2,388.28 MAYES PAUL TWIN LAKES EST
UNIT 2 LOT 15 BLK 3 TWIN LAKES EST
UNIT 2 LOT 15 BLK 3 SILVER LAKE
46982

852300057 85-01-35-401-053.000-012
\$2,388.28 MAYES PAUL TWIN LAKES EST
UNIT 2 LOT 16 BLK 3 TWIN LAKES EST
UNIT 2 LOT 16 BLK 3 SILVER LAKE
46982

852300058 85-01-35-401-054.000-012
\$2,327.94 ROBERTS PATRICIA M TWIN
LAKES EST UNIT 2 LOT 7 BLK 3 TWIN
LAKES EST UNIT 2 LOT 7 BLK 3 SILVER
LAKE 46982

852300059 85-01-35-401-063.000-012
\$2,201.17 HOLT WILLARD & SARAH TWIN
LAKES EST UNIT 2 22/3 TWIN LAKES EST
UNIT 2 22/3 SILVER LAKE 46982

852300060 85-01-35-401-064.000-012
\$2,417.91 HOLT WILLARD & SARAH TWIN
LAKES EST UNIT 2 21/3 TWIN LAKES EST
UNIT 2 21/3 SILVER LAKE 46982

852300061 85-01-35-401-065.000-012
\$2,170.31 HUDSON CARL TWIN LAKES EST
UNIT 2 LOT 2 BLK 3 TWIN LAKES EST
UNIT 2 LOT 2 BLK 3 SILVER LAKE 46982

852300062 85-01-35-401-066.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 2 LOT 1 BLK 3
TWIN LAKES EST UNIT 2 LOT 1 BLK 3
SILVER LAKE 46982

852300063 85-01-35-401-075.000-012
\$237.83 EDWARDS KIMMIE SAN TWIN
LAKES EST UNIT 2 LOT 11 BLK 2 TWIN
LAKES EST UNIT 2 LOT 11 BLK 2 SILVER
LAKE 46982

852300064 85-01-35-401-076.000-012
\$237.83 EDWARDS KIMMIE SAN TWIN
LAKES EST UNIT 2 LOT 10 BLK 2 TWIN
LAKES EST UNIT 2 LOT 10 BLK 2 SILVER
LAKE 46982

852300065 85-01-35-403-030.000-012
\$400.04 MINOR HAROLD R & ALICE A
TWIN LAKES EST UNIT 1 6/8 9B 71 TWIN
LAKES EST UNIT 1 6/8 9B 71 SILVER
LAKE 46982

852300066 85-01-35-403-042.000-012
\$1,774.38 STANTON DANIEL C SR TWIN

LAKES EST UNIT 1 11/6 TWIN LAKES EST
UNIT 1 11/6 SILVER LAKE 46982

852300067 85-01-35-403-047.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 14 BLK 6
TWIN LAKES EST UNIT 1 LOT 14 BLK 6
SILVER LAKE 46982

852300068 85-01-35-403-049.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 15 BLK 6
TWIN LAKES EST UNIT 1 LOT 15 BLK 6
SILVER LAKE 46982

852300069 85-01-35-403-050.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 6 BLK 6
TWIN LAKES EST UNIT 1 LOT 6 BLK 6
SILVER LAKE 46982

852300070 85-01-35-403-052.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 5 BLK 6
TWIN LAKES EST UNIT 1 LOT 5 BLK 6
SILVER LAKE 46982

852300071 85-01-35-403-054.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 4 BLK 6
TWIN LAKES EST UNIT 1 LOT 4 BLK 6
SILVER LAKE 46982

852300072 85-01-35-403-077.000-012
\$1,339.96 YOUNG JACQUELYN M & FRED A
SR TWIN LAKES EST UNIT 1 20/4 TWIN
LAKES EST UNIT 1 20/4 SILVER LAKE
46982

852300073 85-01-35-403-194.000-012
\$1,489.60 MOREHEAD STEVEN MICHAEL
TWIN LAKES EST UNIT 1 LOT 18 BLK 2
TWIN LAKES EST UNIT 1 LOT 18 BLK 2
SILVER LAKE 46982

852300074 85-01-35-403-196.000-012
\$381.43 DUNN JERRY L TWIN LAKES UNIT
1 LOT 20 BLK 2 TWIN LAKES UNIT 1 LOT
20 BLK 2 SILVER LAKE 46982

852300075 85-06-10-203-151.000-012
\$2,541.71 WARREN BILL E SANDY BEACH

EST SEC 2 LOTS 177 &178 BLK D 10 N
VACATION WAY NORTH MANCHESTER 46962

852300076 85-06-10-403-018.000-012
\$1,881.80 GRAHAM JOHN R FAIRVIEW
(LAKETON) LOTS 66-70 10200 N TROYER
RD NORTH MANCHESTER 46962

Total Properties: 74

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
1st day of August, 2023.

Marcie J. Shepherd, Auditor, Wabash
County Indiana.