

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Wabash County Indiana
Beginning 10:00 AM Local Time, February 7, 2024
Courthouse - Commissioners' Room 2nd Floor

STATE OF INDIANA

Wabash County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Wabash County Commissioners, notice is hereby given that the following described tracts or items of real property are 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 <https://www.wabashcounty.in.gov/>

The minimum sale prices listed below are less than the minimum sale prices when offered in the immediately preceding county tax sale held under Section 5 of IC 6-1.1-24 and include all fees and expenses of the county directly attributable to the Commissioners' Certificate Sale. The Wabash County Commissioners will accept bids for the certificates of sale, for the price referred to in IC 6-1.1-24-6.1(a)(3) , by public auction on 02/07/2024 at 10:00 AM Court-house Time at Courthouse - Commissioners' Room 2nd Floor. 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.

Pursuant to IC 6-1.1-24-5.1, a business entity that seeks to register to bid in an Indiana Commissioners' Certificate Sale must provide to the county treasurer, a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State.

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.

A person redeeming each tract or item of real property after the sale of the certificate must pay: (A) the amount of the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale; (B) ten percent (10%) of the amount for which the certificate is sold; (C) the attorney's fees and costs of giving notice under IC 6-1.1-25-4.5; (D) the costs of a title search or of examining and updating the abstract of title for the tract or item of real property; (E) all taxes and special assessments on the tract or item of real property paid by the purchaser after the sale of the certificate plus interest at the rate of ten percent (10%) per annum on the amount of taxes and special assessments paid by the purchaser on the redeemed property; and (F), all costs of sale, advertising costs, and other expenses of the county directly attributable to the sale of the certificate.

If the certificate is sold for an amount more than the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale and the property is not redeemed, the owner of record of the tract or item of real property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

Indiana law prohibits a person who owes delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale, from purchasing tracts or items of real property at a tax sale. Prior to bidding at a tax sale, each bidder must affirm under the penalties for perjury that he or she does not owe delinquent taxes, special assessments, penalties, interest, costs directly attributable to a prior tax sale, amounts from a final adjudication in favor of a political subdivision in this county, any civil penalties imposed for the violation of a building code or ordinance of this county, or any civil penalties imposed by a health department in this county. Further, each bidder must acknowledge that any successful bid made in violation of the above statement is subject to forfeiture. In the event of forfeiture, the bid amount shall be applied to the delinquent taxes, special assessments, penalties, interest, costs, judgments, or civil penalties of the ineligible bidder, and a certificate will be issued to the county executive.

The Commissioners 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 the start or during the duration of the auction. The Auditor's Office does not warrant the accuracy of the key numbers or street addresses published herein and any misstatement in the key number or street address does not invalidate an otherwise valid sale.

Dated: 01/03/2024
852300001 85-07-21-202-008.000-001 \$200.00 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 \$200.00 FRANCIS DAVID A FAUSTS 1ST (SERVIA) LOT 7 & N1/2 LOT 8 DITCH 587 170 S MAIN ST SERVIA 46980

852300005 85-11-06-304-002.000-003 \$200.00 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 \$200.00 SHELTON CHRIS M SPEICHERS 3RD (URBANA) LOTS 38 & 39 DITCH 584, 660 & 664 171 N 1ST ST URBANA 46990

852300009 85-11-34-202-090.000-004 \$200.00 OWEN ROBERT & LINDA OP EXC PT OWNED BY RR LOT 235 EÄ onÄ IN-524, EÄ to-wardÄ Davis St, R on Canal, L on Washington St, Go 0.2 miles. Sits back about 50 ft from road. LAGRO 46941

852300013 85-19-27-401-144.000-006 \$200.00 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

852300015 85-13-31-301-019.000-007 \$200.00 HILEMAN LAURA M KELLERS (RICHVALLY) 12 DITCH 510 75 W WALNUT ST RICHV WABASH 46992

852300024 85-14-11-401-033.000-009 \$200.00 YOUNG JOHN L & WANDA F NORTHERN ADD N 90' W 50' 57 NORTHERN N 52' 58 189 HUNTINGTON ST WABASH 46992

852300026 85-14-11-402-116.000-009 \$200.00 LEACH DONALD L PT SW1/4 N RIVER 11-27-6 .04AC 693 CALHOUN ST WABASH 46992

852300028 85-14-12-101-094.000-009 \$200.00 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 \$200.00 BLACK DONALD JAMES PT NW1/4 12-27-6 .33AC 808 E HILL ST WABASH 46992

852300030 85-14-12-111-013.000-009 \$200.00 JONES HOWARD C BD OF TRADE 345 North Side of Minnie St Lot 345 WABASH 46992

852300031 85-14-12-131-019.000-009 \$200.00 KISLA TERRY PT NW1/4 12-27-6 .45AC 782 E HILL ST WABASH 46992

852300032 85-14-40-114-016.000-009 \$200.00 TYSON JUNIOR LEE & BARBARA A ELDORADO COMMON AREA LOT 15 (.26AC) CORNER OF STITT WABASH 46992

852300034 85-14-40-203-069.000-009 \$200.00 MC CORD JERRY & PEGGY PHILIP HIPSKIND LOT 11 331 ALENA ST WABASH 46992

852300036 85-14-40-234-024.000-009 \$200.00 EBERLY BRAD M & APRIL M STURGIS PT W PT LOT 8 FALLS AVE WABASH 46992

852300037 85-14-40-302-027.000-009 \$200.00 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 \$200.00 JOHNSON RICH-ARD 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 \$200.00 WILCOX MI-CHAEAL & COLLEEN MC CARTYS S1/2 W50' LOT 6 MILLS ST 978 MILL ST WABASH 46992

852300042 85-14-58-101-020.000-009 \$200.00 ANDERSON RHETT AXEL-DEAN BENT & HUTCHENS LOT 52 LOT 52 WABASH 46992

852300045 85-09-01-101-182.000-011 \$200.00 U S RAILROAD VEST CORP PT NW1/4 01-28-05 .1991AC RR ROW BEHIND LOT 36 OP ROANN 46974

852300048 85-01-35-401-010.000-012 \$200.00 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 \$200.00 ROBERTS PATRI-CIA 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 \$200.00 ROBERTS PATRI-CIA 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 \$200.00 ROUSCH JO-SEPH 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 \$200.00 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 \$200.00 ROUSCH JO-

SEPH 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 ROBERTS PATRI-CIA 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 EDWARDS KIM-MIE 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 \$200.00 EDWARDS KIM-MIE 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 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 \$200.00 YOUNG JACQUE-LYN 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 \$200.00 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 \$200.00 DUNN JERRY L TWIN LAKES UNIT 1 LOT 20 BLK 2 TWIN LAKES UNIT 1 LOT 20 BLK 2 SILVER LAKE 46982

Total Number of Properties: 48

I hereby certify that the above real properties have been offered in one tax sale, have not received a bid for at least the amount required under I.C. 6-1.1-24-5 and have been identified in a resolution of the Board of Commissioners for Wabash County, Indiana, to be offered for sale.

Marcie J. Shepherd, Auditor, Wabash County Indiana.
HSPAXLP.01/04/2024