

NOTICE OF REAL PROPERTY

TAX SALE

Wabash County Indiana

Beginning **10:00 AM Local Time,**
September 26, 2025

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 **09/09/2025** 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 **09/09/2025**. 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 **09/26/2025** 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 **Monday, September 28th, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **January 26th, 2026**.

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 **09/26/2025** 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: **08/06/2025**

852500002 85-07-21-202-007.000-001 \$2,271.39
FRANCIS DAVID A FAUST 1ST (SERVIA) LOT 16 DITCH
587& 617 55 S MULBERRY ST LOT 1

852500003 85-07-21-202-008.000-001 \$611.44
FRANCIS DAVID A FAUST 1ST (SERVIA) LOT 15 DITCH
587 55 S MULBERRY LOT 1 ST

852500004 85-07-22-101-003.000-001 \$1,315.09
GUTHRIE ALEXIA D OP (SERVIA) 2 DITCH 587 25 S
MAIN ST

852500005 85-08-06-300-016.000-001 \$401.09
KOCK CHRISTOPHER PT W1/2 FR SW1/4 6-29-8
5.38AC E 1100 N

852500007 85-03-31-304-041.000-002 \$6,831.19
HOMETOWN MEDIA INC WEN DELLS 135 X 115 2 PT
W1/2 SW1/4 SE1/4 31-30-7 .357AC 1306 ST RD 114 W

852500011 85-03-32-302-066.000-002 \$1,858.04
MILLER TODD D OAK PARK LOT 74 & S 8' LOT 75 604
N FRONT ST

852500012 85-03-32-303-114.000-002 \$2,675.04
ALVAREZ LOPEZ ERIC SHIVELY & METZGER LOT 28 509
W 3RD ST

852500013 85-03-32-403-087.000-002 \$4,869.90
MARCUM KEVIN D & HEIDI L OP W PT LOT 91 EXC N 5'
206 E 3RD ST

852500014 85-03-32-404-082.000-002 \$1,811.80 LA
ROSE JAMES R III OP N 60' LOT 84 LESS S 20' 10" & N
PT LOT 85 305 N SYCAMORE ST

852500015 85-07-05-102-006.000-002 \$5,841.30
NUNEZ HUMBERTO HENNEYS 2ND EXC N 54' 28
11B723 308 W 2ND ST

852500016 85-07-05-102-101.000-002 \$6,970.69
HARTMAN DAVID C WM E WILLIS N1/2 LOTS 3 & 4
202 S MAPLE ST

852500020 85-07-05-104-076.000-002 \$271.95
HOWARD DEBRA FR NW1/4 5-29-7 N 60' MARKET ST

852500021 85-07-05-201-125.000-002 \$1,937.13
SIELESNEW ALEX A & REBECCA L OP (RIVERSIDE) LOT
5 107 S MARKET ST

852500023 85-16-31-101-002.000-003 \$1,527.41
GRIER SHAYNE M & ANGELA L OP (LINCOLNVILLE) N
1/2 LOT 2 & S 1 RD LOT 1 5033 S 600 E

852500024 85-11-34-104-069.000-004 \$4,367.62
SIDERS MARY R & RHONDA L SIDERS J/T R/SURV
BRADYS LOT 40 1110 WASHINGTON ST

852500025 85-11-34-201-067.000-004 \$326.08
WEESNER TAMMY S OP LOT 73 & S1/2 LOT 67 820
MAIN ST

852500026 85-11-34-202-087.000-004 \$2,370.63
CLARK JOHNATHON G & LISA R OP LOT 150 330
WASHINGTON ST

852500027 85-19-08-300-013.000-005 \$1,329.09
RAVER GREG P PT W1/2 SW1/4 8-26-7 1AC DITCH
501A & 628 7742 S STATE ROAD 15

852500028 85-19-27-401-144.000-006 \$4,599.18
GILBERT THELMA MCKELVEY & JACKSONS PT 22X280
27-26-7 .18AC WALNUT ST

852500029 85-10-36-200-006.000-007 \$8,022.46
HOMETOWN MEDIA INC NW1/4 & W1/2 NE1/4 PT
36-28-6 3.73AC 606 N STATE ROAD 13

852500030 85-14-03-300-012.000-007 \$150.00
BURKHART ADVERTISING INC PT W1/2 SW1/4 3-27-6
.48AC US HWY 24

852500031 85-14-07-303-018.000-007 \$5,768.76
LAKEVIEW MHP LLC PT FR SW1/4 7-27-6 11.35AC
5866 W 200 S

852500032 85-14-63-404-011.000-007 \$5,463.67
DUTTON JOHN H & DAWN L PT S1/2 SE1/4 RES 23-27-
6 .47AC 1850 VERNON ST

852500033 85-14-03-401-012.000-008 \$150.00
DIGNAN LLC PT 10 X 150 STRIP 3-27-6 .032AC STATE
ROAD 15

852500034 85-14-02-303-004.000-009 \$3,979.03
CULBERTSON SHARRI (CARPENTER) GREEN ACRES 7
418 GREEN ACRE LN

852500035 85-14-10-133-040.000-009 \$3,346.30
DARAKAR HILLCREST FUELMART INC WALNUT HILLS
LOT 70 1451 GARFIELD ST

852500036 85-14-11-104-044.000-009 \$4,028.35
ESCHENBACH KRIS M & SHELLEY PT NW1/4 11-27-6
525 N WABASH ST

852500037 85-14-11-201-121.000-009 \$3,754.20
MARS JENNIFER A J W HANNAS PARK LOT 9 31 NOBLE
ST

852500038 85-14-11-203-073.000-009 \$5,596.89
WILSON ORA E JR & MARION E NORTHERN &
EASTERN PT OL 56 495 N ALLEN ST

852500039 85-14-11-203-156.000-009 \$1,400.92
MULLINS SHANNAH H CALDWELLS LOT 8 376
INDIANA ST

852500040 85-14-11-401-091.000-009 \$1,338.00
CLOUD WILLIAM EASTERN DIV LOT 75 275 ELM ST

852500041 85-14-11-402-018.000-009 \$1,428.74
FLOYD SHANE VINCENT HANNA & MILES E1/2 LOT 4
430 ELM ST

852500042 85-14-11-402-116.000-009 \$14,823.31
LEACH DONALD L PT SW1/4 N RIVER 11-27-6 .04AC
693 CALHOUN ST

852500043 85-14-11-404-026.000-009 \$20,989.71
DMI CONSULTING INC HANNAS EASTERN W1/2 LOT
108 & 23X132 LOT 107 453 E MAIN ST

852500044 85-14-12-111-013.000-009 \$4,694.67
JONES HOWARD C BD OF TRADE 345 MINNIE ST

852500045 85-14-40-123-030.000-009 \$9,069.90
TUDOR CATHY ANN (DILLON) E & H SUBDIV CHAR SEC
PT OL 29 .23AC 511 BOND ST

852500046 85-14-40-223-041.000-009 \$2,112.64
VANLANDINGHAM JEFFERY S CHAS FALLS LOT 12 616
STITT ST

852500047 85-14-40-234-002.000-009 \$20,446.84
VIGAR CHAD M COLLINS PT LOT 2 & PT LOT 4 472
FALLS AVE

852500048 85-14-40-234-016.000-009 \$1,692.62
GAULT JAMES W LUMAREES LOT 3 480 N COMSTOCK
ST

852500049 85-14-40-234-024.000-009 \$1,841.28
EBERLY BRAD M & APRIL M STURGIS PT W PT LOT 8
FALLS AVE

852500050 85-14-40-302-027.000-009 \$6,187.32
JOHNSON RICHARD A E & H SUB CHAS SEC 15-27-6
.08AC MILL ST

852500051 85-14-40-302-028.000-009 \$6,456.17
JOHNSON RICHARD A PT CHARLIE RES 15-27-6 .085AC
MILL ST

852500052 85-14-40-304-061.000-009 \$3,321.13
WILCOX MICHAEL & COLLEEN MC CARTYS S1/2 W50'
LOT 6 MILLS ST 978 MILL ST

852500053 85-14-40-402-094.000-009 \$19,411.66
METELL INVESTMENTS LLC EWING & HANNA E1/2
LOT 54 437 W HILL ST

852500055 85-14-40-404-055.000-009 \$3,936.53
PERSLEY ALLEN MC CREAS E1/2 LOT 4 455 W MARKET
ST

852500056 85-14-58-103-001.000-009 \$623.10
KING JAVILYN BENTS & HUTCHENS N1/2 LOT 21 & 22
447 HUTCHENS ST

852500057 85-14-58-103-035.000-009 \$150.00
BURKHART ADVERTISING INC DESYLVIA JONES S 75'
11 COLUMBUS ST

852500058 85-14-58-303-012.000-009 \$8,915.05
KELLY JUSTIN W NE PT FR W1/2 RES 18-27-6 1.53AC
NE PT FR W1/2 RES 18-27-6 .120AC 263 HALE DR

852500059 85-14-63-204-091.000-009 \$1,568.43
LEAHY IVAN P JR OP S WABASH PT LOT 1 870 PIKE ST
870 PIKE ST

852500060 85-10-04-300-001.000-010 \$1,822.95
LYNN TARA PT SW1/4 SW1/4 4-28-6 2.50AC DITCH
664 3870 W 500 N

852500061 85-10-18-400-008.000-010 \$2,148.99
HOLLINGSHEAD RICKY E PT SE1/4 18-28-6 1AC DITCH
518 & 580 3001 N ST RD 15

852500062 85-09-01-101-101.000-011 \$441.23
NAPIER MARY RUTH & BARBARA J FAIRFIELD LOTS 27
& 28 240 S OHIO ST

852500063 85-09-01-101-182.000-011 \$1,657.11 U
S RAILROAD VEST CORP PT NW1/4 01-28-05 .1991AC
N ARNOLD ST

852500064 85-09-02-201-011.000-011 \$203.90 U S
RAILROAD VEST CORP PT NE1/4 2-28-5 .1386AC W
ADAMS ST

852500065 85-01-35-401-010.000-012 \$3,105.73
FEATHERS LILLIE MAY TWIN LAKES EST UNIT 2 LOT 7
BLK 5 CRAPPIE RD

852500066 85-01-35-401-018.000-012 \$3,297.04
ROBERTS PATRICIA M TWIN LAKES EST UNIT 2 LOT 3
BLK 5 CRAPPIE RD

852500067 85-01-35-401-025.000-012 \$391.20
GOUVAN FRANK E & MYRA G TWIN LAKE EST UNIT 2
11/4 MINNOW DR

852500068 85-01-35-401-026.000-012 \$391.20
GOUVAN FRANK E & MYRA G TWIN LAKE EST UNIT 2
10/4 MINNOW DR

852500069 85-01-35-401-031.000-012 \$2,606.13
ROBERTS PATRICIA M TWIN LAKES EST UNIT 2 LOT 16
BLK 4 CRAPPIE DR

852500070 85-01-35-401-033.000-012 \$2,831.43
ROUSCH JOSEPH P & JOSEPH L TWIN LAKES EST UNIT
2 LOT 17 BLK 4 CRAPPIE RD

852500071 85-01-35-401-035.000-012 \$2,437.07
ROUSCH JOSEPH P & JOSEPH L TWIN LAKES EST UNIT
2 18/4 CRAPPIE RD

852500072 85-01-35-401-041.000-012 \$419.27
SMITH MYRNA (STUART) TWIN LAKE EST UNIT 2 22/4
TURTLE DR

852500073 85-01-35-401-042.000-012 \$419.27
SMITH MYRNA (STUART) TWIN LAKE EST UNIT 2 21/4
TURTLE DR

852500074 85-01-35-401-043.000-012 \$419.27
PRUITT LEO E TWIN LAKES UNIT 2 LOT 2 BLOCK 4
TURTLE DR

852500075 85-01-35-401-045.000-012 \$3,210.13
MIKELL BETTY LOU TWIN LAKE EST UNIT 2 LOT 13 BLK
3 MINNOW DR

852500076 85-01-35-401-049.000-012 \$2,672.65
MAPLES JAMES BLAIN & EFFIE MAE TWIN LAKES EST
UNIT 2 LOT 14 BLK 3 BLUEGILL RD

852500077 85-01-35-401-050.000-012 \$419.27
FREELAND ANNA TWIN LAKES EST UNIT 2 9/3 BASS
RD

852500078 85-01-35-401-051.000-012 \$2,494.43
MAYES PAUL TWIN LAKES EST UNIT 2 LOT 15 BLK 3
BLUEGILL RD

852500079 85-01-35-401-053.000-012 \$2,494.43
MAYES PAUL TWIN LAKES EST UNIT 2 LOT 16 BLK 3
BLUEGILL RD

852500080 85-01-35-401-054.000-012 \$2,798.04
ROBERTS PATRICIA M TWIN LAKES EST UNIT 2 LOT 7
BLK 3 BASS RD

852500081 85-01-35-401-065.000-012 \$2,633.65
HUDSON CARL TWIN LAKES EST UNIT 2 LOT 2 BLK 3
TURTLE DR

852500082 85-01-35-401-066.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
2 LOT 1 BLK 3 TURTLE DR

852500083 85-01-35-401-075.000-012 \$615.25
EDWARDS KIMMIE SAN TWIN LAKES EST UNIT 2 LOT
11 BLK 2 LAKESHORE DR

852500084 85-01-35-401-076.000-012 \$615.25
EDWARDS KIMMIE SAN TWIN LAKES EST UNIT 2 LOT
10 BLK 2 LAKESHORE DR

852500085 85-01-35-403-030.000-012 \$786.75
MINOR HAROLD R & ALICE A TWIN LAKES EST UNIT 1
6/8 9B 71 BLUEGILL RD

852500086 85-01-35-403-042.000-012 \$2,225.73
STANTON DANIEL C SR TWIN LAKES EST UNIT 1 11/6
TURTLE RD

852500087 85-01-35-403-047.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 14 BLK 6 BLUEGILL RD

852500088 85-01-35-403-049.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 15 BLK 6 BLUEGILL RD

852500089 85-01-35-403-050.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 6 BLK 6 BASS RD

852500090 85-01-35-403-052.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 5 BLK 6 BASS RD

852500091 85-01-35-403-054.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 4 BLK 6 BASS RD

852500092 85-01-35-403-077.000-012 \$1,773.18
YOUNG JACQUELYN M & FRED A SR TWIN LAKES EST
UNIT 1 20/4 PIKE RD

852500093 85-01-35-403-079.000-012 \$412.34
SHERMAN GERALD D TWIN LAKES EST UNIT 1 2/4 9B
428 PERCH DR

852500094 85-01-35-403-194.000-012 \$1,930.10
MOREHEAD STEVEN MICHAEL TWIN LAKES EST UNIT
1 LOT 18 BLK 2 LAKESHORE DR

852500095 85-02-22-100-011.000-012 \$4,236.28
MEADE GRACE E NE PT NW1/4 PT OF NW COR NE1/4
22-30-6 4.15AC DITCH 595 2575 W 1500 N

852500096 85-06-10-203-072.000-012 \$2,469.92
DINGESS PATRICK SANDY BEACH SEC 2 LOTS 107D &
108D DITCH 666 27 N LAKEVIEW DR

852500097 85-06-10-402-002.000-012 \$3,861.75
ENGLAND MOLLY P & E WERTENBERGERS (LAKETON)
LOTS 19, 22 & 27 & PT VAC ALLEYS 125 W
WOODRING RD

852500098 85-06-10-402-050.000-012 \$3,082.96
MORRIS LUCINDA K OP (LAKETON) LOT 13 30 E
WAYNE ST

852500099 85-06-10-404-001.000-012 \$4,764.50
INVERSE VENTURES LLC OP (LAKETON) W1/2 LOTS 24
& 25 193 W WAYNE ST

852500100 85-06-10-404-039.000-012 \$6,506.68
BLOCHER MICHELLE OP (LAKETON) E1/2 LOTS 55, 56,
68 & 69 165 W LAKE ST

852500101 85-06-15-200-068.000-012 \$384.17
HOLMES SHIRLEY MENDENHALL W 13' OF LOT 9
LUKENS LAKE RD

852500102 85-03-29-300-016.000-001 \$2,360.41
LAMBERT TERESA A SE COR SW1/4 29-30-7 1.40AC
DITCH 562 1438 E STATE RD 13

Total Properties: 92

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
6th day of August, 2025.

Shelly Baucco, Auditor,
Wabash County, Indiana.