

NOTICE OF REAL PROPERTY

TAX SALE

Wabash County Indiana

Beginning 10:00 AM Local Time,
September 03, 2026

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.in.gov/counties/wabash.

The county auditor and county treasurer will apply on or after 08/17/2026 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 08/17/2026. 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 09/03/2026 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 03, 2027 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, January 04, 2027.

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 09/03/2026 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: 07/15/2026

852600001 85-07-06-100-016.000-001 \$1,173.86
1607 W INDIANA 114 LLC W STATE RD 114 NORTH
MANCHESTER IN 46962

852600002 85-07-21-202-054.000-001 \$1,929.18
WEST JERRY R 251 S SECOND ST SERVA IN 46980

852600003 85-07-22-101-019.000-001 \$765.84 WEST
JERRY 30 E SMITH ST SERVA IN 46980

852600004 85-03-32-402-003.000-002 \$4,057.07
SQUARE ONE DEVELOPMENT LLC 719 N SYCAMORE
ST NORTH MANCHESTER IN 46962

852600005 85-07-05-103-035.000-002 \$1,125.34
HERZ KATHRYN L 503 W SOUTH ST NORTH
MANCHESTER IN 46962

852600006 85-07-05-104-076.000-002 \$469.85
HOWARD DEBRA MARKET ST NORTH MANCHESTER
IN 46962

852600007 85-07-05-202-040.000-002 \$1,240.38
GUERRERO MARIA J 404 E SOUTH ST N MANCHESTER
IN 46962

852600008 85-07-06-201-079.000-002 \$344.10
METZGER ADAM D & ANGELA J S HEETER ST NORTH
MANCHESTER IN 46962

852600009 85-11-06-304-009.000-003 \$1,401.95
MOSER MARY 141 N 1ST ST URBANA IN 46990

852600010 85-11-06-304-018.000-003 \$457.38 CASEY
VIRGIL R & DEBRA A 114 N SECOND ST URBANA IN
46990

852600011 85-11-19-303-012.000-003 \$313.08
KAUFMAN JAMIE L WASHINGTON ST WABASH IN
46992

852600012 85-11-19-303-013.000-003 \$313.08
KAUFMAN JAMIE L WASHINGTON ST WABASH IN
46992

852600013 85-11-19-303-014.000-003 \$313.08
KAUFMAN JAMIE L WASHINGTON ST WABASH IN
46992

852600014 85-11-19-303-017.000-003 \$2,990.92
NELSON RALPH & SHEILA 60 N GRANT ST
(SPEICHERVILLE) WABASH IN 46992

852600015 85-16-31-101-003.000-003 \$3,879.59
DRAPER SCOTT M 5043 S 600 E WABASH IN 46992

852600016 85-11-34-201-080.000-004 \$2,115.00
AGNESS ETHAN 270 CANAL ST LAGRO IN 46941

852600017 85-11-34-202-053.000-004 \$998.16
KOWALCZUK ROB 270 MAIN ST LAGRO IN 46941

852600018 85-11-34-202-090.000-004 \$491.63
OWEN ROBERT & LINDA OLD STATE ROAD 24 LAGRO
IN 46941

852600019 85-19-08-300-022.000-005 \$3,465.35
BARNDOLLAR GLEN & JENNIE PACE I/T R/SURV 1106
E 800 S LA FONTAINE IN 46940

852600021 85-19-26-301-016.000-006 \$2,949.95
STONE IAN J SUPPLEMENTAL NEEDS TRUST -
HOWARD M STONE 502 E KENDALL ST LAFONTAINE
IN 46940

852600022 85-09-24-300-028.000-007 \$303.69
PARRETT VICTOR A & CHERYL 2465 N 700 W WABASH
IN 46992

852600023 85-14-32-200-019.000-007 \$192.66
TYSON JUNIOR L & BARBARA 400 W HOOVER RD
WABASH IN 46992

852600024 85-14-63-300-010.000-007 \$630.64 PRICE
MEGAN M 300 W WABASH IN 46992

852600025 85-14-01-100-015.000-008 \$1,581.52
CORNETT DUSTIN L 1195 MANCHESTER AVE WABASH
IN 46992

852600027 85-14-11-302-096.000-009 \$4,002.28
LEICHTY ANGELA M 31 E MAPLE ST WABASH IN 46992

852600029 85-14-11-401-025.000-009 \$1,500.84
FAILOR ASHLEY 106 E MAPLE ST WABASH IN 46992

852600030 85-14-11-402-116.000-009 \$15,747.91
LEACH DONALD L 693 CALHOUN ST WABASH IN
46992

852600031 85-14-11-404-008.000-009 \$4,216.50
CONLIFF RANDALL W 364 E MAIN ST WABASH IN
46992

852600032 85-14-12-111-013.000-009 \$5,183.17
JONES HOWARD C MINNIE ST WABASH IN 46992

852600034 85-14-40-202-039.000-009 \$42,807.16
BIG SPLITZ HOLDINGS INC 527 N CASS ST WABASH IN
46992

852600035 85-14-40-234-024.000-009 \$2,048.04
EBERLY BRAD M & APRIL M FALLS AVE WABASH IN
46992

852600036 85-14-40-302-027.000-009 \$6,661.25
JOHNSON RICHARD A MILL ST WABASH IN 46992

852600037 85-14-40-302-028.000-009 \$6,954.21
JOHNSON RICHARD A MILL ST WABASH IN 46992

852600038 85-14-40-304-053.000-009 \$2,119.00
NELSON RALPH 152 FREEMAN ST WABASH IN 46992

852600039 85-14-40-304-061.000-009 \$3,898.79
WILCOX MICHAEL & COLLEEN 978 MILL ST WABASH
IN 46992

852600040 85-14-40-404-014.000-009 \$2,998.36
HYDEN CHARLES & KAREN 489 W MAIN ST WABASH
IN 46992

852600041 85-14-58-101-020.000-009 \$316.50
MINUS ASBURY BENT ST WABASH IN 46992

852600043 85-14-63-204-005.000-009 \$912.85
STARR ANDREW ALLEN 1333 GLENN AVE WABASH IN
46992

852600044 85-14-63-204-054.000-009 \$5,006.70
GOFORTH DUSTIN MIKEAL 626 COLUMBUS ST
WABASH IN 46992

852600046 85-10-04-300-008.000-010 \$1,982.77
MUNSON KYLE L 3582 W 500 N WABASH IN 46992

852600047 85-09-01-101-067.000-011 \$325.50
SIDERS RHONDA L OHIO ST ROANN IN 46974

852600048 85-09-01-101-070.000-011 \$809.25
YOUNGBLOOD ZACHARY 210 E ADAMS ST ROANN IN
46974

852600049 85-09-01-101-074.000-011 \$815.83
SIDERS RHONDA L 410 E ADAMS ROANN IN 46974

852600050 85-09-01-101-182.000-011 \$1,915.05 U S
RAILROAD VEST CORP N ARNOLD ST ROANN IN 46974

852600051 85-09-01-101-183.000-011 \$213.79 U S
RAILROAD VEST CORP S CHURCH ST ROANN IN 46974

852600052 85-09-02-201-011.000-011 \$376.35 U S
RAILROAD VEST CORP W ADAMS ST ROANN IN 46974

852600053 85-01-35-303-004.000-012 \$2,932.39
LEACH REBECCA 46 E CENTER ST SILVER LAKE IN
46982

852600054 85-01-35-401-046.000-012 \$185.25
FIXPERT INC MINNOW DR SILVER LAKE IN 46982

852600055 85-01-35-401-111.000-012 \$249.60
AHMED ZESHAWN LAKESHORE DR SILVER LAKE IN
46982

852600056 85-01-35-403-118.000-012 \$1,712.01
BREMER ROBERT JOSEPH JR 50 N BLUE GILL RD
SILVER LAKE IN 46982

852600057 85-01-35-403-243.000-012 \$226.94
MOREHEAD STEVEN MICHAEL LAKESHORE DR SILVER
LAKE IN 46982

852600059 85-05-14-400-046.000-012 \$449.49
HOLLINGSHEAD RICKY E 7030 W 900 N ROANN IN
46974

852600060 85-06-10-104-069.000-012 \$378.44
DARLING TREVOR BYAN 4 N ROBIN RD NORTH
MANCHESTER IN 46962

852600062 85-06-10-402-011.000-012 \$493.48
KERSCHNER DONALD W 245 N SPRING ST LAKETON IN
46943

852600063 85-06-10-403-018.000-012 \$1,721.48
HARMON JONATHAN M 10200 N TROYER RD NORTH
MANCHESTER IN 46962

852600064 85-06-15-200-068.000-012 \$559.85
HOLMES SHIRLEY LUKENS LAKE RD LAKETON IN 46943

852600065 85-18-30-400-008.000-013 \$718.15 EBERT
NATHAN & MACY 5363 W 1050 S AMBOY IN 46911

Total Properties: 57

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
15th day of July, 2026.

Shelly Bauccho, Auditor,
Wabash County, Indiana.