

NOTICE OF REAL PROPERTY  
TAX SALE  
DeKalb County Indiana  
Beginning **10:00 AM Local Time,**  
**October 07, 2025**  
Online - [www.zeusauction.com](http://www.zeusauction.com)

**DeKalb 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.dekalb.in.us](http://www.co.dekalb.in.us).

The county auditor and county treasurer will apply on or after **09/19/2025** 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 **DeKalb County Circuit** Court and served on the county auditor and treasurer before **09/19/2025**. 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.

The public auction will be conducted as an electronic sale under IC 6-1.1-24-2(b)10, at the following web site: [www.zeusauction.com](http://www.zeusauction.com). The public auction will begin on 10/07/2025 at 10:00 AM local time. The properties in the online auction will commence closing at 02:00 PM local time on 10/07/2025 at [www.zeusauction.com](http://www.zeusauction.com). Each property will have its specific closing time posted on the auction web site.

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) seventy-five dollars (\$75) 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 **Wednesday, October 07, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Wednesday, February 04, 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 **10/07/2025** 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](http://www.sriservices.com) or in an alternative form upon request.**

**Registration For Bidding On The Tax Sale:**  
If you are interested in participating in this public auction, registration information and the procedures you must follow to bid are available online at <https://www.zeusauction.com>. In order to participate, you must become a member of the auction web site ([www.zeusauction.com](http://www.zeusauction.com)). You must read, understand and agree to the rules of sale and payment terms. **Once you become a member of the auction web site, you must register for the DeKalb County auction, specifically.**

Please note that in order to bid in the online public auction, you must both complete IRS Form W-9 and agree to the registration statement described at IC 6-1.1-24-5.3(c)electronically, through the auction web site.

**Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the DeKalb 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 DeKalb County Treasurer.**

**The period to register for the sale begins at 8:00 AM local time on August 28, 2025 and closes at 9:00 AM local time on October 07, 2025. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.**

The tracts or real property included in this list will be sold at public auction to the highest bidder, subject to the right of redemption.

\*\*\* In order to remove a property from the sale, payment must be received by 12:00 PM local time on Monday, October 6, 2025. All payments must be made in cash or certified funds made payable to the DeKalb County Treasurer and sent to DeKalb County

Treasurer, 100 South Main Street, Auburn, IN 46706.  
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Please note that the dollar amounts for the tracts or items of real property listed herein may not include amounts certified to the County Treasurer for collection under IC 6-1.1-22-13.5 or added to the tax liability for ineligible deductions claimed under IC 6-1.1-12-37 subsequent to the creation of the list described at IC 6-1.1-24-1 or, alternatively, this publication. The County may require successful bidders to pay said amounts (as applicable) as part of the purchase price, or otherwise, at the close of the online auction.

Dated: **08/19/2025**

172500001 01-09-17-477-009 \$5,397.52 Lawhead, Laura Lawhead Addition Lot 1 0737 County Road 60 Garrett IN 46738

172500002 01-09-23-300-001 \$2,194.73 Unknown Abandoned Rr Row Nw Cor Nw1/4 Sw1/4 County Road 11A Garrett IN 46738

172500003 01-09-33-213-005 \$270.22 Bronson, Norma J. Homewood Park Sub Div 3rd St Garrett IN 46738

172500006 04-03-02-100-003 \$1,513.59 Steigerwald, Sandra K. N Side Nw1/4 County Road 65A Butler IN 46721

172500007 04-03-02-100-004 \$718.61 Steigerwald, Sandra K. In Mid Pt Nw1/4 County Road 65A Hamilton IN 46742

172500008 04-03-02-100-010 \$405.94 Ball, Fred F & Iva L Pt Mid Pt NW 1/4 County Road 65A Hamilton IN 46742

172500010 05-06-16-152-003 \$323.69 Hughes, Taylor Nicole; and Hillabrand, Weston Allan, as joint tenants with rights of survivorship Pt SE1/4 NW1/4 County Road 34 Auburn IN 46706

172500011 06-10-07-227-003 \$271.30 HD Land East, LLC Pt E Side NE1/4 County Road 27 Auburn IN 46706

172500012 14-06-26-100-006 \$286.29 State Of Indiana Pt E1/2 Nw14 County Road 40A Auburn IN 46706

172500013 14-06-36-100-016 \$408.50 Miller, Nicole Y. Pt NW 1/4 State Road 8 Auburn IN 46706

172500014 15-07-01-126-005 \$642.67 Manning, Krystal; and Church, Jeffrey, as joint tenants with right of survivorship Norris Town Sub Div - Lot 5 County Road 24 Butler IN 46721

172500015 15-07-10-400-002 \$369.94 State Of Indiana Pt Of County Road 63 Butler IN 46721

172500016 15-07-11-151-002 \$412.86 State Of Indiana Pt Of US Highway 6 Butler IN 46721

172500017 15-07-12-200-002 \$3,097.95 Sharp Ventures LLC Pt Nw Cor Ne1/4 660 E Main St Butler IN 46721

172500018 15-07-12-200-007 \$319.37 Sharp Ventures LLC Pt Mw Cor Ne1/4 US Highway 6 Butler IN 46721

172500019 15-07-16-100-006 \$408.36 State Of Indiana Pt Of County Road 57 Butler IN 46721

172500020 15-07-19-100-006 \$329.60 State Of Indiana Pt Of County Road 47 Auburn IN 46706

172500021 17-02-05-106-014 \$399.33 Gipple, Robert E. & Michelle M. Op E Morgan St Ashley IN 46705

172500022 17-02-06-226-008 \$1,341.50 Loucks, James M. Op 216 W State St Ashley IN 46705

172500023 17-02-06-226-013 \$4,442.07 Hicks, Adam Op - Ashley - Lot 10 206 W State St Ashley IN 46705

172500024 17-02-06-278-013 \$373.37 Logan, Thomas Stanley & Diane Elizabeth 208 W Pearl

St Ashley IN 46705 17-02-06-278-013 and 17-02-06-278-014 are to be sold and redeemed together.

172500025 17-02-06-278-014 \$725.67 Logan, Thomas Stanley & Diane Elizabeth W Pearl  
St Ashley IN 46705 17-02-06-278-013 and 17-02-06-278-014 are to be sold and redeemed together.

172500026 18-06-20-153-062 \$4,370.78 Hoff, Kelly  
R. Auburn Meadows Sec II 2123 Lorraine  
Dr Auburn IN 46706

172500027 18-06-28-328-013 \$419.49 Pheasant Run I  
Joint Venture Pt E1/2 Sw1/4 (50' X 850') Strip of land  
West of Martz Dr Auburn IN 46706

172500028 18-06-29-336-002 \$4,562.42 Siminiak,  
Christina M Rainier & Headley's Add 307 E Clinton  
St Auburn IN 46706

172500029 18-06-29-482-013 \$2,316.64 Johnson,  
Matthew Ford Place N 40' 202 N Baxter  
St Auburn IN 46706

172500030 18-06-30-481-012 \$358.02 Ruiz Sr,  
Aureliano & Elizabeth Marie Gross & Dill's Add 8' E  
Side W 7th St Auburn IN 46706 18-06-30-481-012 and  
18-06-30-481-013 are to be sold and redeemed  
together.

172500031 18-06-30-481-013 \$1,819.78 Ruiz Sr,  
Aureliano & Elizabeth Marie Gross & Dill's Add 416 W  
7th St Auburn IN 46706 18-06-30-481-012 and 18-06-  
30-481-013 are to be sold and redeemed together.

172500032 18-06-30-481-017 \$5,297.94 Barnett  
Farms LLC Gross & Dill's Add N 56' 105 N Indiana  
Ave AUBURN IN 46706

172500033 18-06-31-433-015 \$1,517.08 Urban,  
William E. & Bobbie L. Wid Add 813 S Indiana  
Ave Auburn IN 46706

172500034 18-06-32-184-003 \$332.65 Winteregg,  
Luke A. Op 121/2' E Side E 15th St Auburn IN 46706

172500035 18-06-32-256-007 \$922.01 Beitz, Garrison  
A. & Tackett, Jerimiah C., as joint tenants with rights  
of survivorship Pt Se Cor Sw1/4 Ne1/4 1196 Center  
St Auburn IN 46706

172500036 18-06-32-309-001 \$2,659.23 Kuechler,  
Mark A. Ensley 2nd Add 363 W Ensley  
Ave Auburn IN 46706

172500037 21-10-06-102-018 \$603.38 Sherman,  
Edgar & Goldie Rae Ditmar's Add (Aub Jnct) 1907  
Junction Dr Auburn IN 46706

172500038 23-07-11-226-058 \$250.60 Lesley,  
Christopher Norris Add 44x50' Mid Pt S Broadway  
St Butler IN 46721 23-07-11-226-058, 23-07-11-226-  
059, 23-07-11-226-060 and 23-07-11-226-061 are to  
be sold and redeemed together.

172500039 23-07-11-226-059 \$2,629.93 Lesley,  
Christopher N Add N 2/3 126 S Broadway  
St Butler IN 46721 23-07-11-226-058, 23-07-11-226-  
059, 23-07-11-226-060 and 23-07-11-226-061 are to  
be sold and redeemed together.

172500040 23-07-11-226-061 \$248.41 Lesley,  
Christopher N Add 23x40' S Broadway  
St Butler IN 46721 23-07-11-226-058, 23-07-11-226-  
059, 23-07-11-226-060 and 23-07-11-226-061 are to  
be sold and redeemed together.

172500041 23-07-11-226-061 \$2,582.59 Lesley,  
Christopher N Add S 23' 132 S Broadway  
St Butler IN 46721 23-07-11-226-058, 23-07-11-226-  
059, 23-07-11-226-060 and 23-07-11-226-061 are to  
be sold and redeemed together.

172500042 23-07-11-227-029 \$4,189.78 Shipe,  
Dustan Patrick Op 2/5 W Pt 108 W Oak  
St Butler IN 46721

172500043 23-07-11-252-001 \$2,410.71 Damron,  
Harlis & Elizabeth Op 242 W Cherry St Butler IN 46721

172500044 23-07-12-102-004 \$4,780.62 Davis, Perry  
L. Danforth's Add 208 E Main St Butler IN 46721

172500045 23-07-12-105-002 \$3,885.66 REO Funding  
Series S LLC Danforth's Add 22' Strip Mid Pt. 207 S  
Broadway St Butler IN 46721

172500046 23-07-12-105-003 \$5,514.02 REO Funding  
Series S LLC Danforth's Add S 21' 209 S Broadway  
St 205.5 S Broadway St Butler IN 46721

172500047 23-07-12-105-013 \$2,278.01 REO Funding  
Series S LLC Danforth's Add 39.12' X 43.5' Ne Cor 108  
E Oak St Butler IN 46721

172500048 26-09-03-105-007 \$4,550.38 Lawhead,  
Laura E Op North of 115 N Randolph  
St Garrett IN 46738 26-09-03-105-008 and 26-09-03-  
105-007 are to be sold and redeemed together.

172500049 26-09-03-105-008 \$3,880.09 Lawhead,  
Laura E Op 115 N Randolph St Garrett IN 46738 26-  
09-03-105-008 and 26-09-03-105-007 are to be sold  
and redeemed together.

172500050 26-09-03-132-028 \$463.03 Sweet, Logan  
C. Keyser Add E1/2 W1/2 E King St Garrett IN 46738

172500052 26-09-03-308-012 \$2,488.14 Pepple,  
Steve & Frances Thomas South Add 916 S Randolph  
St Garrett IN 46738

172500053 26-09-03-328-025 \$879.91 Kyler, Brandy  
B. Roose, Betty L. LL Dawson 2nd Add W25' E South  
St Garrett IN 46738

172500054 26-09-03-351-004 \$703.45 Stollings,  
Charles W Trainer's Add Vacant lot North of 1111  
South Cowen St. Garrett IN 46738

172500055 26-09-03-353-018 \$1,543.01 Ford, Daniel  
J. Sanders S Lee St Garrett IN 46738

172500056 26-09-04-254-002 \$5,414.33 King, Brian  
E. Cowen's 1st Addition 405 S Hamsher  
St Garrett IN 46738

172500057 26-09-04-476-002 \$4,264.65 Meyer,  
Steven & Linda Link Add 1100 S Ijams  
St Garrett IN 46738

172500058 26-09-10-102-039 \$6,549.54 Allen, Bobby  
& Anne, husband and wife Maple Knoll - Section  
One 1429 Anderson Dr Garrett IN 46738

172500060 30-11-15-327-004 \$487.63 Herrera,  
Jaime J D Leightys Add Harrison St Saint Joe IN 46785

172500061 30-11-15-356-008 \$1,031.45 Snyder, Kyler  
D. Leighty's First Addition 402 Washington St Saint  
Joe IN 46785

172500064 31-06-03-455-003 \$2,198.84 Kennedy,  
Susan J S Pt SE1/4 800 E Walnut St Waterloo IN 46793

172500065 31-06-04-429-005 \$5,494.65 MJ Property  
Management LLC In SE1/4 515 W Union  
St Waterloo IN 46793

172500066 31-06-09-277-010 \$290.26 Davidson,  
Tyson N. Pt SE1/4 NE1/4 S Center  
St Waterloo IN 46793

Total Properties: **59**

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

**19th day of August, 2025.**

**Susan Sleeper**, Auditor,  
**Dekalb** County, Indiana.