

NOTICE OF REAL PROPERTY
TAX SALE
DeKalb County Indiana
Beginning 10:00 AM Local Time,
October 11, 2023
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. The county auditor and county treasurer will apply on or after 09/22/2023 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 DeKalb County Circuit Court and served on the county auditor and treasurer before 09/22/2023. 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.

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. The public auction will begin on 10/11/2023 at 10:00 AM local time. The properties in the online auction will commence closing in batches at 10:00 AM local time on 10/11/23 at 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) forty dollars (\$40) 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, October 11, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Thursday, February 08, 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 10/11/2023 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 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). 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 on September 11, 2023 and closes on October 06, 2023. 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 Tuesday, October 10, 2023. 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. ***

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: 08/29/2023

172300001 01-09-17-477-005 \$9,019.83
Lawhead, Laura *PART OF TAX SPLIT
01-09-17-477-005 CONTAINING 7.12
ACRES WAS SPLIT INTO 01-09-17-477-
005 CONTAINING 4.51 ACRES AND 01-09-
17-477-009 CONTAINING 2.61 ACRES.
THE ENTIRE 7.12 ACRES IS ON THIS
SALE* 6054 County Road 7 0737 County
Road 60 Garrett 46738

172300002 01-09-23-300-001 \$1,434.96
Unknown County Road 11 A, West of
6312 County Road 11A Garrett 46738

172300006 04-03-10-300-001 \$1,511.54
Miller, Edward 0709 County Road 61
Hamilton 46742

172300007 04-03-12-400-007 \$1,646.17
McCague, Karen Sue 7090 County Road
6 Butler 46721

172300008 04-03-33-300-001 \$3,153.17
Goller, Christopher 5664 County Road
22 Butler 46721

172300009 05-06-04-278-001 \$260.20
unknown US Highway 6, N of

Charleston Metal Products Waterloo 46793

172300010 05-06-12-200-003 \$526.09
Watson, Nathan & Katrina
RECONSTRUCTION 4794 County Road 28
Waterloo 46793

172300011 05-06-15-200-025 \$279.03
UNKNOWN County Road 34, N of County
Road 34

172300013 06-10-02-300-001 \$1,871.57
CMS Enterprises, Inc. County Road
39, E of County Road 39 Auburn 46706

172300014 06-10-08-100-004 \$1,933.11
Kovas, Frank 5446 County Road 29
Auburn 46706

172300015 07-09-06-400-001 \$8,173.17
McCartney, Tammy M *PART OF TAX
SPLIT 07-09-06-400-001 CONTAINING
14.67 ACRES WAS SPLIT INTO 07-09-06-
400-001 CONTAINING 13.67 ACRES AND
07-09-06-400-009 CONTAINING 1.0 ACRE*
0251 County Road 52 Avilla 46710

172300016 08-12-06-309-013 \$460.08
Unknown State Road 8, S of County
Road 75A & W of State Road 8 Saint
Joe 46785

172300018 09-05-08-300-010 \$331.35
Cox, Brent M. Sr. 0557 County Road
32 Corunna 46730

172300020 10-02-04-300-003 \$372.13
UNKNOWN County Road 4, N of County
Road 4 Ashley 46705

172300022 11-11-28-352-019 \$460.46
6892 State LLC Main St, N of 6892
State Road 1 Spencerville 46788 11-
11-28-352-019, 11-11-28-352-020, and
11-11-28-352-022 are to be sold and
redeemed together.

172300023 11-11-28-352-020 \$2,027.36
6892 State LLC 6892 State Road 1
Spencerville 46788 11-11-28-352-019,
11-11-28-352-020, and 11-11-28-352-
022 are to be sold and redeemed
together.

172300024 11-11-28-352-022 \$652.49
6892 State LLC County Road 68, S of
6892 State Road 1 Spencerville 46788
11-11-28-352-019, 11-11-28-352-020,
and 11-11-28-352-022 are to be sold
and redeemed together.

172300025 11-11-28-376-018 \$359.50
6887 Front LLC Front St, S of 6887
Front St Spencerville 46788

172300026 11-11-33-105-003 \$629.23
Wolfe, James Church St, E of 6903
State Road 1 Spencerville 46788

172300027 15-07-01-101-007 \$291.93
Tucker, Roy State Road 1, N of 2619
State Road 1 Butler 46721

172300028 15-07-05-400-007 \$2,066.05
Gibson, Benton; Gibson, Judy;
Gibson, Teresa L.; Gibson, Benton
Jr.; & Gibson, Brance Edward; as
equal tenants in common 2801 County
Road 55 Butler 46721

172300029 16-05-33-377-017 \$279.73
Unknown W Quincy St, E of 910 W
Quincy St Garrett 46738

172300030 16-05-33-377-020 \$2,199.48
Harper, Leslie L. & Doster, Robert
J.A. (Joint Tenants) W Quincy St,
across from 1013 W Quincy St Garrett
46738

172300032 17-02-06-226-012 \$2,556.01
White, Darlene K W State St, E of DS
Agra Investments Ashley 46705

172300036 18-06-28-180-007 \$480.68
Pheasant Run I Joint Venture Martz
Dr, N of Portage Pass Auburn 46706

172300037 18-06-28-200-311 \$270.76
Timber Trace Section II Subdivision
Association, Inc. County Road 35, W
of County Road 35 Auburn 46706

172300038 18-06-28-328-013 \$422.02
Pheasant Run I Joint Venture Martz
Dr, E of Huron Way Auburn 46706

172300039 18-06-29-200-104 \$427.11
Greenhurst Park Community
Association Inc Morningstar Rd, S of
Morningstar Rd Auburn 46706

172300040 18-06-30-481-013 \$808.20
Ruiz Sr, Aureliano & Elizabeth Marie
416 W 7th St Auburn 46706

172300042 18-06-31-100-022
\$39,395.64 1049 West 7 Street LLC
1049 W 7th St Auburn 46706

172300043 18-06-31-430-034 \$242.24
Unknown Hazel St, S of 813 Hazel St
Auburn 46706

172300044 18-06-31-433-005 \$3,105.44
Bowser, Robin R. 806 Phillip St
Auburn 46706

172300045 18-06-32-101-029 \$5,609.03
First Guaranty Mortgage Corporation
350 W 9th St Auburn 46706

172300046 18-06-32-101-032 \$1,567.16
Bowser, Jaime R. 342 W 9th St Auburn
46706

172300047 18-06-32-129-009 \$1,815.31
Hines, Beecher D. & Lee Ann
Hippensteel-Hines W 10th St, E of
113 W 10th St Auburn 46706

172300048 18-06-32-195-009
\$16,676.76 Miller, David J. & Betty
L. Und. 1/2 int & Miller, Jacob, Jr.
Und 1/2 int S Union St, S of 211 E
19th St Auburn 46706

172300049 18-06-33-126-004 \$5,654.29
Forum Group Inc E 7th St, S of 100
Duesenberg Dr Auburn 46706

172300050 18-06-33-151-014 \$242.24
Unknown Zona Dr, W of 125 Zona Dr
Auburn 46706

172300051 18-06-33-155-011 \$2,057.21
Graber Enterprise, Inc. Allison
Blvd, S of 1004 Allison Blvd Auburn
46706

172300052 18-06-33-200-010 \$4,964.86
Graber Homes, Inc. State Road 8,
Common Area of Hunter's Glen Auburn
46706

172300053 18-06-33-200-011 \$4,093.81
Graber Homes, Inc. State Road 8,
Common Area of Hunter's Glen Auburn
46706

172300054 18-06-33-305-006 \$6,855.11
Graber Homes, Inc. Walker Ct, N of
1308 Walker Ct Auburn 46706

172300055 18-06-33-376-151 \$769.21
Owners of Duesenberg Place Sec IV
lots 27-32, 37-42, 98-103 & 105-110
Ashwood Dr, Retention Pond Auburn
46706

172300056 23-07-01-351-003 \$266.54
Unknown N Broadway St, W of 312 N
Pearl St Butler 46721

172300058 23-07-01-358-008 \$1,270.20
Parker, Billy J 405 E Green St
Butler 46721

172300059 23-07-01-358-012 \$358.86
Wilson, Roy Glen & Jenia Louise E
Green St, W of 411 E Green St Butler
46721 23-07-01-358-012 and 23-07-01-
358-013 are to be sold and redeemed
together.

172300060 23-07-01-358-013 \$3,253.25
Wilson, Roy Glen & Jenia Louise 411
E Green St Butler 46721 23-07-01-
358-012 and 23-07-01-358-013 are to
be sold and redeemed together.

172300061 23-07-01-359-013
\$21,819.45 Engineered Materials,
Inc. E Main St, N of E Main St
Butler 46721 23-07-01-359-013, 23-
07-01-359-014, 23-07-01-359-015, and
23-07-01-359-017 are to be sold and
redeemed together.

172300062 23-07-01-359-014
\$29,966.93 Engineered Materials,
Inc. E Main St, N of E Main St
Butler 46721 23-07-01-359-013, 23-
07-01-359-014, 23-07-01-359-015, and
23-07-01-359-017 are to be sold and
redeemed together.

172300063 23-07-01-359-015 \$1,425.24
Engineered Materials, Inc. E Main
St, N of E Main St Butler 46721 23-
07-01-359-013, 23-07-01-359-014, 23-
07-01-359-015, and 23-07-01-359-017
are to be sold and redeemed
together.

172300064 23-07-01-359-017
\$39,296.71 Engineered Materials,
Inc. 101 N Pearl St Butler 46721 23-
07-01-359-013, 23-07-01-359-014, 23-
07-01-359-015, and 23-07-01-359-017
are to be sold and redeemed
together.

172300068 23-07-11-278-025
\$13,383.62 Chorpennig, John L. &
Norma L. Hickory St, S of 114 Walnut
St Butler 46721

172300069 23-07-12-101-012 \$6,509.17
Bianski, Jakob A 135 S Broadway St
Butler 46721

172300070 23-07-12-101-013 \$1,757.48
Bianski, Jakob A 137 S Broadway St
Butler 46721

172300071 23-07-12-102-004 \$3,381.36
Davis, Perry L. 208 E Main St Butler
46721

172300075 23-07-12-108-001 \$2,002.41
Yellow Door Enter LLC 207 S Ash St
Butler 46721

172300076 23-07-12-128-001 \$970.18
Unknown US Highway 6, W of 660 E
Main St Butler 46721

172300077 25-05-04-177-011
\$39,166.56 Riff, Crystall 105 S
Bridge St Corunna 46730

172300078 26-05-33-477-005 \$818.61
Young, Richard A. N Peters St, N of
514 N. Peters St. Garrett 46738 26-
05-33-477-005 and 26-05-33-477-006
are to be sold and redeemed
together.

172300079 26-05-33-477-006 \$997.70
Young, Richard A. 514 N Peters St
Garrett 46738 26-05-33-477-005 and
26-05-33-477-006 are to be sold and
redeemed together.

172300080 26-05-34-304-005 \$5,375.89
Hendrickson, Shawna 314 E Covell St
Garrett 46738

172300081 26-09-03-101-001 \$351.79
Unknown E Quincy St, N of W Quincy
St & W of N Randolph St Garrett
46738

172300082 26-09-03-103-005 \$645.19 Home Opportunity LLC E Quincy St, W of 308 E Quincy St Garrett 46738 26-09-03-103-005 and 26-09-03-103-006 are to be sold and redeemed together.

172300083 26-09-03-103-006 \$19,812.30 Home Opportunity LLC 308 E Quincy St Garrett 46738 26-09-03-103-005 and 26-09-03-103-006 are to be sold and redeemed together.

172300084 26-09-03-106-014 \$14,806.59 Frost, Lucinda M. 202 E King St Garrett 46738

172300085 26-09-03-110-010 \$783.90 Grogg, Sara A. S Franklin St, S of 117 S Franklin St Garrett 46738

172300086 26-09-03-128-007 \$699.85 Freeman, Terry Lee & Lori Ann E Quincy St, W of 513 E Quincy St Garrett 46738

172300087 26-09-03-132-004 \$865.65 Crager, Kess S Walsh St, across from 106 S Walsh St Garrett 46738

172300088 26-09-03-132-005 \$779.23 Crager, Kess S Walsh St, across from 106 S Walsh St Garrett 46738

172300089 26-09-03-132-006 \$3,257.78 Crager, Kess S Walsh St, across from 106 S Walsh St Garrett 46738

172300090 26-09-03-137-010 \$2,481.09 Yellow Door Enter LLC 410 E Houston St Garrett 46738

172300091 26-09-03-153-030 \$1,052.10 Kline, Bobby L 312 S Lee St Garrett 46738

172300092 26-09-03-156-023 \$9,942.20 Lawhead, Laura 418 S Franklin St Garrett 46738

172300093 26-09-03-167-002 \$250.24 Unknown S Randolph St, S of E Warfield St Garrett 46738

172300094 26-09-03-202-005 \$1,236.25 Riccius, Sandra R. N 2nd St, S of 201 N 2nd St Garrett 46738

172300096 26-09-03-303-001 \$250.24 Unknown S Franklin St, N of 701 S Franklin St Garrett 46738

172300097 26-09-03-312-001 \$27,811.78 Zartman, Allen E. & Mary Etta 801 S Lee St Garrett 46738

172300098 26-09-03-355-006 \$4,901.42 KMB Property LLC On KMB Property sits on S Randolph St Garrett 46738 26-09-03-355-006, 26-09-03-355-008, 26-09-03-355-016, and 26-09-03-355-019 are to be sold and redeemed together.

172300099 26-09-03-355-008 \$38,229.83 KMB Property LLC 1215 S Randolph St Garrett 46738 26-09-03-355-006, 26-09-03-355-008, 26-09-03-355-016, and 26-09-03-355-019 are to be sold and redeemed together.

172300100 26-09-03-355-016 \$5,362.63 KMB Property LLC S Franklin St, On KMB Property LLC Garrett 46738 26-09-03-355-006, 26-09-03-355-008, 26-09-03-355-016, and 26-09-03-355-019 are to be sold and redeemed together.

172300101 26-09-03-355-019 \$5,479.76 KMB Property LLC S Franklin St, On KMB Property LLC Garrett 46738 26-09-03-355-006, 26-09-03-355-008, 26-09-03-355-016, and 26-09-03-355-019 are to be sold and redeemed together.

172300102 26-09-04-228-001 \$255.17 Unknown N Ijams St, S of W Quincy St Garrett 46738

172300103 26-09-04-232-021 \$35,047.07 Gayheart, Mark & Emogene 114 S Peters St Garrett 46738

172300104 26-09-04-257-001 \$255.17 Unknown W Warfield St, S of W Warfield St & E of S Hamsher St Garrett 46738

172300105 26-09-04-257-002 \$255.17 Unknown W Warfield St, S of W Warfield St & E of S Hamsher St Garrett 46738

172300106 26-09-04-295-001 \$250.24 Unknown W Warfield St, S of W Warfield St & E of S Guilford St Garrett 46738

172300107 26-09-04-401-037 \$2,568.09 Baer Land Development Company, LLC W 2nd Ave, E of 709 W 2nd Ave Garrett 46738

172300108 30-11-15-358-002 \$1,658.07 Property Maxx MMXIV LLC 312 Washington St Saint Joe 46785

172300109 30-11-16-476-015 \$813.15 Caldwell, Heather 701 Washington St Saint Joe 46785

172300110 31-06-03-152-023 \$2,594.46 Alan Investments III LLC N Wayne St, W of 535 N Wayne St Waterloo 46793

172300111 31-06-03-309-012 \$2,494.36 Bowers, Jerney (Camp, Emery N., Life Estate) 410 W Maple St Waterloo 46793

172300112 31-06-03-330-009 \$826.83 Patrick, Beth Ann N Washington St, W of N Washington St Waterloo 46793 31-06-03-330-009 and 31-06-03-330-011 are to be sold and redeemed together.

172300113 31-06-03-330-011 \$1,914.84 Patrick, Beth Ann 190 E Van Vleek St Waterloo 46793 31-06-03-330-009 and 31-06-03-330-011 are to be sold and redeemed together.

172300114 31-06-03-332-006 \$243.24 Unknown E Marion St, W of Waterloo Incubator & S of E Marion St Waterloo 46793

172300115 31-06-03-332-010 \$243.24 Unknown E Marion St, W of Waterloo Incubator & N of E Van Vleek St Waterloo 46793

172300117 31-06-03-360-004 \$1,325.41 Birch, Courtney J W Jefferson St, S of 185 W Jefferson Waterloo 46793

Total Properties: 96

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 29th day of August, 2023.

Susan Sleeper, Auditor, Dekalb County Indiana.