

NOTICE OF REAL PROPERTY
TAX SALE
Montgomery County Indiana
Beginning 10:00 AM Local Time,
October 2, 2023
Montgomery County Government Center,
Community Meeting Room, 1580
Constitution Row, Suite E,
Crawfordsville, IN 47933

Montgomery 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 <https://www.montgomerycounty.in.gov/>. The county auditor and county treasurer will apply on or after 09/15/2023 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 Montgomery County Circuit Court and served on the county auditor and treasurer before 09/15/2023. 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.

Such sale will be held on 10/02/2023 at the Montgomery County Government Center, Community Meeting Room, 1580 Constitution Row, Suite E, Crawfordsville, IN 47933 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 **Wednesday, October 02, 2024** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Tuesday, January 30, 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 10/02/2023 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 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 Montgomery 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 Montgomery County Treasurer.

Dated: 08/23/2023
542300001 54-14-07-300-024.000-001
\$1,070.10 SKELTON SARAH & SKELTON
KIMBERLY (JTWROS) PT SEQ SWQ 7-17-5
1.00 A 6562 W STATE ROAD 234

542300002 54-14-21-224-025.000-003
\$265.45 CARTER CONNIE S LOT 7 OLIVER
MC LOEDS SW CORNER AT INTERSECTION
OF CROSS ST & S ST RD 47

542300003 54-14-21-224-026.000-003
\$1,647.80 CARTER CONNIE S LOTS 19 &
26 & PT LOTS 23, 24 & 25
BROWNSVALLEY O P 4707 W CROSS ST

542300004 54-14-30-900-001.000-003
\$3,422.83 HOOD JOHN B & RIVERS
MEGGAN H/W PT NWQ 30-17-5 3.602A
7079 W 1000 S

542300005 54-13-36-112-022.000-006
\$2,433.53 WILSON BRENDA K LOT 5 J
MILLIGANS 2ND EASTERN 121 E GREEN ST

542300006 54-13-36-113-015.000-006
\$645.56 MERIT TRUCKING LLC PT LOT 27
J MILLIGANS 2ND EASTERN & PT LOT 54
WAVELAND O P 110 E MAIN ST

542300008 54-13-36-113-025.000-006
\$1,864.44 WARD TEDDY J PT LOT 203 J
MILLIGAN 3RD EASTERN & PT WH NEQ 36-
17-6 .27A (Total .565A) 401 E MAIN
ST

542300009 54-13-36-223-001.001-006
\$848.03 TROYER SHERRY L PT SWQ NWQ
36-17-6 .413A 606 W MAIN ST

542300010 54-13-36-224-049.000-006
\$1,415.56 SCHRIBER ROBERT & DEBORAH
LYNN LOTS 98 & 99 WAVELAND OP &
VACATED EAST ALLEY & NH VACATED
WALNUT ST & VACATED 16.5 FT ALLEY
NORTH OF LOTS 98 & 99 WAVELAND OP
105 S HIGH ST

542300011 54-16-18-222-005.000-007 \$448.98 SIZEMORE VICKY D PT NWQ 18-17-3 1.00 A 785 N BRUCE ST	BLK 10 OP ALAMO & ADJ VACATED ALLEY 102 E MAIN CROSS ST	542300069 54-10-03-200-051.000-029 \$13,162.39 CRAS DEVELOPMENT PT NWQ 3-18-4 1.29 A 2113 INDIANAPOLIS RD
542300012 54-16-18-113-039.000-009 \$2,261.30 MCKINSEY LOIS 1/3 LOT 22 HARNEY & STOVERS ADD TO LADOGA 320 E NEBRASKA ST	542300044 54-12-23-444-045.000-019 \$434.12 OSBORNE MARGARET LOTS 3 & 4 BLK 12 OP ALAMO & ADJ VACATED ALLEY 207 W MADISON ST	542300070 54-07-31-441-042.000-030 \$1,429.09 SMOOTH ACQUISITIONS LLC LOT 2 BLAIR & HOUSTON 1ST 306 W NORTH ST
542300013 54-16-18-113-058.000-009 \$3,423.30 STEVENS RUSTY A & ERIN M H/W PT LOT 36 HARNEY & STOVERS ADD TO LADOGA 326 E TAYLOR ST	542300045 54-12-23-444-058.000-019 \$2,670.00 ARTHUR TAWENIS LOTS 5 & 6 BLK 15 OP ALAMO & ADJ VACATED ALLEY 102 E WALNUT ST	542300076 54-07-31-441-098.000-030 \$1,549.56 HELTON TINA JO PT LOTS 8 & 9 NICHOLSONS .248A 221 CRANE DR
542300015 54-16-18-331-054.000-009 \$3,229.16 STEVENS RUSTY A & ERIN M H/W LOT 8 BLK 1 LADOGA O P 226 E MAIN ST	542300046 54-15-04-400-010.000-020 \$1,813.29 GRIFFIN JEFFREY PT WH SEQ 4-17-4 1 A 1746 E 700 S	542300077 54-07-31-442-043.000-030 \$1,930.32 STEVENS RUSTY & ERIN H/W LOT 7 BREAKS & STOUT W OF 617 CHERRY ST (PROPERTY OF SPLITTING HOUSE)
542300016 54-16-18-441-042.000-009 \$2,684.68 PRICE MATTHEW B PT BLOCK 1 HENRY MYERS ADD 627 E ELM ST	542300047 54-01-23-400-015.001-023 \$3,702.82 LOGAN CHARLES L JR & ANGELA R PT SEQ 23-20-3 7.01 A 9676 E BOWERS RD	542300078 54-07-31-442-071.000-030 \$6,600.75 STEVENS RUSTY & ERIN H/W PT 31-19-4 1.22 A 212 BLUFF ST
542300017 54-16-18-442-031.000-009 \$3,935.40 STEVENS RUSTY A & ERIN M H/W PT LOT 5 MYERS & BRITTS 331 E MAIN ST #A	542300048 54-01-26-200-004.000-023 \$1,839.25 LOGAN CHARLES JR PT NWQ 26-20-3 0.40 A 9549 E BOWERS RD	542300079 54-07-31-443-093.000-030 \$8,591.75 BROCK JOHN F & BROCK ROBERT D & BROCK DIANNE PT LOT 6 CALEB MILLS ADDN OF INLOTS 107 MARSHALL ST
542300019 54-03-16-300-010.005-011 \$2,502.54 INTEGRITY INVESTMENTS BY BOWLING INC TRACT 5 BYRD ADDN (2.02 A) DIRECTLY SOUTH OF 9180 N 500 W NEW RICHMOND	542300049 54-01-26-200-008.000-023 \$889.13 LOGAN CHARLES JR PT EH NWQ 26-20-3 .566 A PT NEQ NWQ 26 -20-3 .36 A 9467 E BOWERS RD	542300081 54-07-31-444-087.000-030 \$2,920.42 STEVENS RUSTY A & ERIN M H/W PT LOT 4 N A DUNNS INLOTS 310 W PIKE ST
542300021 54-03-21-600-006.002-011 \$573.87 PRIEST ROXANNA PT EH SEQ 21-20-5 0.864 A 8391 N 400 W	542300052 54-10-02-300-016.001-025 \$307.47 317 REALTY GROUP LLC PT SWQ 2-18-4 1A SE OF 2974 E US HWY 136 CRAWFORDSVILLE	542300082 54-07-32-331-031.000-030 \$2,594.08 ORTIZ ERIKA JETZARELI PT LOTS 30 & 31 WHITLOCK PLACE 306 JONES AVE
542300022 54-03-30-700-012.002-011 \$2,259.92 SUITER JEFFREY M PT EH SWQ 30-20-5 3.327 A 7248 N OLD STATE ROAD 55	542300054 54-10-03-100-010.000-025 \$3,006.17 PRESSLOR BRENDA G PT WH NEQ 3-18-4 4.425 A 2557 E TRACTION RD	542300084 54-07-32-332-036.000-030 \$4,186.68 RANKIN RON 1/2 INT & LILLARD STEVEN 1/2 INT PT LOT 23 CRAWFORDSVILLE O P 206 W SPRING ST
542300023 54-04-24-300-014.000-011 \$1,087.81 PARKTON BENJAMIN PT WH SWQ 24-20-6 0.34 A 8337 N OLD STATE ROAD 55	542300055 54-10-03-400-074.000-025 \$4,086.30 317 REALTY GROUP LLC PT EH SEQ 3-18-4 2.311 A. & PT SEQ 3-18-4 0.09 A 2974 E US HIGHWAY 136	542300085 54-07-32-441-034.000-030 \$1,135.89 DREYER SAMUEL WILLIS LOT 14 CRAWFORDSVILLE HOMES CORP 1ST 303 N OAK ST
542300024 54-04-36-400-011.001-011 \$2,444.88 WILKINSON JOSHUA L PT WH SEQ 36-20-6 1.00 A 6258 N 750 W	542300056 54-10-11-100-002.000-025 \$1,848.48 PHILLIPS DANNY W PT NEQ 11-18-4 1.017A 3920 E US HIGHWAY 136	542300087 54-07-32-444-070.000-030 \$2,446.77 DREYER SAMUEL WILLIS PT LOTS 11 & 12 LEES ADD 106 S PINE ST
542300026 54-04-14-333-049.000-012 \$3,517.78 WILKERSON JOHN D PT LOT 33 O P WINGATE 100 S VINE ST	542300057 54-10-19-111-001.059-025 \$856.12 BROOKSTONE BUILDERS LLC S. OF 3002 S WILLOWBROOK DR	542300089 54-10-05-112-082.000-030 \$6,221.40 STEVENS RUSTY ALAN & ERIN MARIE H/W PT LOT 16 JOHN WILSONS OUTLOTS 614 E COLLEGE ST
542300027 54-03-10-223-017.000-013 \$1,137.98 LIDESTER DAWN M LOT 5 STOW S DETCHONS 1ST ADD 109 N WABASH ST	542300058 54-10-31-400-032.000-025 \$1,052.40 SIGGINS DANIEL J & LINDA J PT NEQ, SEQ 31-18-4. 10 A. 5825 S US HIGHWAY 231	542300091 54-10-05-114-017.000-030 \$866.74 BRANT JANEY S LOT 2 W F ELSTONS 2ND ADD 1008 TUTTLE AVE
542300028 54-08-26-400-010.001-014 \$4,706.65 RJAG LLC PT EH SEQ 26-19-3 7.878 A 1108 N 975 E	542300059 54-10-35-100-012.000-025 \$744.58 LEE EARL L WEST OF 3740 E ELM ST NEW ROSS(WHITESVILLE)	542300092 54-10-05-222-003.000-030 \$2,684.29 HAYS DYLLON & KRISTIN H/W PT LOT 4 JOHN WILSONS INLOTS 305 S GREEN ST
542300032 54-08-08-112-017.000-015 \$5,018.79 BIDDLE CYNTHIA J LOTS 8, 9, 10, & 13 WHEELERS ADD & PT EH & WH 112 MILL ST	542300061 54-11-14-500-003.003-025 \$200.05 HIGH PLAINS LLC PT WH NEQ & PT EH NWQ 14-18-5 96.181 A CLASSIFIED FOREST 96.181 WOODED ACRES S.OF 2321 W OFFFIELD MON RD	542300093 54-10-05-223-078.000-030 \$3,124.03 STEVENS RUSTY A & ERIN M H/W LOT 8 SAMUEL S THOMSON 2ND 716 S WALNUT ST
542300033 54-08-08-112-047.000-015 \$549.13 KIMBLE CLARENCE R PT LOT 8 WHEELERS ADD SW CORNER AT 112 MILL ST DARLINGTON	542300063 54-11-27-334-009.000-025 \$281.32 DEWEY LYNN RAE OR LYNN BOOHER LOT 233 INDIAN HILLS ESTATES W ACROSS RD OF 4960 S TACOMA TRL	542300094 54-10-05-223-088.000-030 \$5,750.56 STEVENS RUSTY A & ERIN M H/W PT LOTS 9 & 10 SAMUEL S THOMSON HEIRS 705 707 S WASHINGTON ST
542300035 54-08-08-113-041.000-015 \$1,143.44 WRIGHT AMANDA R & JERICHO MICHAEL H/W WH LOTS 17 & 18 CAVES 406 ACADEMY ST	542300064 54-11-27-442-046.000-025 \$317.25 PRICE GREG LOTS 284 & 285 INDIAN HILLS ESTATES WEST OF LOT SOUTH OF 3411 W 450 S IROQUOIS	542300096 54-10-06-112-052.000-030 \$4,688.16 PYLE SHAUN PT LOT 5 MILLIGAN WEST END 915 W WABASH AVE
542300036 54-08-08-114-074.000-015 \$5,558.88 LEWIS JAMES E LOTS 3 & 4 BLK 1 W C PERKINS 401 S FRANKLIN ST	542300065 54-11-34-113-087.000-025 \$244.35 ARTHUR TAWENIS LOT 41 WELLINGTON VILLA EAST OF 3327 W KENSINGTON DR	542300097 54-10-08-111-125.000-030 \$2,001.94 RAYFIELD JOY LOT 13 FISHERO & FISHERO 4TH 1702 ATHENS ST
542300037 54-02-07-100-003.000-017 \$444.31 BIENEMAN SOUTHERN INVESTMENTS LLC PT EH NEQ 7-20-4 2.534 A DIRECTLY NORTH OF 908 N MAIN ST LINDEN	542300066 54-11-35-221-021.000-025 \$248.63 DEWEY LYNN RAE OR LYNN BOOHER LOT 150 SHERWOOD FOREST NW CORNER OF CAMBRIDGE & KNOTTINGHAM	542300100 54-09-23-100-001.001-032 \$1,800.29 SCHOCKE RALPH E & CHRISTINE A H/W Pt EH NEQ 23-18-3 2.53A 3461 S 1000 E
542300042 54-02-08-334-049.000-017 \$912.76 BUSH KIMBERLA F PT EH SWQ 8-20-4 0.251 A 614 E WATER ST	542300067 54-06-35-400-034.000-027 \$301.83 BUSH JASON K PT EH NEQ 35-19-5 .49 A NORTH OF 2066 W COUNTRY CLUB RD	
542300043 54-12-23-444-036.000-019 \$602.02 HODGES CHRIS & MARIE LOT 5		

542300102 54-06-17-400-011.000-036
\$1,447.07 4D INVESTMENTS LLC Pt EH
SEQ 17-19-5 .993 A 3435 N 500 W

542300103 54-05-14-113-007.000-037
\$873.27 BUTLER MISTY PT LOT 7 DAVID
RUSKS 208 E UNION ST

542300104 54-05-14-224-002.000-037
\$252.06 TRU LAY BLOCK CO INC PT EH
NWQ 14-19-6 .21 A IMPROVEMENTS ON
THIS PARCEL ASSESSED ON 05-14-224-
002.500-037 NORTH END OF MARKET ST
WAYNETOWN 54-05-14-224-002.000-037
and 54-05-14-224-002.500-037 are to
be sold and redeemed together.

542300105 54-05-14-224-002.500-037
\$186.97 TRU LAY BLOCK CO PT EH NWQ
14-19-6 .21 A LEASED LAND PARCEL -
ONLY BUILDING ASSESSED NORTH END OF
MARKET ST WAYNETOWN (PARCEL DOESN'T
EXIST ON MAP) 54-05-14-224-002.000-
037 and 54-05-14-224-002.500-037 are
to be sold and redeemed together.

542300106 54-05-14-224-052.000-037
\$2,710.07 DAGLEY BRADLEY W LOT 2 ELI
H EDWARDS 1ST ADD 213 W UNION ST

542300107 54-05-14-224-055.000-037
\$3,945.11 PRICE JERRY G & HAZEL L PT
LOT 14 ELI H EDWARDS 1ST ADD 202 N
MARKET ST

Total Properties: 75

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
23rd day of August, 2023.

Mindy Byers, Auditor, Montgomery
County Indiana.