

NOTICE OF REAL PROPERTY
TAX SALE
Montgomery County Indiana
Beginning 9:00 AM Local Time,
October 3, 2024
Online - www.zeusauction.com

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 www.montgomerycounty.in.gov. The county auditor and county treasurer will apply on or after **09/16/2024** 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 **09/16/2024**. 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 10/03/2024 at 9:00 AM local time. The properties in the online auction will commence closing in batches at 3:30 PM local time on 10/03/2024 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) 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, October 03, 2025** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Friday, January 31, 2025**.

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 **10/03/2024** 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 Montgomery 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 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.

The period to register for the sale begins on August 21, 2024, at 9:00 AM and closes on October 02, 2024 at 12:00 PM. 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 Wednesday, October 2, 2024. All payments must be made in cash or certified funds made payable to the Montgomery County Treasurer and sent to Montgomery County Treasurer, 1580 Constitution Row, Crawfordsville, IN 47933. ***

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: **08/21/2024**

542400001 54-13-02-400-022.000-001
\$8,907.95 SEWARD JASON C & MARIA C
PT SEQ 2-17-6 8.00 A PT SEQ 2-17-6
1.39 A 8291 W STATE ROAD 234

542400002 54-13-14-500-007.001-001
\$3,201.53 BROWN RICHARD EUGENE PT
NEQ 14-17-6 2.07A 8005 W STATE ROAD
234

542400003 54-13-14-200-004.000-003
\$2,904.43 RIVENBARK JESSE L WH WH
NWQ 14-17-6 14.22 A 8372 S 900 W

542400004 54-13-34-500-001.000-003
\$2,849.58 MYERS-CRULL JULIE B PT EH
NEQ 34-17-6 3.833A 11608 S STATE
ROAD 47

542400005 54-14-21-224-027.000-003
\$713.65 DREYER SAMUEL W LOT 20
BROWNSVALLEY O P 9412 S MAIN ST

542400006 54-13-36-223-026.002-006
\$927.94 GONZALEZ SARA OCAMPO PT WH
NWQ 36-17-6 .371 A 605 W MAIN ST

542400011 54-16-18-441-017.000-009 \$1,065.39 HALL LISA D PT BLOCK 2 HENRY MYERS ADD 603 E TAYLOR ST	SEQ NEQ 2-17-6 .75 A EAST END OF PARKING LOT FOR 8295 W ST RD 234	SWQ 29-19-4 9.67A EAST ADJ TO 402 RISNER ST
542400012 54-03-25-400-017.007-011 \$529.98 MAGILL KELSEY R & CLARK JULIE A (JTRS) PT SH 25-20-5 6.88 A NORTH ADJ TO 1054 W 700 N	542400035 54-13-02-100-007.000-018 \$516.36 SEWARD JASON C & MARIA C PT SEQ 2-17-6 2.00 A NORTH ACROSS RD FROM 8318 W ST RD 234	542400064 54-07-29-300-030.000-028 \$7,760.88 WITHERSPOON TIMOTHY V Pt SEQ SWQ 29-19-4 8.64A 402 RISNER ST
542400014 54-03-09-114-011.000-013 \$828.63 FIELDS CHRISTINA S LOT 31 STOW S DETCHONS 7TH ADD 102 N PRAIRIE ST	542400036 54-15-31-400-010.000-020 \$796.58 RIGGLE WILLIAM J PT SEQ 31- 17-4 2.00 A 11789 S SPRING RD	542400065 54-07-32-200-004.000-028 \$1,324.00 WITHERSPOON TIMOTHY V PT WH NWQ 32-19-4 3.23 A SOUTH/WEST OF 402 RISNER ST
542400015 54-03-10-223-044.000-013 \$2,701.92 GOODIN GLADYS R WH LOT 7 BLK 1 O P NEW RICHMOND 108 E MADISON ST	542400037 54-15-35-400-011.000-020 \$1,011.86 KIMBERLING JAY & ANGELA H/W PT SEQ 35-17-4 1.65 A 11786 S 375 E	542400066 54-10-03-200-054.001-029 \$2,867.05 KESSCO WATER II LLC PT WH NWQ 3-18-4 .178 A ANNEXED FROM SOUTH UNION 02-20-97 2207 INDIANAPOLIS RD
542400016 54-03-10-224-003.000-013 \$1,160.64 MILBURN KEVIN L & KAREN A LOT 30 MANNERS 4TH ADD 510 E WASHINGTON ST	542400038 54-01-19-200-006.000-023 \$1,002.59 KILGOUR HEATHER A PT WH 19-20-3 2.05 A 5587 E 900 N	542400067 54-06-36-400-048.000-030 \$9,128.75 REGIMENTAL PROPERTIES LLC PT SEQ SEQ 36-19-5 3.235 A 1146 W COUNTRY CLUB RD
542400018 54-03-10-332-014.000-013 \$2,598.48 WILLIAMS SHEILA A LOTS 5 & 6 GEORGE PHILLIPS 1ST ADD 401 S FRANKLIN ST	542400039 54-01-33-400-020.000-023 \$1,122.97 ANGELL-STONE MARLIN A & RITTER STEPHANIE M PT SEQ 33-20-3 0.60 A 5749 N 800 E 54-08-04-100- 003.001-014 and 54-01-33-400- 020.000-023 are to be sold and redeemed together.	542400070 54-07-31-334-030.000-030 \$3,344.61 GRANT BRIAN A PT LOT 2 LONGVIEW O P 112 N BARR ST
542400019 54-01-36-200-010.000-014 \$1,229.92 ROBERTS CHRISTINE & JACKSON RHONDA (JTROS) PT NWQ 36- 20-3 .406 A 6480 N STATE ROAD 47	542400041 54-07-12-400-018.000-024 \$3,623.60 STEWART CHARLES A II PT EH 12-19-4 2.037A 4159 N 500 E	542400072 54-07-31-441-100.000-030 \$201.51 HELTON TINA JO PT 31-19-4 .20 A 407 Lafayette Ave
542400020 54-08-04-100-003.001-014 \$1,199.81 ANGELL-STONE MARLIN A & RITTER STEPHANIE M PT NEQ 4-19-3 1.04A PT 4-19-3 .27A SOUTH ADJ TO 5749 N 800 E 54-08-04-100-003.001- 014 and 54-01-33-400-020.000-023 are to be sold and redeemed together.	542400045 54-10-02-300-016.000-025 \$273.19 317 REALTY GROUP LLC PT SWQ 2-18-4 .49 A E US HIGHWAY 136	542400073 54-07-31-442-008.000-030 \$1,449.46 FLAURR RONALD W PT LOT 1 GEORGE W & MAHALA C ALLENS ADD 515 ALLEN ST
542400021 54-08-08-111-007.000-015 \$920.40 HAMILTON RAYMOND A JR & MELINDA F PT NEQ 8-19-3 .66A NORTH OF 107 E MAIN ST	542400046 54-10-10-100-003.001-025 \$258.41 GERKIN DAWN ELLEEN & JAMES W/H PT EH NEQ 10-18-4 .33A WEST ADJ TO 3008 E 150 S	542400074 54-07-31-442-043.000-030 \$2,941.19 STEVENS RUSTY & ERIN H/W WEST ADJ TO 617 CHERRY ST
542400022 54-08-08-111-021.000-015 \$844.53 DALE JERRY D & CHRISTINA D LOT 2 THOMAS CAMPBELLS 104 N FRANKLIN ST	542400048 54-11-25-300-013.000-025 \$12,886.94 LAVA PROPERTIES LLC PT SWQ 25-18-5 4.00 A. 1814 W COUNTRY ESTATES CT	542400075 54-07-31-442-044.000-030 \$2,072.97 LIGHTHOUSE CARDINALS LLC LOT 6 BREAKS & STOUT 617 CHERRY ST
542400023 54-08-08-111-026.000-015 \$2,772.74 HAMILTON RAYMOND A JR & MELINDA F LOT 2 BLK 16 WM COX 201 E MAIN ST	542400049 54-11-25-333-001.000-025 \$482.03 PRKD PROPERTIES LOTS 1, 2 & 26 COUNTRY ESTATES S STATE ROAD 47	542400076 54-07-31-442-076.000-030 \$3,202.15 RUSSELL JACK B PT LOT 16 BROWN & BLAIR ADD 901 LANE AVE
542400024 54-08-08-114-061.000-015 \$2,520.73 BRANT TIMOTHY A Pt EH NEQ 8-19-3 .20A 305 S MADISON ST	542400050 54-11-26-333-040.000-025 \$6,873.48 WILLOUGHBY WILLIAM B BRAD WILLOUGHBY 2ND LOT EAST OF WESTGATE DR	542400078 54-07-32-113-051.000-030 \$2,930.23 CARY A BROCK REVOCABLE TRUST LOTS 62 & 63 SUNRISE ADD & PT VAC. 9TH ST .484A 808 BROOK ST
542400026 54-02-08-332-011.000-017 \$423.00 BROWN GREGORY A LOT 17 & PT LOT 18 JAMES STODDARDS 302 N MAIN ST	542400051 54-11-27-331-026.001-025 \$281.45 ORTIZ CARLOS LOT 196 INDIAN HILLS ESTATES CHICKASAW CR	542400079 54-07-32-331-040.000-030 \$2,059.04 ELLINGWOOD AUNDREA PT LOTS 26, 27 & 28 WHITLOCK PLACE 408 BINFORD ST
542400029 54-02-08-333-084.000-017 \$3,798.78 WALKER BRYCE T LOTS 13 & 14 BLK 2 LINDEN O P .179 A 108 S MAIN ST	542400052 54-11-27-331-037.000-025 \$402.46 MCCOMBS CALIB & KENZIE LOTS 106, 107 & 108 INDIAN HILLS ESTATES SEMINOLE TR	542400080 54-07-32-441-035.000-030 \$4,157.17 PAITH MARY M (LIFE) LOT 15 CRAWFORDSVILLE HOMES CORP 1ST 301 N OAK ST
542400030 54-11-29-200-011.006-018 \$1,316.25 ROBINSON DANNY RAY & CINDY LOU PT NWQ 29-18-5 0.641 A 4262 S 600 W	542400053 54-11-27-442-039.000-025 \$235.56 STUARD THEODORE & LINDA LOT 297 INDIAN HILLS ESTATES 2ND LOT NORTH OF TOMAHAWK & IROQUOIS	542400081 54-07-32-444-090.001-030 \$749.52 STRINGFIELD JERRY JOE & RACHEL J H/W PT LOT 8 GALLOWAYS 1013 1/2 E PIKE ST
542400031 54-11-32-200-014.000-018 \$396.03 SEWARD JASON C & MARIA C PT NH NWQ 32-18-5 8.11A & PT WH NWQ 32- 18-5 1.21A & .61 A NORTH & SOUTH OF DAVIS BRIDGE	542400058 54-11-33-300-009.001-025 \$966.86 ZACHARY JASON D PT SWQ 33- 18-5 0.96 A 4768 W 600 S	542400082 54-07-32-444-095.000-030 \$5,646.21 ROBINSON MADONNA PT LOTS 21, 22 & 23 LEEBS ADD 202 S PINE ST
542400032 54-13-02-100-004.000-018 \$4,078.89 SEWARD JASON C & MARIA C PT SEQ NEQ 2-17-6 .75 A & PT SWQ 2- 17-6 .072 A PT SWQ NEQ 2-17-6 .27 A 8295 W STATE ROAD 234	542400059 54-11-34-114-014.000-025 \$328.56 ADAMS JOAN M LOTS 78 & 79 SHERWOOD FOREST NW OF 3089 W SHORE DR	542400083 54-10-04-222-055.000-030 \$1,592.90 NEIER JUSTIN LOT 94 ENGLEWOOD PARK 413 WILSON AVE
542400033 54-13-02-100-005.000-018 \$4,639.48 SEWARD JASON C & MARIA C PT SEQ 2-17-6 4.25A EAST ADJ TO 8295 W STATE RD 234	542400060 54-11-34-223-028.000-025 \$391.77 LAGUNES CRUZ V FERNANDEZ & LOT 111 HOLIDAY SHORES NORTH ADJ TO 5353 S HOLIDAY DR	542400084 54-10-05-112-077.000-030 \$2,991.45 DREYER SAMUEL W & SINGLETON KD PT LOT 17 JOHN WILSONS OUTLOTS 514 E COLLEGE ST
542400034 54-13-02-100-006.000-018 \$323.49 SEWARD JASON C & MARIA C PT	542400061 54-11-36-100-022.001-025 \$2,963.44 HINKSON JACK D & PAMELA J PT WH NEQ 36-18-5 0.803 A 1415 W 500 S	542400087 54-10-05-113-083.001-030 \$3,564.28 CLAYCOMB GARY D (LIFE) & CLAYCOMB HAILEY MARIE & EH LOTS 22 & 23 WARREN PLACE 706 E CHESTNUT ST
	542400062 54-07-19-100-005.006-028 \$5,518.69 PREMIER CRAWFORDSVILLE LLC PT NEQ 19-19-4 0.658 A SEMI PARKING LOT BEHIND CRACKER BARREL	542400088 54-10-05-113-106.000-030 \$4,301.26 RUSSELL JACK B LOT 26 WARREN PLACE & PT VAC ALLEY 804 JOHN ST
	542400063 54-07-29-300-029.000-028 \$857.78 WITHERSPOON TIMOTHY V Pt WH	542400089 54-10-05-223-058.000-030 \$3,806.64 OLVERA MARIA L LOT 10 JAMES THOMPSON ADD 714 S GRANT AVE

542400090 54-10-05-331-030.000-030
\$8,785.75 CRONK NORMA J OR NORMA J
SMITH LOT 10 FISHERO & FISHERO 3RD
414 HUGHES ST

542400091 54-10-05-442-010.000-030
\$1,943.34 BLANCHARD GREGORY D &
PAMELA S PT LOT 7 E B CURTIS 1ST ADD
O L 701 E ELMORE ST

542400092 54-10-05-442-017.000-030
\$2,822.81 CARROLL ANTHONY MATHEW LOT
2 THOMPSONS H LAND. 504 HIGHLAND AVE

542400093 54-10-05-443-067.000-030
\$510.71 CALDWELL DEBRA SH LOTS 106,
107 & 108 HIGHLAND PARK 1607 JOHN ST

542400094 54-10-05-444-026.000-030
\$1,850.33 MORRICAL ANTHONY N JR &
SYLVIA T H/W PT LOT 44 MILLIGANS 2ND
NORTH ADJ TO 1212 MILL ST

542400095 54-10-06-441-027.001-030
\$8,530.92 FRUITS ERIN M & MATTHEW E
PT SEQ 6-18-4 .679 A 1105 S GRANT
AVE

542400096 54-10-08-112-008.000-030
\$3,402.46 MILLER MARGIE L LOT 55
SOUTH MEADOWS 2ND 1012 EMBASSY DR

542400098 54-17-32-333-051.000-030
\$776.42 DREYER SAMUEL WILLIS PT LOT
6 CRAWFORDSVILLE O P 112 S GRANT AVE

542400099 54-17-32-334-010.000-030
\$10,156.31 PRKD PROPERTIES INC PT

LOT 87 CRAWFORDSVILLE O P 103 E MAIN
ST

542400100 54-10-31-333-020.000-031
\$1,520.17 VANMATRE JOHN E PT LOT 1
CARSON WRAYS 100 E MAIN ST

542400101 54-09-18-111-018.000-032
\$846.44 LANEY CHRISTINE & STEVENSON
JUDITH LOT 3 LONGS ADD 5752 E US
HIGHWAY 136

542400103 54-09-35-114-003.000-034
\$1,246.14 JESSIE JIMMIE T LIFE &
CAROLYN JONES & LOT 62 INLOWS 3RD &
SH LOT 1 INLOWS 1ST. 207 S MAIN ST

542400104 54-09-36-222-047.000-034
\$2,734.46 MARTIN JOE PT LOT 9 & WH
LOT 11 O P NEW ROSS 107 E STATE ST

542400105 54-05-14-113-004.000-037
\$676.03 DRYER SAM WH LOT 8 DAVID
RUSKS 101 LIBERTY ST

542400106 54-05-14-113-008.000-037
\$482.30 PAYNE EDD C & ANNIE F OR
EDWARD PAYNE PT LOT 6 DAVID RUSKS
NORTH ADJ TO 208 E UNION ST

542400107 54-05-14-200-011.000-037
\$1,325.55 STONE WILLIAM F PT NWQ 14-
19-6 2.55 A 202 WINGATE RD

542400108 54-05-14-224-040.000-037
\$4,026.95 LINKER BRAD LEE & MIESHA
RAE H/W PT LOT 7 WILLIAM PHILLIPS
(Except the West35') 302 N VINE ST

542400109 54-05-14-224-043.000-037
\$4,409.02 LOWE ANGELA DAWN LOTS 10 &
11 WILLIAM PHILLIPS & PT NEQ SWQ 14-
19-6 .083 A 202 N VINE ST

542400110 54-05-14-332-009.002-037
\$3,623.33 COLEMAN JEFFREY PAUL LOT
45 SUBURBAN HEIGHTS 194 LORETTA DR

542400111 54-05-14-332-050.000-037
\$2,159.48 FIX PADS HOLDINGS LLC LOT
25 ROBERT M HOLMANS 206 HOLMAN ST

542400112 54-05-14-334-042.000-037
\$1,316.58 STUMPF SUSAN LOT 11 JOHN
MUNNS 2ND ADD 406 S VINE ST

542400113 54-05-14-442-078.000-037
\$1,677.50 LINKER GARY & ANN LOT 8
BRANTS 4TH ADD 207 E WALNUT ST

Total Properties: 87

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
21st day of August, 2024.

Mindy Byers, Auditor, Montgomery
County Indiana.