

NOTICE OF REAL PROPERTY
TAX SALE
Gibson County Indiana
Beginning 10:00 AM Local Time,
October 4, 2024,
Online - www.zeusauction.com

Gibson 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 <http://gibsoncounty-in.gov>. The county auditor and county treasurer will apply on or after **09/17/2024** 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 Gibson County Superior Court and served on the county auditor and treasurer before **09/17/2024**. 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 10/04/2024 at 10:00 AM local time. The properties in the online auction will commence closing at 2:00 PM local time on 10/04/2024 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 **Monday, October 06, 2025** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Monday, February 03, 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 **10/04/2024** 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 Gibson 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 Gibson 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 Gibson County Treasurer.

The period to register for the sale begins on September 02, 2024 and closes on October 03, 2024 at 12:00 PM local time. 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 1:00 PM local time on Thursday, October 3, 2024. All payments must be made in cash or certified funds made payable to the Gibson County Treasurer and sent to Gibson County Treasurer, 101 North Main Street, Princeton, IN 47670. ***

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: 9/6/2024

262400001 26-13-36-888-801.432-001
\$4,125.81 L & A Enterprises 36 2 9
1048.25 AC COAL RIGHTS CR 350 S
Somerville 47683

262400002 26-20-03-300-002.222-001
\$5,963.72 Morgan, Ryan D/Katie R NE
SW 3-3-9 2 AC D-8 5268 S 875 E
Oakland City 47660

262400005 26-20-28-200-000.053-001
\$3,031.08 Siekman, Gregory W / Amy K
PT SE NE 28-3-9 .59 AC D-19 8463 E
900 S Elberfeld 47613

262400011 26-20-02-404-000.147-003
\$281.02 Ellerbruck, Ashley R MILLERS
ADD 17/18/19 5039 S Lincoln St
Somerville 47683

262400012 26-20-02-404-777.343-003
\$256.55 Loveless, Melissa Bldg on
Lsd Grnd 5330 S Lincoln St Oakland
City 47660

262400013 26-12-11-300-000.493-004
\$7,095.46 McConnell, Don Trust PT E

SW 11 2 10 1.9876 AC 3978 E 50 S Francisco 47649	262400044 26-19-31-304-000.479-009 \$5,004.51 Stratman, Glenn A E PARK ADD 450 PT/451 PT 215 S Fourth Ave Haubstadt 47639	262400071 26-17-17-300-004.977-021 \$418.51 Roberts, Kevin D Pt NE SW 17 3 12 6.51 AC 700 S Owensville 47665
262400014 26-12-11-300-001.472-004 \$7,570.44 McConnell, Donald PT E SW 11 2 10 .71 AC 3950 E 50 S Princeton 47670	262400047 26-02-57-127-000.059-017 \$1,482.93 Mallory, Rodney D / Cassandra PT MD 127 1 10 2.57 AC 5141 E SR 56 Hazleton 47640	262400073 26-17-32-200-004.140-021 \$420.79 Wheeler, Jerry W Jr PT NW NE 32 3 12 .39 AC D-20 9703 S 1075 W Poseyville 47633
262400015 26-12-23-100-000.233-004 \$2,504.07 Highway 64 Recycling Llc PT NW 23 2 10 6.062 AC 3743 E SR 64 Francisco 47649	262400048 26-06-18-200-004.023-017 \$429.47 White, Roy/Martha J PT SW NE 18-1-9 .415 AC C-1 6036 E 500 N Francisco 47649	262400078 26-17-01-403-000.741-022 \$642.06 Smith, Lisa/Charles R Hallam/Judith A Hallam/Bryan L Hallam/Stephen A Hallam/Debra J Brandenstein OLD PLAN 6PT 206 N Mill St Owensville 47665
262400018 26-13-19-202-000.007-005 \$1,197.95 Hicks, Rick/Dana OLD PLAN 53 F & MC 26 203 S First St Francisco 47649	262400049 26-06-19-101-000.756-017 \$1,774.13 Hurt, Richard Wayne KIRKSVILLE 14/15/16 C-1 5945 E 390 N Francisco 47649	262400079 26-17-01-404-000.276-022 \$1,488.20 Keil, Jeffrey D/Jamie D Smith PT SE 1-3-12 .2693 AC 403 N Third St Owensville 47665
262400019 26-13-19-202-000.326-005 \$1,674.70 Slone, Brian PERKINS ADD 18 PT 502 W School St Francisco 47649	262400051 26-02-58-029-002.346-018 \$2,906.62 Sutton, Christi L PT MD 29 1-10 1.865 AC 7297 N Cunningham Rd Hazleton 47640	262400080 26-17-01-404-000.559-022 \$436.25 Keil, Jeffrey D/Jamie D Smith WAR 1ST ADD 17 PT 401 N Third St Owensville 47665
262400020 26-13-20-103-000.053-005 \$1,112.81 Stewart, Dennis G W & M ADD 8/9PT 101 E Maple St Francisco 47649	262400052 26-04-11-100-003.179-018 \$384.92 Hart, Sherie/Jeffrey/Melody PT NW & PT NE SW 11 1 11 1.50 AC C-1 N 180 W Patoka 47666	262400083 26-17-12-204-000.464-022 \$1,066.75 Kickapoo Terminal Co PT NE 7-3-11 .09 AC PT NE 12-3-12 1.08 AC 3rd St Owensville 47665
262400021 26-13-20-300-001.632-005 \$2,003.42 Coomer, Gala D PT NW SW 20-2-9 .8485 AC C-1 D-7 2206 S 650 E Francisco 47649	262400053 26-04-12-400-703.093-018 \$1,488.77 Sullivan, Christine Bldg on Lsd grd 5531 N Old Hwy 41 Hazleton 47640	262400084 26-18-07-103-000.520-022 \$1,273.25 Mattingly, Lori SCOTT ADD 13 PT 203 S First St Owensville 47665
262400029 26-14-18-303-001.290-007 \$342.96 Barbour, Alicia A TR ADD 6PT/7PT BLK 11 634 W Division St Oakland City 47660	262400055 26-02-59-017-000.359-019 \$557.72 Madison, Kane PT MD 17-1-10 .18 AC. 403 W Arkansas St Hazleton 47640	262400085 26-18-07-103-000.670-022 \$283.75 Kickapoo Terminal Co PT SW NW 7-3-11 .264 AC E SR 168 Owensville 47665
262400030 26-14-18-304-001.175-007 \$1,379.18 Fahrner, William A Jr/Caroline MASON ADD 4 PT/5 PT/6 PT BLK 3 218 E South St Oakland City 47660	262400056 26-02-59-032-000.046-019 \$203.92 Littlepage, Thomas/Shannon E ENLG 53 S Indiana St Hazleton 47640	262400087 26-15-26-100-000.688-023 \$1,800.92 Redfairn, Joel PT NW 26 3 14 .43 AC S 2000 W Owensville 47665
262400032 26-14-18-401-000.957-007 \$1,749.00 Getto, Lana L PT NW SE 18- 2-8 .34 AC 424 N Lincoln St Oakland City 47660	262400057 26-02-59-032-000.302-019 \$14,329.80 Carson, Dora J BR 1ST ADD 26 PT 103 S Mill St Hazleton 47640	262400088 26-16-11-100-002.176-023 \$162.72 Moore, Donald / Marilyn PT N NW 11 3 13 .366 AC 4501 S 1425 W Owensville 47665
262400033 26-14-18-401-000.960-007 \$6,890.90 Great Future LLC OLD PLAN 1 PT/2 PT BLK 1 326 N Jackson St Oakland City 47660	262400058 26-04-24-300-000.014-020 \$945.74 Cullivan, Dacia FISHERS 1ST ENLG 10PT 306 N East Mill St Patoka 47666	262400089 26-16-18-300-002.422-023 \$327.33 Steinback, Josh PT E NW 18 3 13 1.60 AC 6010 S 1825 W Griffin 47616
262400034 26-14-18-403-000.129-007 \$4,966.96 Singh, Davinder FAIR PARK 1/2/3 BLK 5 314 S Lincoln St Oakland City 47660	262400059 26-04-24-304-000.070-020 \$1,547.70 Greene, Amy M COL DIV 74PT 105 E Spring St Patoka 47666	262400090 26-16-30-100-702.710-023 \$285.82 Johnson, Rick/Becky Bldg on Lsd grd, Pt S NW 30-3-13 18055 W Stoneberger Rd Griffin 47616
262400036 26-14-18-403-001.098-007 \$4,185.70 Trautvetter, James A/Sandra Z HARGROVE ADD 52/53 118 S Gibson St Oakland City 47660	262400060 26-04-24-304-000.105-020 \$413.04 Greene, Amy M COL DIV 74PT 107 E Spring St Patoka 47666	262400091 26-16-30-100-703.926-023 \$419.82 Orlando, Mario/Jessica Bldg on Lsd Grd 18075 W Stoneberger Rd Griffin 47616
262400037 26-14-19-101-000.505-007 \$1,826.46 Helsley, Blythe Life Est/Jeremy/Robert B PT W NW 19-2-8 .16 AC 810 S Franklin St Oakland City 47660	262400061 26-04-24-304-000.110-020 \$6,110.16 Bishop, Don Earl Eugene / Donna D COL DIV 43PT/18PT 109 N Main St Patoka 47666	262400092 26-23-09-300-000.619-024 \$3,470.38 Lashbrook, Gerald Sr W SW & NE SW 9 4 10 1.61 AC D-9 11804 S 200 E Haubstadt 47639
262400038 26-14-19-102-000.236-007 \$624.04 Bota, Aaron/Brandy PT NW 19- 2-8 .143 AC 423 S Jackson Oakland City 47660	262400062 26-04-24-304-000.261-020 \$1,360.27 Green, Amy Michelle COL DIV 73PT/78PT 106 E Vine St Patoka 47666	262400094 26-18-13-402-000.442-026 \$4,739.26 Lassack, Christopher/Jennifer OLD PLAN 279 PT 101 W John St Fort Branch 47648
262400040 26-14-19-201-000.018-007 \$310.00 Hill, David FAIR PARK 14 BLK 10 509 S Donogala Rd Oakland City 47660	262400064 26-04-25-102-000.167-020 \$1,282.90 Dillon, Michael D/April L SMITHLAND DIV 6PT 203 S Main St Patoka 47666	262400096 26-18-24-204-000.010-026 \$1,526.67 Witherspoon, Timothy Lee/Teresa Jean PT NE 24-3-11 .2817 AC 1013 S Main St Fort Branch 47648
262400041 26-14-19-201-000.376-007 \$1,274.16 Lynn, Christopher R/Jessica J FAIR PARK 2/3 BLK 9 720 E Cypress St Oakland City 47660	262400065 26-11-17-400-705.573-021 \$3,382.27 Vanderbilt Mortgage & Finance Inc BLDG ON LSD GRD 17-2-11 1274 S Old SR 65 Owensville 47665	262400097 26-19-18-303-000.464-026 \$508.59 Lockwood, Lewis/Judith Fiddick WALTERS ADD 153 PT SOLD ON 95 TS N Church St Fort Branch 47648
262400042 26-14-19-201-000.911-007 \$779.90 Bruce, Michael FAIR PARK 12 BLK 7 S East St Oakland City 47660	262400066 26-17-04-400-000.030-021 \$452.56 Addison, Mckinley J PT E SE 4-3-12 .06 AC 530 S Owensville 47665	262400098 26-19-19-103-000.507-026 \$562.78 May, Ruth M PT SE NW 19-3-10 .43 AC W 800 S Fort Branch 47648
262400043 26-14-19-201-001.506-007 \$232.34 Hess, Carmen D FAIR PARK ADD 16 BLK 6 435 S East St Oakland City 47660	262400069 26-17-04-400-001.869-021 \$205.22 Dill, Eliza JOHNSON 1ST ADD 17 PT 9793 W 520 S Owensville 47665	262400100 26-03-35-300-704.633-027 \$15,110.30 Reinhart, Rebecca Bldg on Lsd Ground 8493 W SR 64 Princeton 47670

262400101 26-05-40-194-002.094-027
\$4,565.10 Wills, Amanda K PT LOC 194
1 10 2.0655 AC C-1 1497 N SR 65
Princeton 47670

262400102 26-11-05-400-003.997-027
\$262.14 Pritchett, Richard A /
Charletta & George PT SE 5 2 11 .93
AC D-1-18 932 N 500 W Princeton
47670

262400103 26-11-15-200-004.647-027
\$709.30 B & P Conservation LLC M C
ROBERTS TICHENOR RD PH I 9PT S Barn
Ln Princeton 47670

262400104 26-12-06-100-002.006-027
\$3,361.78 Allen, Harrison K /
Marianne PT NE 6 2 10 .9260 AC D-1
1346 N SR 65 Princeton 47670

262400111 26-11-12-203-000.365-028
\$4,379.50 Smith, Johnny Rae BMA 136
210 N Tenth St Princeton 47670

262400113 26-11-12-203-002.947-028
\$2,319.77 Wirth, Branden E BMA 39/40
201 N Seventh St Princeton 47670

262400117 26-12-06-303-000.666-028
\$438.84 Houchins, Jason PARKVIEW
9/10/11 PT/18 PT/19/20 BLK 2 W
Glendale St Princeton 47670

262400118 26-12-06-304-002.330-028
\$4,093.40 Reynolds, John F/Kathy L
CHAS BROWNLEE 21 909 N Hart St
Princeton 47670

262400120 26-12-07-102-002.232-028
\$6,511.36 Bd Creative Properties Llc

OLD PLAN 112 PT 533 N Main St
Princeton 47670

262400122 26-12-07-104-002.745-028
\$2,377.87 Historical Homes Of
America Inc OLD PLAN 45 PT/46 PT 118
W State St Princeton 47670

262400123 26-12-07-201-001.536-028
\$326.63 Jines, Rita NS LOT 5 PT R1
406 E Spruce St Princeton 47670

262400124 26-12-07-202-001.976-028
\$467.72 McIntyre, Donald J/Barbara
NS LOT 2 PT R3 516 N Ford St
Princeton 47670

262400126 26-12-07-203-001.867-028
\$372.13 Seabolt, Larry Lee OLD PLAN
40 PT 208 N Gibson St Princeton
47670

262400128 26-12-07-304-003.757-028
\$5,894.90 Cockerham, Stephanie
N/Steve PT SW 7-2-10 .25 AC 621 S
Prince St Princeton 47670

262400129 26-12-07-401-000.004-028
\$2,288.87 Hughes, John/Rebecca Lynn
ARCHERS 2ND 13 PT 411 E Broadway St
Princeton 47670

262400131 26-12-07-401-001.301-028
\$373.53 Woolsey, Anthony ARCHERS 2ND
19 PT 406 E Water Princeton 47670

262400132 26-12-07-401-002.270-028
\$3,003.60 Fletcher, David P Jr HOWE
ENLG 4 PT 237 S Seminary St
Princeton 47670

262400134 26-12-07-402-002.145-028
\$6,730.80 Great Future LLC STORMONT
ADD 10 616 E Water St Princeton
47670

262400135 26-12-07-403-003.184-028
\$216.60 Banks, Kenneth Tyler SUM ADD
48 628 S Race St Princeton 47670

262400136 26-12-18-102-001.478-028
\$2,751.00 Mccoy, Steven/Matthew SS
ADD 1/C PT 934 S Main St Princeton
47670

262400139 26-12-18-202-001.161-028
\$2,413.31 Herrin, William C SS ADD
272/273 1107 S Stormont St Princeton
47670

262400140 26-12-18-203-002.788-028
\$1,896.02 Redman, Arron A SS ADD 64
1208 S Prince St Princeton 47670

Total Properties: 85

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
6th day of September 2024.

Mike Watkins, Auditor, Gibson County
Indiana.