

NOTICE OF REAL PROPERTY
TAX SALE
Franklin County Indiana
Beginning 10:00 AM Local Time,
October 17, 2023
2nd Floor Room 203

Franklin 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 franklincounty.in.gov. The county auditor and county treasurer will apply on or after 09/29/2023 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 Franklin County Circuit Court and served on the county auditor and treasurer before 09/29/2023. 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 10/17/2023 at the 2nd Floor Room 203 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 **Thursday, October 17, 2024** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Wednesday, February 14, 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 10/17/2023 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 Franklin 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 Franklin County Treasurer.

Dated: 09/06/2023

242300005 24-03-21-100-004.000-002 \$339.47 Phillips, Gina D PT E 1/2 NW 21-12-13 1A 977.2 Ft From Duck Creek Mcguire Ridge Split Laurel 47024

242300006 24-03-21-100-006.000-002 \$1,649.06 Houchin, Donna C Gabbard & Richardson, Shelly E1/2 NW 21-12-13 1.A 16120 Duck Creek Rd Laurel 47024

242300007 24-03-28-100-007.000-003 \$1,312.78 Runnels, Stella E 1/2 NW 28-12-13 .064A 11351 Yellow Bank Rd Laurel 47024

242300008 24-08-10-300-010.000-003 \$641.85 Metcalf, Preston & Brandy PT E1/2 SW 10-11-13 2.232A 15232 Snail Creek Rd Brookville 47012

242300012 24-10-26-100-002.000-003 \$3,411.20 Rosenberger, Roy M PT NW 26-9-2 1.80A & PT NW 26-9-2 28.960 8140 St Rd 252 Brookville 47012

242300013 24-10-26-100-009.000-003 \$8,787.01 Rosenberger, Roy M PT NW 26-9-2 23.923A 8139 St Rd 252 Brookville 47012

242300014 24-10-26-100-017.001-003 \$468.13 Roseberger, Roy M PT NW 26-9-2 TRACT 10 7.179A & easements To the rt of 8194 SR 252 Brookville 47012

242300015 24-10-27-300-008.000-003 \$489.77 Bright, Mark & Cynthia & Luster Charles PT SW SW 27-9-2 .573A 8018 Little Cedar Rd Brookville 47012

242300017 24-16-06-100-001.000-003 \$3,932.48 Gribben, Michael S & Maria A PT NW 6-8-2 57.577A 6180 Fores Hill Rd Brookville 47012

242300019 24-10-20-189-006.000-004 \$714.69 Grimes, Gilbert Jr & Tammy J HILLCREST LOT 9 11004 Crestview Dr Brookville 47012

242300020 24-10-20-377-015.000-004 \$487.95 Kuntz, Janice E (Deceased); Michael William Kuntz; Angela L Studle 62 FT W END S1/2 LOT 27 A.B. 17 W 9th Street Brookville 47012

242300022 24-10-29-206-008.000-004 \$2,185.15 Milbourne, Steven E & Lynda L PT LOT 52 ALLEN 619 High St Brookville 47012	242300044 24-02-05-200-004.000-010 \$1,491.59 Reams, Bryan L PT NE 5-12- 12 1.133A 23136 Proffitt Dr Laurel 47024	242300061 24-07-02-300-024.000-012 \$3,927.79 Ison, Jimmy John PT NW SW 2-11-12 2.048A 20175 Cupps Chapel Rd Metamora 47030
242300024 24-08-19-400-001.000-005 \$178.45 Callahan, Rick L & Christine (Deceased) PT E 1/2 SE 19-11-13 6.373 AC 18080 Street Car Rd Brookville 47012	242300045 24-02-05-200-007.000-010 \$1,326.70 Reams, Gary W & Heidi PT NE 5-12-12 1.815A 15103 Dry Branch Rd Laurel 47024	242300062 24-08-08-400-002.001-012 \$971.27 D & J Homes PT E 1/2 SE 8- 11-13 1.03A 8089 Silver Creek Rd Metamora 47030
242300027 24-04-20-351-334.000-007 \$1,495.25 Campbell, Howard L & Kimberly K LAKE SHORE RESORT LOT 334 PHASE 1 SEC 3 Lot 334 Meadow Lark Brookville 47012	242300046 24-02-05-200-007.001-010 \$370.44 Reams, Gary W & Heidi PT NE 5-12-12 1.185 23147 Proffitt Dr Laurel 47024	242300064 24-01-23-300-001.000-013 \$695.65 Allen, Lagena PT NW SW 23- 12-11 1.137A 12072 Buena Vista Rd Laurel 47024
242300029 24-04-20-376-192.000-007 \$238.38 Sears, John R & Andrea N LAKE SHORE RESORT LOT 192 PHASE 1 SEC 1 15008 Robin Lot 192 Brookville 47012	242300047 24-02-07-300-004.000-010 \$1,356.35 Steele, David & Steele, Joseph PT W 1/2 7-12-12 1.12A 24215 Steele Dr Laurel 47024	242300069 24-13-17-410-005.000-015 \$498.93 Development 229, Inc DEVELOPMENT 229 PH III ST R/W 17-10- 12 .121A Arlington Dr Batesville 47006
242300030 24-04-20-376-193.000-007 \$70.11 Sears, John & Andrea LAKE SHORE RESORT LOT 193 PHASE 1 SEC 1 15006 Robin Lot 193 Brookville 47012	242300048 24-02-09-100-006.000-010 \$1,285.87 Reams, Roger Paul; Reams, Bryan L; Reams, Amber R PT E PT NW 9-12-12 1.46A 22152 Kokomo Hill Rd Laurel 47024	242300070 24-13-17-420-003.000-015 \$921.03 Development 229, Inc DEVELOPMENT 229 PH IV ST R/W 17-10- 12 .451A St Rd 229 Batesville 47006
242300031 24-04-20-376-279.000-007 \$402.55 Deem, Kelly R LAKESHORE RESORT LOTS 279 PHASE 1 SEC 1 11196 Aspen St Brookville 47012	242300049 24-02-10-400-001.000-010 \$1,512.74 Marsh, Tammy D S 1/2 10- 12-12 .324A Cemetary , omedit Laurel 47024	242300071 24-13-17-477-006.000-015 \$2,997.62 Rork, Steven D QUAIL MEADOWS ESTATES PT LOT 2 333 Pheasant Run Dr Batesville 47006
242300032 24-04-20-377-012.000-007 \$409.71 Bolser, Tammy L & Charles H LAKESHORE RESORT LOT 12 PHASE 1 SEC 1 Lot 12 Birch Brookville 47012	242300050 24-02-18-400-013.000-010 \$878.52 Bowles, Jonathan M & Lisa M PT E 1/2 18-12-12 2.011A 13047 Elm Tree Rd Laurel 47024	242300072 24-06-01-300-003.000-017 \$655.55 Wolfe, Sophie Lynn Life Estate of Norma L Thompson PT SW SW 1-11-11 7.755A 9034 Longbranch Rd Laurel 47024
242300033 24-04-20-377-013.000-007 \$587.10 Bolser, Tammy L & Charles H LAKE SHORE RESORT LOT 13 PH 1 SEC 1 Lot 13 Birch Brookville 47012	242300051 24-02-09-462-005.000-011 \$830.51 Durham, Vivian D & Frank R Jr SOMERSET LOT 34 175.5 Ft off of Laurel 47024	242300077 24-11-30-100-004.000-019 \$255.76 Hofer, Charles E & Wife PT NW 30-9-1 .35A to the left of 6141 Brookville 47012
242300036 24-04-20-377-105.000-007 \$402.55 Thompson, Lourdes LAKESHORE RESORT LOT 105 PHASE 1 SEC 1 Lot 105 Locust Brookville 47012	242300052 24-02-09-481-009.000-011 \$1,181.49 Jones, Stetson L & April LAUREL LOT 13-14 BL 19 261 Pearl St W Laurel 47024	242300078 24-17-12-300-017.000-021 \$5,458.30 Houchin, Jason S & Jennifer S PT SW 12-8-1 TRACT 3 4.072A 5003 Drewersburg Rd West Harrison 47060
242300038 24-04-30-400-002.000-007 \$686.36 Jenkins, Jeffrey & Debra J Louden PT FR Tract #1 30-10-2 2.153A Off of Jones Drive, off of saltwell rd Brookville 47012 24-04-30-400- 002.004-007 and 24-04-30-400- 002.000-007 are to be sold and redeemed together.	242300053 24-02-09-481-010.000-011 \$476.05 Jones, Stetson L & April LAUREL LOT 15 BL 19 261 W Pearl St Laurel 47024	242300079 24-17-28-200-002.012-021 \$4,141.66 Applegate, Monty SR & Monty JR PT NE 28-8-1 2.7743A 3244 Snow Hill Rd West Harrison 47060
242300039 24-04-30-400-002.004-007 \$2,994.32 Louden, Debra & Jenkins, Jeffrey PT FR 30-10-2 1.944A & EASEMENT .111A & .0903A & .0714A 12042 Fairfield Causeway Rd Brookville 47012 24-04-30-400- 002.004-007 and 24-04-30-400- 002.000-007 are to be sold and redeemed together.	242300054 24-02-09-487-015.000-011 \$651.30 Davidson, Edgar & Anna LAUREL LOT 18 BL 24 113 South St Laurel 47024	242300081 24-17-31-400-010.000-021 \$1,177.02 McIntosh, Raymond & Florence PT SE 31-8-1 .340A Across the road from 1012 Barber Rd West Harrison 47060
242300041 24-16-30-100-001.000-008 \$284.49 Graves, Harry D & Hazel E NW NW 30-8-2 5.710 A Tract 8 2204 Blue Creek Rd Brookville 47012	242300055 24-02-09-488-007.000-011 \$810.10 Howard, Michael LAUREL LOT 3 BL 23 191 Basin St Laurel 47024	242300082 24-17-32-300-001.000-021 \$1,372.75 Ammerman, Eric N PT SW 32- 8-1 1.393A 4124 Jordon Rd Cedar Grove 47016
242300042 24-16-30-100-009.000-008 \$6,813.49 Graves, Harry D & Hazel E NW NW 30-8-2 5 Tract 2 5.00A 2204 Blue Creek Rd Brookville 47012	242300056 24-02-09-490-002.000-011 \$239.26 Combs, Mark P 91 FT N END LOTS 5 29 42.6 ft off Weber rd Laurel 47024	Total Properties: 54
242300043 24-16-30-100-013.000-008 \$2,727.84 Graves, Harry D & Hazel E NW NW 30-8-2 3.689 Tract 6 168.1 feet off Prophet Rd on blue creek Brookville 47012	242300057 24-02-10-303-009.000-011 \$1,334.40 Boone, Robert D & Sandra J LAUREL LOT 20 BL 9 111 W Neff St Laurel 47024	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, 2023.
	242300058 24-02-36-100-014.001-012 \$5,493.55 Whipple, Thomas J PT NW 36-12-12 .558A 19151 Us 52 Metamora 47030	Karla Bauman, Auditor, Franklin County Indiana.
	242300059 24-02-36-100-024.000-012 \$9,215.06 Ison, Jimmy PT NW 36-12-12 3.202 19201 Pennington Rd Metamora 47030	
	242300060 24-07-02-300-001.005-012 \$345.54 Ison, Jimmy John PT NW SW 2- 11-12 1A 20175 Cupps Chapel Rd Metamora 47030	