

NOTICE OF REAL PROPERTY
TAX SALE
Franklin County Indiana
Beginning **10:00 AM Local Time,**
October 28, 2025
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 www.franklincounty.in.gov.

The county auditor and county treasurer will apply on or after **10/10/2025** 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 **10/10/2025**. 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 **10/28/2025** 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 **Wednesday, October 28, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Wednesday, February 25, 2026**.

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 **10/28/2025** 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: **09/24/2025**

242500001 24-05-21-400-005.000-001 \$1,630.55
Ramsey, Michael W & Kimberly A 15044 Viney Rd
Bath IN 47010

242500002 24-05-25-300-004.000-001 \$398.83
Phillips, Aaron W & Amanda F 1189 Hetrick Rd Bath
IN 47010

242500003 24-03-01-452-174.000-002 \$1,335.32
Sturwold, Mark & Lauri 15032 Blue Jay St Brookville
IN 47012

242500004 24-03-01-452-175.000-002 \$646.08
Sturwold, Mark & Lauri 15030 Blue Jay St Brookville
IN 47012

242500005 24-03-01-452-180.000-002 \$754.13
Harlow, Jeremy W & Jacks, Bobby R 15020 Blue Jay St
Brookville IN 47012

242500006 24-03-06-200-005.000-002 \$2,382.54
Harrison, Troy & Betty S 18019 Laurel Rd Connorsville
IN 47331

242500007 24-03-10-340-003.000-002 \$265.30
Brewer, Nita J 14073 West St Brookville IN 47012

242500008 24-03-20-400-012.000-002 \$880.35 Reed,
Daniel Joe Mcguire Ridge Rd Laurel IN 47024

242500009 24-03-21-100-006.000-002 \$2,565.58
Houchin, Donna C Gabbard & Richardson, Shelly
16120 Duck Creek Rd Laurel IN 47024

242500010 24-03-28-100-007.000-003 \$1,718.85
Runnels, Stella Mcguire Ridge Rd Laurel IN 47024

242500011 24-03-33-300-001.000-003 \$2,770.06
Herbert, Gregory L & Debunka L U 52 Metamora IN
47030

242500012 24-08-03-400-003.000-003 \$330.04
Isaacs, Ruby 14288 Levee Rd Brookville IN 47012

242500013 24-08-22-200-002.000-003 \$901.53 J A T
Enterprises INC Jake Rd Brookville IN 47012

242500014 24-10-06-100-001.000-003 \$1,853.42
Lohrey, Graydon John 12138 Jester Rd Brookville IN
47012

242500018 24-10-26-100-002.000-003 \$3,190.26
Rosenberger, Roy M 8140 St Rd 252 Brookville IN
47012

242500019 24-10-26-100-009.000-003 \$9,515.26
Rosenberger, Roy M 8139 St Rd 252 Brookville IN
47012

242500021 24-10-26-100-017.001-003 \$694.29
Roseberger, Roy M St Rd 252 Brookville IN 47012

242500025 24-16-06-300-004.000-003 \$6,216.99
Allen, Carolyn S 6005 Blue Creek Rd Brookville IN
47012

242500026 24-16-06-400-013.001-003 \$282.32
Helton, John A Vest Rd Brookville IN 47012

242500029 24-04-19-476-278.000-007 \$1,169.73
Galbraith, Kenneth 15044 Canary St Brookville IN
47012

242500033 24-04-20-351-435.000-007 \$787.97 Reid,
Rodney E 15007-15009 Bluebird St Brookville IN
47012

242500034 24-04-20-351-444.000-007 \$875.93
Tudor, Stephanie M 15027 Bluebird St Brookville IN
47012

242500035 24-04-20-351-445.000-007 \$680.89
Tudor, Stephanie M 15029 Bluebird St Brookville IN
47012

242500036 24-04-20-376-140.000-007 \$562.00
Richards, Ricky J & Brandy L 15024 Lakeshore Blvd
Brookville IN 47012

242500037 24-04-20-376-145.000-007 \$545.88 Slorp,
Lee 15014 Lakeshore Blvd Brookville IN 47012

242500038 24-04-20-376-183.000-007 \$577.82
Tincher, Mike 15028 Robin Lot 183 Brookville IN
47012

242500039 24-04-20-377-087.000-007 \$549.39 Neff,
Jeffrey Harold 11125 Red Bud Ln Brookville IN 47012

242500040 24-04-20-377-088.000-007 \$1,548.38
Neff, Jeffrey Harold 11127 Red Bud Ln Brookville IN
47012

242500041 24-04-20-377-089.000-007 \$601.82 Neff,
Jeffrey Harold 11129 Red Bud Ln Brookville IN 47012

242500042 24-04-20-377-106.000-007 \$545.88
Mikesell, Blake 11108 Locust St Brookville IN 47012
242500045 24-16-13-300-001.099-008 \$2,105.86
Kuhn, Dale Graf Rd Cedar Grove IN 47016
242500046 24-16-23-200-004.000-008 \$1,900.51
Adkins, Ronald H & Alberta G Old St Rd 1 Brookville IN 47012
242500047 24-02-02-400-002.000-010 \$4,961.28
Judd, Sandra 20079 Laurel Rd Laurel IN 47024
242500048 24-02-10-400-001.000-010 \$1,827.68
Marsh, Tammy D Laurel Rd Laurel IN 47024
242500049 24-02-16-100-001.000-010 \$4,908.64
Mosier, Josh Lee 22172 Sanes Creek Rd Laurel IN 47024
242500050 24-02-17-200-003.002-010 \$2,166.29
KPG, INC Sanes Creek Rd Laurel IN 47024
242500051 24-02-09-462-003.000-011 \$2,511.90
Spurlock, Bradley L & Rebecca M 346 Main St Laurel IN 47024
242500052 24-02-09-477-004.000-011 \$11,396.02
Egleston, Elaine L & Stapleton , Joseph J Conwell St Laurel IN 47024
242500053 24-02-09-487-012.000-011 \$884.17
Madden, David W & Melody A Short St Laurel IN 47024
242500054 24-02-09-487-014.000-011 \$2,568.56
Neukam, Katrina M 133 South St Laurel IN 47024
242500055 24-02-09-487-015.000-011 \$1,494.50
Davidson, Edgar & Anna 113 South St Laurel IN 47024
242500056 24-02-09-488-004.000-011 \$1,938.60
Kolodzik, Terry F & Smith, Jordon S 171 Basin St Laurel IN 47024
242500058 24-02-10-303-009.000-011 \$2,190.30
Boone, Robert D & Sandra J 111 W Neff St Laurel IN 47024
242500059 24-02-10-304-008.000-011 \$2,510.78
Abrams, Lemuel 141 Neff St Laurel IN 47024
242500060 24-02-10-307-005.000-011 \$716.65
Pursifull, Amy L Franklin St Laurel IN 47024
242500061 24-02-10-309-001.000-011 \$522.45
Pursifull, Amy L 245 Franklin St Laurel IN 47024

242500062 24-02-36-427-009.000-012 \$5,733.81
Wendel, James F & Constance A Co Trustees 19021 Lovers Lane Metamora IN 47030
242500064 24-03-32-426-010.000-012 \$216.39
Roberston, Lee R. & Taylor, Marc E. & Lisa R. & Topper, Danielle & Aspacher, Allen John & Regina Lynne Gibbs Ln Metamora IN 47030
242500067 24-01-11-200-007.000-013 \$1,773.62
Steele, Julie A In Trust For Jessie I Mcqueen 26002 Sanes Creek Rd Laurel IN 47024
242500068 24-01-11-200-011.000-013 \$286.78
Steele, Julie A In Trust For Jessie I Mcqueen Sanes Creek Rd Laurel IN 47024
242500069 24-01-12-400-004.001-013 \$421.01
Branam, Wilbur B Vanatta Hollow Rd Laurel IN 47024
242500070 24-01-12-400-004.002-013 \$4,154.86
Branam, Wilbur B 25021 Vannata Hollow Rd Laurel IN 47024
242500071 24-01-12-400-004.003-013 \$293.09
Branam, Wilbur B Vanatta Hollow Rd Laurel IN 47024
242500072 24-01-12-400-004.005-013 \$400.27
Branam, Wilbur Burdett Vanatta Hollow Rd Laurel IN 47024
242500073 24-01-12-400-004.006-013 \$1,416.99
Branam, Wilbur Burdett 25023 Vanatta Hollow Rd Laurel IN 47024
242500075 24-01-13-440-018.000-013 \$344.37
Lawhorn, Marshall Old Us 52 Laurel IN 47024
242500076 24-01-23-300-001.000-013 \$688.28
Allen, Lagena 12072 Buena Vista Rd Laurel IN 47024
242500079 24-01-24-200-003.000-013 \$6,840.44
Wells, Jeremy 25033 Us Hwy 52 Laurel IN 47024
242500080 24-01-24-300-002.000-013 \$262.85
Parton, Geneva, Et Al Life Estate Of Elma Mcqueen Chapel Rd Laurel IN 47024
242500081 24-01-24-300-003.000-013 \$188.38
Parton, Geneva, Et Al Life Estate Of Elma Mcqueen Chapel Rd Laurel IN 47024
242500082 24-01-24-300-003.002-013 \$225.06
McQueen, Clarence, Lawrence & Clifton 25186 Chapel Rd Laurel IN 47024

242500084 24-13-17-400-007.000-015 \$22,377.14
Guilford Realty Corp Cross County Plaza Batesville IN 47006
242500085 24-13-17-410-005.000-015 \$808.84
Development 229, Inc Arlington Dr Batesville IN 47006
242500086 24-13-17-420-003.000-015 \$1,436.08
Development 229, Inc St Rd 229 Batesville IN 47006
242500088 24-17-09-400-001.003-021 \$360.52
Strohmiere Estates Homeowners Assn of FC Johnson Fork Rd West Harrison IN 47060
242500089 24-17-25-400-001.000-021 \$574.74
Wiwi, Leroy L & Mildred Rose Trustees Caroline Trace Rd West Harrison IN 47060
242500090 24-17-28-402-037.000-021 \$1,109.95
Upton, Michael A Calihan Rd West Harrison IN 47060
242500092 24-17-31-200-003.002-021 \$2,161.17
Doth, Debbie A 6053 St Peters Rd West Harrison IN 47060
242500093 24-17-32-300-001.000-021 \$1,727.18
Ammerman, Eric 4124 Jordon Rd Cedar Grove IN 47016
242500094 24-17-35-400-006.000-021 \$4,878.07
Moore, Curtis D & Vivian D 1058 Johnson Fork Rd West Harrison IN 47060
242500095 24-17-35-400-009.000-021 \$317.95
Moore, Curtis D & Vivian D 1058 Johnson Fork Rd West Harrison IN 47060
242500097 24-08-19-300-008.000-025 \$2,443.82
Schuetter, Michael 6106 Pipe Creek Rd Batesville IN 47006

Total Properties: 72

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
24th day of September, 2025.

Karla Bauman, Auditor,
Franklin County, Indiana.