

NOTICE OF REAL PROPERTY
TAX SALE
Franklin County Indiana
Beginning **10:00 AM Local Time,**
October 26, 2026
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 **10/09/2026** 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** Court and served on the county auditor and treasurer before **10/09/2026**. 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 **10/26/2026** 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 **Tuesday, October 26, 2027** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Tuesday, February 23, 2027**.

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 **10/26/2026** 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: **09/09/2026**

242600001 24-05-36-200-004.000-001 \$3,362.28
Hedge, Katie 1153 Oxford Pike Bath IN 47010

242600002 24-03-01-451-115.000-002 \$1,306.11
Allen, Jeffery 15046 Bob White Dr Brookville IN 47012

242600003 24-03-10-380-006.000-002 \$5,693.14
Chapman, Cathy 15014 Maple St Brookville IN 47012

242600004 24-03-20-400-012.000-002 \$1,410.36
Reed, Daniel Joe Mcguire Ridge Rd Laurel IN 47024

242600005 24-03-28-100-007.000-003 \$1,927.83
Runnels, Stella Mcguire Ridge Rd Laurel IN 47024

242600006 24-03-33-300-001.000-003 \$3,152.11
Herbert, Gregory L & Debunka L Us 52 Metamora IN 47030

242600007 24-08-03-400-003.000-003 \$561.02
Isaacs, Ruby 14288 Levee Rd Brookville IN 47012

242600008 24-08-22-300-002.000-003 \$7,456.87
Warren, Samantha 15184 Wolf Creek Rd Brookville IN 47012

242600009 24-08-22-300-002.002-003 \$1,208.13
Warren, Samantha 15186 Wolf Creek Rd Brookville IN 47012

242600010 24-10-11-201-055.000-003 \$1,947.96
Burke, Joshua A Lot 55 Hickory Ln Brookville IN 47012

242600012 24-10-27-300-010.000-003 \$622.68
Callahan, Lisa 8020 Little Cedar Rd Brookville IN 47012

242600013 24-10-30-100-002.003-003 \$9,230.07
Collier, Howard W & Virginia L 12248 St Mary'S Rd Brookville IN 47012

242600014 24-10-30-200-006.000-003 \$840.15 Kopp,
Ryan & Jennifer L Maple Grove Rd Brookville IN 47012

242600015 24-10-30-400-001.000-003 \$912.61 Kopp,
Ryan & Jennifer L Maple Grove Rd Brookville IN 47012

242600016 24-10-31-400-002.000-003 \$247.73 Kopp,
Ryan & Jennifer Wolf Creek Rd Brookville IN 47012

242600019 24-10-20-377-015.000-004 \$6,742.28
Kuntz, Christy 17 W 9th Street Brookville IN 47012

242600020 24-10-20-454-011.000-004 \$1,459.37
Stenger, Terry J 9th St Brookville IN 47012

242600021 24-10-20-455-001.000-004 \$6,626.02
Knecht Rentals Llc % Teppe, John & Joan 828 Franklin Ave Brookville IN 47012

242600022 24-10-21-153-011.000-004 \$9,530.80
Reese, Mark & Aimee 9074 Lew Wallace Dr Brookville IN 47012

242600023 24-10-29-228-004.000-004 \$5,168.60
Quattrone, Linda 626 Market St Brookville IN 47012

242600027 24-08-19-400-001.000-005 \$390.27
Callahan, Rick L & Christine (Deceased) 18080 Street Car Rd Brookville IN 47012

242600029 24-04-20-351-314.000-007 \$597.24
Hensley, Robert & Mattie 1/2 int, Hensley, Daniel C 1/2 int 15033 Canary St Brookville IN 47012

242600033 24-04-20-351-435.000-007 \$1,408.51
Reid, Rodney E 15007-15009 Bluebird St Brookville IN 47012

242600036 24-04-20-377-012.000-007 \$701.77
Bolser, Tammy L & Charles H 11105 Birch St Lot 12 Brookville IN 47012

242600037 24-04-20-377-013.000-007 \$995.51
Bolser, Tammy L & Charles H 11107 Birch St Lot 13 Brookville IN 47012

242600038 24-04-25-101-017.000-007 \$709.61
Vanderbilt, William Winding Way Lot 17 Brookville IN 47012

242600039 24-04-25-101-079.000-007 \$705.50
Geiger, Benjamin Lot 79 Winding Way Brookville IN 47012

242600040 24-14-10-300-003.002-008 \$3,402.99
Reed, Alvin Jason 15153 Pine Rd Brookville IN 47012

242600041 24-16-13-300-001.099-008 \$2,829.52
Kuhn, Dale Graf Rd Cedar Grove IN 47016

242600042 24-16-23-200-004.000-008 \$2,217.40
Adkins, Ronald H & Alberta G Old St Rd 1 Brookville IN 47012

242600044 24-02-06-200-002.000-010 \$303.60
Cregar, Wilbur & Jerry Kokomo Hill Rd Laurel IN 47024

242600045 24-02-10-400-001.000-010 \$2,069.35
Marsh, Tammy D Laurel Rd Laurel IN 47024

242600046 24-02-14-400-002.000-010 \$898.49
Murray, Dallas & Yvonne 13112 Duck Creek Rd Laurel IN 47024

242600047 24-02-16-400-003.000-010 \$2,416.73
Rebollar, Daisy Escobedo 13061 Dam Rd Laurel IN 47024

242600048 24-02-16-400-004.001-010 \$490.56
Rebollar, Daisy Ecobedo Dam Rd Laurel IN 47024

242600049 24-02-17-200-003.002-010 \$2,534.75
KPG, INC Sanes Creek Rd Laurel IN 47024

242600050 24-02-18-400-003.000-010 \$283.93
Hammond, Janet Maxine Etal % Don Gabbard Old Us 52 Laurel IN 47024

242600051 24-02-19-300-005.000-010 \$2,814.04
Boone Jr, Robert D & Sandra J 24186 Us 52 Laurel IN 47024

242600052 24-02-34-200-002.007-010 \$4,719.93
Moore, Ronald W 21015 U S Hwy 52 Laurel IN 47024

242600054 24-02-09-476-006.000-011 \$1,184.85
Lucky 21 Properties LLC 434 Lafayette St Laurel IN 47024

242600055 24-02-09-477-004.000-011 \$13,166.93
Egleston, Elaine L & Stapleton , Joseph J Conwell St Laurel IN 47024

242600056 24-02-09-487-012.000-011 \$1,076.52
Madden, David W & Melody A Short St Laurel IN 47024

242600057 24-02-09-487-015.000-011 \$1,957.38
Davidson, Edgar & Anna 113 South St Laurel IN 47024

242600058 24-02-09-488-005.000-011 \$2,551.46
Smith, Jordan 173 Basin St Laurel IN 47024

242600060 24-02-09-489-001.000-011 \$422.53 Ladd,
Jessie Lee & Eva 311 Basin St Laurel IN 47024

242600061 24-02-10-303-003.000-011 \$518.54
Hammond, Christopher L 128 High St Laurel IN 47024

242600062 24-02-10-304-008.000-011 \$3,235.94
Abrams, Lemuel 141 Neff St Laurel IN 47024

242600063 24-02-36-100-014.001-012 \$5,918.53
Whipple, Thomas J 19151 Us 52 Metamora IN 47030

242600064 24-02-36-274-009.000-012 \$1,077.10
Humbarger, Dorothy 19055 Clayborn St Metamora IN 47030

242600065 24-02-36-426-002.000-012 \$6,531.19
Bean, Robert & Fannin, Connie 19053 Main St Metamora IN 47030

242600069 24-01-10-461-004.000-013 \$770.84
Ryckman, Timothy & Simmons, Debra Ryckman Life Estate Ralph Ryckman 27012 Us Hwy 52 Rushville IN 46173

242600070 24-01-11-100-001.001-013 \$2,223.92
Ryckman, Timothy, Simmons, Debra Ryckman, Life Estate Ralph Ryckman Sanes Creek Rd Laurel IN 47024

242600071 24-01-11-200-002.000-013 \$2,018.64
Simmons, Debra Ryckman 26106 Sanes Creek Rd Laurel IN 47024

242600072 24-01-12-400-004.006-013 \$2,100.57
Branam, Wilbur Burdett 25023 Vanatta Hollow Rd Laurel IN 47024

242600073 24-01-12-400-016.000-013 \$748.20
Piepmeyer, Harry 25026 Vanetta Hollow Rd Laurel IN 47024

242600074 24-01-13-300-004.000-013 \$395.94
Harrison, Ruthie M & Duane E 25114 Old Us 52 Laurel IN 47024

242600075 24-01-13-440-018.000-013 \$416.83
Lawhorn, Marshall Old Us 52 Laurel IN 47024

242600076 24-01-13-441-019.000-013 \$662.49
Thompson, Steven R & Jennifer 25022 Lake St Laurel IN 47024

242600077 24-01-13-441-023.000-013 \$262.26
Thompson, Steven & Jennifer Lake St Laurel IN 47024

242600079 24-01-15-129-004.000-013 \$2,501.10
Bockover, Wiley E & Sharon S 27112 St Rd 244 Rushville IN 46173

242600080 24-01-15-200-012.000-013 \$7,011.34 Rias
Family Farm LLC & Hearst, Robert & Sonya 27009 Us 52 Laurel IN 47024

242600081 24-01-24-300-002.000-013 \$455.27
Parton, Geneva, Et Al Life Estate Of Elma Mcqueen Chapel Rd Laurel IN 47024

242600082 24-01-24-300-003.000-013 \$352.66
Parton, Geneva, Et Al Life Estate Of Elma Mcqueen Chapel Rd Laurel IN 47024

242600083 24-01-24-300-003.001-013 \$1,254.35
Powell, Justin S Chapel Rd Laurel IN 47024

242600084 24-01-24-300-003.002-013 \$401.92
McQueen, Clarence, Lawrence & Clifton 25186 Chapel Rd Laurel IN 47024

242600085 24-01-25-100-004.001-013 \$420.24
Powell, Justin S Chapel Rd Laurel IN 47024

242600086 24-13-17-240-012.000-015 \$9,368.70 Jett,
Jaelyn 340 Woodside Court Batesville IN 47006

242600087 24-13-17-400-007.000-015 \$23,921.80
Guilford Realty Corp Cross County Plaza Batesville IN 47006

242600088 24-13-17-410-005.000-015 \$1,053.39
Development 229, Inc Arlington Dr Batesville IN 47006

242600089 24-13-17-420-003.000-015 \$1,801.81
Development 229, Inc St Rd 229 Batesville IN 47006

242600090 24-13-17-493-020.000-015 \$456.95 Jones,
Sheryl Lee & Jerry Wallace 153 Northside Drive Batesville IN 47006

242600091 24-13-19-301-010.000-015 \$399.14
Meyer, Anna Lee & Miller, Darrin R 11 Westbrook Dr. Batesville IN 47006

242600092 24-07-05-200-005.000-017 \$425.41
Richardson, Anita B 23104 Stipps Hill Rd Metamora IN 47030

242600094 24-17-09-400-001.003-021 \$609.51
Strohmier Estates Homeowners Assn of FC Johnson Fork Rd West Harrison IN 47060

242600097 24-17-25-400-001.000-021 \$826.24
Trustee of Whitewater Township Caroline Trace Rd West Harrison IN 47060

242600098 24-17-28-200-002.012-021 \$2,329.59
Applegate, Monty SR & Monty JR 3244 Snow Hill Rd West Harrison IN 47060

242600099 24-17-31-200-008.000-021 \$3,294.38
Smith, Bridget M 6013 St Peters Rd West Harrison IN 47060

242600100 24-17-32-100-018.000-021 \$2,823.64
Stinson, Jason Troy Sr 1156 Jesus Fan Drive West Harrison IN 47060

242600101 24-17-32-100-020.000-021 \$687.06
Stinson, Jason Troy Sr 1156 Jesus Fan Drive West Harrison IN 47060

242600102 24-17-35-200-002.000-021 \$3,271.18
Brankamp, Janice C 1175 Johnson Fork Rd West Harrison IN 47060

242600103 24-06-13-300-004.000-023 \$5,549.17
Miller, Ryan C & Sarringhaus, Jody M 25280 Bullfork Rd Oldenburg IN 47036

242600104 24-07-25-100-005.000-024 \$1,166.44
Hunter, Nichole L & Kevin D Hickory Rd Batesville IN 47006

242600105 24-07-25-300-003.000-024 \$379.15
Hunter, Nicole Lee Schwegmen Rd Batesville IN 47006

Total Properties: 83

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
9th day of September, 2026.

Karla Bauman, Auditor,
Franklin County, Indiana.