

NOTICE OF REAL PROPERTY
TAX SALE
Whitley County Indiana
Beginning 10:00 AM Local Time,
October 3, 2024
Commissioners' Room, 1st Floor,
County Government Center

Whitley 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.whitleycounty.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 Whitley 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.

Such sale will be held on 10/03/2024 at the Commissioners' Room, 1st Floor, County Government Center 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 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 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 Whitley 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 Whitley County Treasurer.

Dated: 08/21/2024

922400001 92-08-03-401-028.000-002
\$4,592.36 Nutritional Research
Associates Inc 405 E Broad St

922400002 92-08-03-402-011.000-002
\$33,297.91 Nutritional Research
Associates Inc 407 E Broad St

922400003 92-08-04-000-158.000-002
\$1,676.31 Swing, Dick C 301 N Line
St

922400004 92-06-14-000-409.000-003
\$1,952.23 Demske, Judith 815 S Ohio
St

922400005 92-06-02-505-004.000-004
\$2,077.67 Rogers, Sherry 355 N
Chauncey St

922400008 92-06-03-567-013.000-004
\$6,532.25 Crutchfield, Timothy 514 N
Walnut St

922400009 92-06-03-567-013.300-004
\$191.80 Crutchfield, Timothy
adjacent to 515 N Walnut

922400010 92-06-03-571-025.000-004
\$4,461.81 Lafollette, Donna K &
Crawford, Karen S 520 N Elm St

922400011 92-06-10-458-001.000-004
\$5,424.91 Chapple, Carolyn B 550 W
Old Trail Rd

922400012 92-06-10-547-102.002-004
\$6,606.07 Ernst, David H 405 W
Market St

922400013 92-06-10-548-101.004-004
\$2,715.78 Lackey, James M 513 W Van
Buren St

922400014 92-06-10-558-101.013-004
\$41,504.59 Asset Recovery Associates
Llc 119 N Elm St

922400015 92-06-11-000-242.000-004
\$48,751.21 Wayne Reclamation &
Recycling Inc C/O Wayne Brockman
West of S. Tower View Dr. Triangle N
of River

922400016 92-06-11-000-243.000-004
\$167,282.33 Wayne Reclamation &
Recycling Inc West of S. Tower View
Dr. Rectangle in middle of Triangle
N of River

922400017 92-06-11-000-250.900-004
\$8,502.24 Wayne Reclamation &
Recycling Inc C/O Wayne Brockman
Strips of land on N side of Triangle
N of River

922400018 92-06-11-500-323.029-004
\$2,311.71 Testworth Laboratories
Small Rectangle SE of 308 S
Washington St

922400019 92-06-11-500-401.013-004
\$2,019.35 Gray, Billy F & Connie 304
E Jefferson St

922400020 92-06-11-501-316.901-004
\$5,770.87 Indiana Wabash, Llc Lot N.
of 400 S Whitley St

922400021 92-06-11-503-004.000-004
\$1,903.66 Mossner, Gia M 324 N Main
St

922400022 92-06-11-509-304.011-004
\$2,355.53 Crutchfield, Timothy 305 E
Chicago St

922400023 92-06-11-523-010.900-004
\$3,076.04 Reynolds, Tina R 560 S
Douglas Ave

922400024 92-06-11-601-122.903-004
\$196,957.94 Wayne Reclamation &
Recycling Inc 702 E Ellsworth St

922400025 92-06-11-601-229.003-004
\$41,504.14 Wayne Reclamation &
Recycling Inc C/O Wayne Brockman N
of River & SE of Cemetary

922400026 92-06-11-714-002.000-004
\$2,005.42 Hall, Archie Melvin II &
Connie Marie 507 Towerview Dr

922400030 92-01-36-303-006.000-005
\$730.47 Shortt, Ronald W 3387 W Old
Lake Rd

922400031 92-02-08-000-202.000-005
\$4,234.80 Wilson, Carl & Bonnie 5390
N State Rd 5

922400032 92-02-08-000-302.000-005
\$1,531.68 Wilson, Carl A & Bonnie J
N State Rd 5

922400033 92-02-12-307-001.900-005
\$1,757.97 Capital Investments of
Northern Wisconsin, LLC 5461 N
Walker Dr

922400034 92-02-13-000-306.000-005
\$1,864.23 Bolenbaugh, Kelly & James
3100 W 400 N

922400035 92-10-24-000-405.000-006
\$2,006.56 Pay Dirt Llc Across the
road from 8530 S 700 E

922400037 92-10-28-000-204.001-006
\$1,255.68 Arnett, Gary L 4573 E 1000
S-92

922400040 92-07-11-000-202.000-007
\$5,474.08 Lude, Timothy D & Lude,
Theodore A 644 S 475 W

922400041 92-07-12-000-301.000-007
\$707.01 Lude, Timothy D & Lude,
Theodore A Adjacent to 644 S 475 W

922400043 92-02-32-000-314.000-008
\$1,780.78 Jefferson, Ricky & Tammy L
105 W Hammontree St

922400044 92-02-32-000-315.000-008
\$381.50 Clark, William H & Shirley A
Lot West of 105 W Hammontree

922400045 92-02-32-500-209.005-008
\$3,728.35 Perry, Teresa 213 E North
St

922400047 92-02-32-501-205.001-008
\$16,611.17 Lehman, Clarence E &
Carol D 6810 W Us 30

922400050 92-07-04-500-108.004-008
\$3,963.98 Beauchamp, Peter J 106 W
Main St

922400051 92-07-04-500-108.005-008
\$4,061.46 Guthrie, Jeremy Todd 212 S
Center St

922400052 92-04-10-000-403.901-009
\$1,090.02 Johnson, Bobby J & Marc E
North of 6649 E 575 N

922400053 92-04-10-101-013.000-009
\$708.51 Strifler, Michael & Mullins,
Debra 7179 E 575 N

922400054 92-04-10-251-008.000-009
\$3,555.38 Dunn, Christopher A 5175 N
Blue Lake Rd

922400055 92-04-14-000-303.000-009
\$31,581.10 Boseker, Donald A 7910 E
Anderson Rd

922400056 92-04-22-000-305.001-009
\$1,332.50 Bouey, Joseph E & Woods,
Norma J Triangle at E SR 205 and E
300 N

922400057 92-04-24-214-003.000-009
\$352.43 Abc Wilson Holding Llc 3323
N Sunday Pkwy

922400058 92-04-24-214-004.000-009
\$410.74 Abc Wilson Holding Llc 3285
N Sunday Pkwy

922400059 92-04-24-214-005.000-009
\$354.26 Abc Wilson Holding Llc 3374
N Sunday Pkwy

922400060 92-04-24-214-400.000-009
\$235.69 Abc Wilson Holding Llc W of
3285 N Sunday Pkwy

922400061 92-04-24-218-002.000-009
\$284.44 Abc Wilson Holding Llc W of
9356 E Commerce Dr

922400062 92-04-27-000-403.000-009
\$3,522.68 Bouey, Joseph E & Woods,
Norma J Triangle at E SR 205 and E
300 N

922400063 92-04-27-000-406.001-009
\$1,516.30 Hartman, James R Strip of

property across SR 205 to 6675 E
State Rd 205

922400064 92-04-28-000-316.000-009
\$553.98 Smith, Tycri Jaxson Strip of
property behind 5750 E Dorland

922400065 92-04-28-301-005.000-009
\$1,634.62 McClure, Billy D 5585 E
Dorland St

922400066 92-04-28-302-004.000-009
\$2,115.43 Hyser, Rodney Lee 5699 E
Dorland St

922400067 92-04-13-000-122.000-010
\$497.30 Tartaglia, Robert J Adjacent
to 9326 E State Rd 205

922400068 92-04-13-000-130.902-010
\$323.02 Baker, Angela P Adjacent to
286 E Whitley

922400070 92-04-13-525-011.000-010
\$46,868.72 Hiatt, Phillip L & Ruth E
308 N Mulberry St

922400071 92-04-13-526-001.900-010
\$12,790.14 Abc Wilson Holding Llc
206 N Main St

922400072 92-04-13-526-002.000-010
\$8,174.76 Abc Wilson Holding Llc 215
N Line St

922400073 92-04-13-530-102.000-010
\$348.32 Dye, Chrystal P Adjacent to
421 S Main St

922400074 92-03-02-000-336.900-011
\$1,906.35 Vorhies, George R Jr.
Strip of Land N SR 9 & E Fry Rd

922400075 92-03-13-000-403.000-011
\$732.18 Myers, Glenn B 2720 E 500 N

922400078 92-05-22-500-415.011-012
\$1,973.57 Simmons, Philip J 5049 E
Smith St

922400079 92-05-22-500-424.906-012
\$2,875.98 Elliott, Tony D & Linda S
5020 E Smith St

922400080 92-09-18-000-313.000-013
\$2,246.66 Reed, Matthew S & Walda,
Norman M 7750 S 350 W

922400081 92-09-20-000-104.000-013
\$1,136.75 Hackworth, Michael &
Katrina 8413 S 250 W

Total Properties: 66

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.

Tiffany Deakins, Auditor, Whitley
County Indiana.