NOTICE OF REAL PROPERTY

TAX SALE

Hendricks County Indiana

Beginning 10:00 AM Local Time,
October 5, 2023
Hendricks County Government Center - Rooms 4 & 5

Hendricks 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. The county auditor and county treasurer will apply on or after 09/18/2023 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 Hendricks County Circuit Court and served on the county auditor and treasurer before 09/18/2023. 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 10/05/2023 at the Hendricks County Government Center - Rooms 4 & 5 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 Monday, October 07, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, February 02, 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 10/05/2023 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 Hendricks 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 Hendricks County Treasurer.

Dated: 08/24/2023

322300001 001-226711-300002 $8,869.42 BARNES OVEDIA FAYRENE 8110 N State Road 267

322300003 002-314512-465009 $1,235.34 SAFE EXITS LLC 1688 Purpura Dr

322300004 003-106422-100001 $524.01 CUMMINS DON W & BETH A h&w vacant lot west of and adjacent to 8927 W CR 500 S 003-106422-100001, 003-106422-100002, and 003-106422-100011 are to be sold and redeemed together.

322300005 003-106422-100002 $2,012.64 CUMMINS DON W & BETH A H/W 1 ac west of and adjacent to 8927 W CR 500 S 003-106422-100001, 003-106422-100002, and 003-106422-100011 are to be sold and redeemed together.

322300006 003-106422-100011 $470.83 CUMMINS DON W & BETH A h&w 1.22 ac south of and adjacent to 8927 W CR 500 S 003-106422-100001, 003-106422-100002, and 003-106422-100011 are to be sold and redeemed together.

322300007 003-126522-200006 $733.14 MILES MICHAEL A & HEATHER L H/W 2 ac lot west of and adjacent to 4489 W CR 300 S

322300008 004-114722-100006G $3,962.90 Gap Residential lof of .6 ac South of railroad tracks across the street from 4671 W US HWY 136

322300009 004-114722-100009 $2,464.72 Unknown .2 ac triangular parcel southside of railroad tracks/north side of HWY 136 between two parcels owned by the same person at 4618 W US HWY 136

322300010 004-115722-300002 $17,935.29 WAGNER CRYSTAL G 10289 N State Road 75 004-115722-300002, 004-115722-300007, 004-115722-300012, and 004-115722-400008 are to be sold and redeemed together.

322300011 004-115722-300007 $4,911.13 WAGNER CRYSTAL G vacant land on SW corner and adjacent to parcel located at 10289 N ST RD 75 004-115722-300002, 004-115722-300007, 004-115722-300012, and 004-115722-400008 are to be sold and redeemed together.

322300012 004-115722-300012 $10,498.38 WAGNER CRYSTAL G 10499 N STATE ROAD 75 004-115722-300002, 004-115722-300007, 004-115722-300012, and 004-115722-400008 are to be sold and redeemed together.

322300013 004-115722-400008 $12,346.16 WAGNER CRYSTAL G 10289 N State Road 75 004-115722-300002, 004-115722-300007, 004-115722-300012, and 004-115722-400008 are to be sold and redeemed together.

322300014 005-124422-300005 $237.91 Wilson Barbara K SE and adjacent to 10289 N St Rd 75

322300015 005-124422-300008 $3,896.21 Walton Joseph David & Lori J 3724 W County Road 900 S

322300016 006-128511-415007 $7,439.30 MONTES REFUJIO 3600 Lisa LN

322300017 006-313411-100011 $899.09 DAUM ELLIN K 7231 S County Road 825 E

322300018 007-102412-470003 $1,424.23 CASEY ANGELA M Sliver of land along east side of a residential parcel 32-14-02-470-002.000-013 and west side of the gravel driveway off of US HWY 40 007-102412-470003 and 007-102412-470017 are to be sold and redeemed together.

322300019 007-102412-470017 $717.72 CASEY ANGELA M Rectangle of 0.04 ac East of the South end of parcel 32-14-02-470-003.000-013 007-102412-470003 and 007-102412-470017 are to be sold and redeemed together.

322300020 007-128512-355001 $10,024.24 Webb Eddie Jr 650 W County Road 400 S

322300024 008-213611-200029 $5,972.84 CARSON BERT T III CARSON JEFFERY P & JAMES M back corner of empty lot West and adjacent to 1500 E US HWY 135

322300025 008-217621-345002 $4,624.40 MIZE RONALD J 4255 N COUNTY ROAD 1025 E

322300026 008-217621-405014 $3,658.89 McCalla Timothy 4396 WILSHIRE DR

322300028 008-319621-395022 $1,148.52 Dickert Milton W & Tammy Sue .482 ac north of and adjacent to 9340 E CR 300 N 008-319621-395022 and 008-319621-395023 are to be sold and redeemed together.

322300029 008-319621-395023 $3,497.03 Dickert Milton W & Tammy Sue 9340 E County Road 300 N 008-319621-395022 and 008-319621-395023 are to be sold and redeemed together.

322300030 008-319621-470011 $7,503.23 HULL TAMMIE 9620 E COUNTY ROAD 300 N

322300031 008-322611-400013 $3,072.50 BAUM TIMOTHY ALLEN 6860 E County Road 350 N

322300032 009-127622-400005 $4,051.14 CAPPS JACQUELINE S 2103 N COUNTY ROAD 525 W

322300033 009-209522-100013 $1,499.05 York Timothy Joe & Esther Iola 345 S State Road 75

322300034 009-214522-400028 $7,519.41 GIBBS WILLIAM JEFFREY 1695 S County Road 450 W

322300035 009-218522-305002 $2,208.06 LOWE II DONALD E 8869 W County Road 150 S

322300036 010-211612-370004 $7,358.44 BRONGER MASONRY 1098 E County Road 500 N

322300038 012-126611-375004 $31,187.86 HOOSIER HEARTLAND REALTY GROUP LLC 2129 SPRING BRIAR CT

322300040 012-127611-300010 $22,763.07 AVON ACRES LLC 6362 E County Road 200 N

322300041 012-133611-235002 $2,025.83 BIALK DAWN 1998 N County Road 600 E 012-133611-235002 and 012-133611-235004 are to be sold and redeemed together.

322300044 012-135611-136013 $12,106.19 BEAR TINA 1918 THISTLE CT

322300047 012-204511-380017 $12,531.59 MYERS RICHARD & CATHERINE H/W 5252 E Main St

322300051 012-316511-501004 $4,660.25 HODSON ANN 5225 Dunewood Way

322300052 012-415511-138005 $6,952.67 Clark David M 1132 CRYSTAL CT

322300054 012-422511-480004 $1,116.79 Pipes Loren E .06 ac triangle shaped lot at the NW corner of 6840 Sunrise Dr

322300057 014-111611-320007 $9,636.57 CREEKBAUM SALLY J 16 Green Acre Ct

322300058 014-111611-320024 $5,744.10 Linn Otto & Waneta H/w 126 S Jefferson St

322300060 014-111611-420005 $3,893.43 GOAT IMPORT LLC 415 E Main St 014-111611-420005 and 014-111611-420006 are to be sold and redeemed together.

322300061 014-111611-420006 $2,619.59 GOAT IMPORT LLC 417 E MAIN ST 014-111611-420005 and 014-111611-420006 are to be sold and redeemed together.

322300062 014-213611-240003 $3,660.00 JENKINS DUSTIN 213 Harts Ford Way

322300063 014-214611-115021 $4,040.26 GIBSON JAY 533 Sunnybrook Dr

322300064 014-214611-168010 $912.62 4EMGR 11345 W Washington St

322300065 014-214611-300011 $6,166.01 Bien Inc .68 ac NE and adjacent to 1263 Holiday Ln E

322300066 015-133512-480018 $3,464.68 GOODMAN KAREN M 30 W MICHIGAN ST

322300067 015-134512-366002 $5,190.04 O'BRIEN RONALD E 25 Kentucky St

322300068 016-105422-110015 $5,180.60 LYNN JOHN P & BETTY J H/W 5139 Broadway St

322300070 016-106422-215006 $2,599.37 Bourne Sarilda pt lot 20 Blairs Add long, narrow strip of land between parcel 016-106422-215005 and 016-106422-215007

322300071 016-106422-228015 $1,057.49 MCCLAIN PAUL & LINDA H/W narrow strip of land East of and adjacent to parcel 32-13-06-228-014.000-025

322300072 016-131522-400005 $3,700.61 Traction Company .12 ac vacant utility land between parcels 32-12-31-400-003.000-025 and 32-12-31-400-003.000-025

322300073 016-132522-300014 $601.27 Indiana Railroad Hadley St

322300075 017-102512-100002 $914.33 Old Farm Inc .17 a narrow strip of land behind parcel 32-11-02-100-004.000-003 might be used as a drive way for parcel 32-11-02-100-011.000-003

322300076 017-103512-364008 $8,971.55 ROUND KEY, LLC 137 N Tennessee St

322300077 017-103512-458006 $7,820.50 HARLAN TRISHA 103 James CT

322300079 017-209512-200024 $2,256.55 Timber Park Development Corp .13 ac narrow strip of land with trees in between Cheeseman Ave and parcel 32-11-09-200-016.000-003

322300080 017-209512-214004 $978.29 Fuller Ruth 369 W Broadway St

322300081 017-209512-280004 $2,591.98 VITTETOW AARON SCOTT 410 S JEFFERSON ST

322300082 017-210512-135007 $17,346.58 RADER ELIZABETH L .1 ac Broadway St back triangle of the property behind Hardees

322300083 017-211512-100010 $6,176.34 Gap .9ac small parcel south of railroad tracks west of Cartersburg Rd land locked

322300087 018-129712-285006 $810.80 HASKETT ANTONIO 410 W 3RD ST 018-129712-285006 and 018-129712-285007 are to be sold and redeemed together.

322300088 018-129712-285007 $4,164.47 HASKETT ANTONIO 413 RAILROAD ST 018-129712-285006 and 018-129712-285007 are to be sold and redeemed together.

322300089 019-104622-140026 $1,812.98 Thompson David LADOGA RD

322300090 019-104622-175001 $849.87 J C WILSON & COMPANY INC .33 ac lot at corner of S McKinley St & Vine St 019-104622-175001 and 019-104622-175002 are to be sold and redeemed together.

322300091 019-104622-175002 $1,306.93 J C WILSON & COMPANY INC 201 S CALIFORNIA ST 019-104622-175001 and 019-104622-175002 are to be sold and redeemed together.

322300092 020-106611-210004 $3,019.06 PATEL MANISH commercial building in front of N Maple St and E Main St

322300094 020-131711-365003 $4,205.12 MCCOY DALLAS & PATSY h&w 239 MERIDIAN ST

322300096 021-125511-330008 $3,968.70 JORGENSEN SUZANNA TRADITIONAL IRA VANTAGE RETIREMENT PLANS LLC FBO 14 Glenda Dr

322300097 021-126511-200005 $72,537.04 Taber Living Trust (the) Taber Lester G II & Karen Y Trustees property of land off of N Carr Rd across the street from Vertical Church

322300100 021-127511-448001 $2,948.57 HOLLAND JASON & GASKINS BRANDY 345 N VINE ST

322300101 021-127511-448002 $269.73 HOLLAND JASON 108 E North St

322300102 021-127511-475027 $2,404.15 WIRTH KURT & MICHELLE L H/W 226 N Center St

322300103 021-130521-230017 $4,065.30 BAUMAN RAY 3272 Clover Dr

322300104 021-133511-234007 $6,096.88 GIBBS TIMOTHY A & JENNIFER H/W 5770 Arlington Dr

322300105 021-133511-300021 $8,357.70 RUDDER JAMES T & MICHAEL R TIC 5495 E US HIGHWAY 40

322300106 021-134511-130015 $1,917.97 HUTCHENS WILLIAM DEAN 202 VESTAL RD

322300108 021-201411-475001 $1,429.58 Plainfield Place LLC side walk in front of Waffle House Cambridge Way

322300109 021-201411-480005 $4,836.95 Plainfield Place LLC sliver of land between Hartford Ave and 5019 Cambridge Way

322300110 021-203411-476007 $2,830.84 Whittington Inc property next to 5978 Hall Rd and Pasco Ln

322300112 021-204411-236019 $4,559.36 OUTZEN MONIQUE R 5052 CHARMAINE LN

322300113 021-211411-210007 $6,504.14 Kattman Melissa Lee 6042 Debra Ct

322300114 021-212411-100008 $4,210.75 CELLCO PARTNERSHIP D/B/A VERIZON WIRELESS land right off the ramp of Dwight D Eisenhower Hwy close to Extended Stay America

322300115 021-231521-356002 $1,108.45 CABOT II IN 1B01 LLC part of a pond diagnal from Geodis Logistic

322300116 021-235511-170006 $1,068.93 BOWERMASTER MICHAEL D SPECIAL NEEDS TRUST & EARL S SPECIAL NEEDS TRUST JT WROS 620 Harding St

322300117 021-235511-172004 $5,128.27 COLLINS JACQUELYN E 704 Roosevelt St

322300118 021-236511-100025 $5,529.94 Dorris Vernon sliver of property behind Child Care & Preschool by Stafford Rd

322300120 023-102511-400015 $1,219.07 Trinity Homes LLC pond behind Meadow Glen Dr

322300121 023-131621-359045 $8,807.81 BARNHILL NICHOLAS JAMES & TIFFANY DANAE 1412 SUNSET BLVD

322300122 023-135611-300003 $1,409.99 DKT Properties Inc triangle piece of land on the corner of N Avon Ave and E 100 N in front of CVS

322300124 023-211511-145001 $1,130.17 Avon Business Center Property Owners Association Retention pond behind Business Center Dr

322300125 023-211511-155005 $8,285.33 MOZZILO JAMES J & ZANDRA A h&w 381 S AVON AVE

322300127 023-213511-135003 $6,808.50 SCHNITZLER ELIZABETH 1251 S COUNTY ROAD 800 E

322300129 024-102611-200015 $40,366.44 Bank One Plainfield Na a triangle piece of land partly on Chestnut Ln & the sidewalk

322300130 025-117521-232025 $3,735.17 MARTIN NATHANIEL 1100 HALIFAX CT

322300132 025-117521-482011 $1,016.20 RIVERA VIRGILIO ANTONIO FLORES 1620 FORTNER DR

322300134 025-119521-400019 $1,513.77 Goodman Karen M E Main St

322300135 025-119521-479002 $86,632.19 REFFCO, LP, AN INDIANA LIMITED PARTNERSHIP it is a piece of land left of Office Suites West. Partly in the pond and in the tree area.

322300136 027-132511-283008 $7,884.07 JONES FAMILY REVOCABLE TRUST DATED OCT 5 2011 (THE) 4955 DAHLIA DR

**Total Properties: 100**

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 August, 2023.

Nancy L. Marsh, Auditor, Hendricks County Indiana.