

NOTICE OF REAL PROPERTY  
TAX SALE  
Hancock County Indiana  
Beginning 10:00 AM Local Time,  
September 18, 2024  
Online - [www.zeusauction.com](http://www.zeusauction.com)

Hancock 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 <https://www.hancockin.gov>. The county auditor and county treasurer will apply on or after **08/30/2024** 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 Hancock County Circuit Court and served on the county auditor and treasurer before **08/30/2024**. 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.

The public auction will be conducted as an electronic sale under IC 6-1.1-24-2(b)10, at the following web site: [www.zeusauction.com](http://www.zeusauction.com). The public auction will begin on 09/18/2024 at 10:00 AM local time. The properties in the online auction will commence closing in batches at 3:30 PM local time on 09/18/2024 at [www.zeusauction.com](http://www.zeusauction.com). Each property will have its specific closing time posted on the auction web site.

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, September 18, 2025** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Thursday, January 16, 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 **09/18/2024** 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](http://www.sriservices.com) or in an alternative form upon request.

Registration For Bidding On The Tax Sale:

If you are interested in participating in this public auction, registration information and the procedures you must follow to bid are available online at <https://www.zeusauction.com>. In order to participate, you must become a member of the auction web

site ([www.zeusauction.com](http://www.zeusauction.com)). You must read, understand and agree to the rules of sale and payment terms. **Once you become a member of the auction web site, you must register for the Hancock County auction, specifically.**

Please note that in order to bid in the online public auction, you must both complete IRS Form W-9 and agree to the registration statement described at IC 6-1.1-24-5.3(c) electronically, through the auction web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Hancock 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 Hancock County Treasurer.

**The period to register for the sale begins on August 07, 2024 and closes on September 17, 2024 at 12:00 PM. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.**

The tracts or real property included in this list will be sold at public auction to the highest bidder, subject to the right of redemption.

\*\*\* In order to remove a property from the sale, payment must be received by 3:30 PM local time on September 17, 2024. All payments must be made in cash or certified funds made payable to the Hancock County Treasurer and sent to Hancock County Treasurer, 111 American Legion Place, Suite 205, Greenfield, IN 46140. \*\*\*

Please note that the dollar amounts for the tracts or items of real property listed herein may not include amounts certified to the County Treasurer for collection under IC 6-1.1-22-13.5 or added to the tax liability for ineligible deductions claimed under IC 6-1.1-12-37 subsequent to the creation of the list described at IC 6-1.1-24-1 or, alternatively, this publication. The County may require successful bidders to pay said amounts (as applicable) as part of the purchase price, or otherwise, at the close of the online auction.

Dated: **08/14/2024**

302400003 30-11-32-200-002.001-002  
\$4,649.70 Shirley, Russell & LuAnn M  
E NW 32-15-7 1.690AC 5310 S State  
Road 9

302400004 30-03-36-300-009.000-003  
\$404.45 Toloday, Katherine Mae SD W  
SW 36-17-7 1.15AC N 600 E

302400005 30-03-36-301-006.001-003  
\$320.29 Butler, Christopher M &  
Neisler, Christopher M ORIG WLW BR  
L48 N Main St

302400006 30-03-36-301-008.001-003  
\$1,489.44 Butler, Christopher M &  
Christopher M Neisler ORIG WLW BR  
L47 6326 N Main St

302400007 30-04-20-400-023.000-003  
\$6,732.99 Gorman, Larry A SE 20-17-8  
.682AC 8644 E Sr 234

302400008 30-04-20-404-006.000-003  
\$433.62 White, Cassidy ORIG WAR L44  
E South St

302400009 30-04-20-404-007.000-003 \$1,722.22 Davis, Mark ORIG WAR S1/2 L45 E South St	302400027 30-07-20-403-010.000-009 \$5,397.18 Star Abode LLC REPLAT GFLD BUS PK S-6 L9 .494AC REPLAT OF L8 & 9 S6 321 Barrett Dr	302400044 30-09-11-403-038.000-012 \$18,230.65 Williams, Danny & Nicole FOX COVE S3 L38 7483 W Rex Ridge Rd
302400010 30-04-21-301-003.000-003 \$1,502.65 Scott, Dustin & Allison ORIG WAR L46-48 & L45 8261 E South Street	302400028 30-07-29-203-074.000-009 \$5,540.52 Correa, Cristal R COPELAND FARMS S2 L 74 825 W Muskegon Drive	302400045 30-09-25-201-011.002-012 \$4,906.82 Vehorn, Christine & Frederick SWEET CRK WDS L 21 6508 Sweet Creek Dr
302400012 30-04-34-201-051.000-005 \$1,703.73 Wienke, Walter Mark ORIG L4 B4 257 S Main Street	302400029 30-07-30-100-008.002-009 \$356.21 Mann, Brian Real Estate Investments Inc NE 30-16-7 .626AC Franklin St	302400047 30-09-36-300-018.002-012 \$864.18 McMurray, Raegan & Rachael McMurray Pt SW 36-15-5 Tract 2 10.31ac S 675 W
302400013 30-05-23-100-021.000-006 \$13,424.85 JVS Transport LLC E NE 23-16-5 5AC & N NE NE 23-16-5 2AC 2710 N 700 W	302400030 30-07-31-400-009.000-009 \$8,132.72 1306 West Main LLC NWD E 31-16-7 & PT NE 6-15-7 .375AC 1306 W Main St	302400048 30-10-05-403-060.000-012 \$5,886.91 Espenocilla, Danielle R WINDHAVEN @ THE HAVENS S4 L60 704 S Parkway Avenue
302400014 30-05-36-201-022.000-006 \$3,028.48 C & C Future, LLC BUCK CRK MDWS S8 L144 144 Jennifer Dr	302400031 30-07-31-402-021.002-009 \$648.10 DBV Inc EXCHANGE PT 50' L152 NON RELIG 602 N Franklin St	302400049 30-10-29-100-006.001-013 \$1,810.02 Wheeler, John T & Susan L NW SE 29-15-6 .144AC E Main St
302400015 30-06-32-400-008.003-006 \$1,150.92 Harper, Larry D SE 32-16-6 10AC N 400 W	302400032 30-07-32-104-002.000-009 \$6,427.44 Nicholson, Jason HOLLIDAY PARK L2 9 Allen Ln	302400051 30-02-26-300-030.000-016 \$12,531.95 Wilkerson, Charles SE SW 26-17-6 1.947AC 732 W 700 N
302400016 30-06-33-200-001.000-006 \$10,842.70 Harper, Patricia E NW 33- 16-6 .965AC 3741 W 100 N	302400033 30-07-32-302-037.000-009 \$6,101.59 Neice, Ashley ELDER SD L1 & 2 B1 & E SW 32-16-7 .235AC 202 N Noble Steet	302400052 30-02-09-101-009.000-017 \$4,535.56 Petry, Scott A & Diana L CENTRAL L75 221 Illinois St
302400017 30-05-35-100-007.001-007 \$609.60 Hert, Jeffrey A NE 35-16-5 .493AC Hickory Ln	302400034 30-07-32-403-014.002-009 \$1,156.30 Going, Philip D & Rachel E ORIG ED L7 B8 E North St	302400053 30-02-10-200-012.000-017 \$39,809.79 Superior Real Estate Holdings LLC NW 10-17-6 5.047AC PER DEED 712 E Ohio St
302400018 30-06-23-201-023.001-008 \$2,296.21 Pinnacle Properties LLC RILEY VLG PH2 L66 66 Fountain Lake Dr	302400035 30-07-33-100-002.000-009 \$3,050.94 Boots, Dale & Sarah CHANDLER L328 329 352 353 817 Berry St	302400054 30-01-26-100-014.000-018 \$1,425.74 Scroggum, Rebecca & Jesse A SW NE 26-17-5 .546AC 6300 W 750 N
302400019 30-07-04-300-029.004-008 \$249.64 Lamb, Ray A & Angela L SW SW 4-16-7 .199AC E 500 N	302400036 30-07-33-401-091.000-009 \$920.52 Catt, Richard & Nora CHANDLER S1/2 L40 25 Apple Street	302400055 30-01-26-100-023.000-018 \$410.08 Scroggum, Rebecca & Jesse A SD SW 26-17-5 .09AC 6300 W 750 N
302400021 30-07-34-300-003.000-008 \$8,122.49 Rowe, Billie Jean Revocable Living Trust SW SW 34-16-7 1.403AC 1541 E Main St	302400039 30-11-04-203-010.000-009 \$4,083.60 New Hope Investments LLC WOODS L 16 610 E South St	302400057 30-01-36-300-023.000-018 \$3,879.25 Stewarts Investments In Real Estate Inc WD SW 36-17-5 .79AC 5796 W 600 N
302400022 30-11-03-200-001.000-008 \$566.99 Rowe, Billie Jean Revocable Living Trust NW 3-15-7 .262AC 1547 E Main St	302400040 30-03-07-300-025.001-010 \$4,586.19 Garner, Gregory J & Tonya L E SE 7-17-7 3.997AC 10305 N Alford Road	<b>Total Properties: 48</b>
302400023 30-11-03-200-002.000-008 \$8,046.35 Rowe, Billie Jean Revocable Living Trust NW 3-15-7 .623AC 1547 E Main St	302400041 30-08-32-300-001.002-011 \$657.03 Petry, Scott & Diane Petry MS Lot 1 2.665ac 7316 E Us 40	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 14th day of August, 2024.
302400024 30-11-03-200-003.000-008 \$6,511.77 Rowe, Billie Jean Revocable Living Trust NW 3-15-7 .417AC 1555 E Us 40	302400042 30-08-35-300-004.002-011 \$1,677.60 Jenkins, Stephen Allen & Kim M NW SW 35-16-8 .17 S Carthage Rd	<b>Debra A. Carnes, Auditor, Hancock County Indiana.</b>
302400025 30-11-04-100-008.001-008 \$193.55 Rowe, Billie Jean Revocable Living Trust NE 4-15-7 .029AC E Main St Rear	302400043 30-09-02-200-007.001-012 \$2,058.68 Ross, Douglass ND W NW 2- 15-5 1.074AC Buck Creek Rd	