

NOTICE OF REAL PROPERTY
TAX SALE
Wayne County Indiana
Beginning 10:00 AM Local Time,
October 11, 2024
Admin Building
Commissioners' Chambers

Wayne 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.co.wayne.in.us. The county auditor and county treasurer will apply on or after 09/24/2024 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 Wayne County Superior #2 Court and served on the county auditor and treasurer before 09/24/2024. 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 10/11/2024 at the Admin Building Commissioners' Chambers 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 13, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, February 10, 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 10/11/2024 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 Wayne 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 Wayne County Treasurer.

Dated: 08/28/2024

892400010 010-00139-01 \$2,686.98
STOCKTON, KENNETH E Farmground bounded by 17946 Goose Heaven Rd to the South & West, 1656 N Symonds Creek Rd to the East and I-70 to the North CAMBRIDGE CITY 47327

892400011 010-00147-00 \$287.54
OLIVER, JUSTIN 1353 PENNVILLE RD CAMBRIDGE CITY 47327

892400013 010-00604-00 \$2,125.49
BOWNE, STEPHEN A 16185 GOOSE HEAVEN RD CAMBRIDGE CITY 47327

892400014 011-00091-00 \$1,975.21
SCHUBERT-FOUST, CRUZLIN 7585 BAKER RD HAGERSTOWN 47346

892400018 015-00208-00 \$507.05
PUTERBAUGH, JESSE L Vacant ground between 2289 & 2377 Reservoir Rd RICHMOND 47374

892400019 015-01167-00 \$1,112.13
WILLIAMS, VIRGINIA R 4838 N STATE RD 227 RICHMOND 47374

892400023 016-00302-00 \$634.67
WILLIAMS, BRIAN 208 OAK ST RICHMOND 47374

892400024 016-00577-00 \$656.92
ROBERTSON, STEPHANIE 194 WOODSIDE DR RICHMOND 47374

892400025 016-00721-00 \$1,836.30
WILLIAMS, BRIAN 125 BEECH DR RICHMOND 47374

892400026 016-00840-00 \$3,369.27
WILLIAMS, BRIDGETTE 200 WOODSIDE DR RICHMOND 47374

892400027 016-01087-00 \$428.12
WILLIAMS, BRIAN 123 BEECH DR RICHMOND 47374

892400029 016-02060-00 \$477.77
TAGGART, JAMES 197 CHERRY ST RICHMOND 47374

892400031 017-00263-02 \$923.40
NEWTON, DORA 4732 KING RD RICHMOND 47374

892400034 019-00047-00 \$2,989.85
HICKS, DEREK & LINDSAY 229 S JONES
ST CAMBRIDGE CITY 47327

892400036 019-00374-00 \$2,372.99
CALDWELL, SCOTT 132 E MAIN ST
CAMBRIDGE CITY 47327

892400038 019-01078-00 \$1,481.85
SABRE INVESTMENTS LLC 318 W MAPLE ST
CAMBRIDGE CITY 47327

892400039 019-01291-00 \$1,390.59
HERR, DANIEL G 117 E CHURCH ST
CAMBRIDGE CITY 47327

892400048 021-00372-00 \$1,814.61
RIALL, GEORGE P & CAROLYN S 1765
SPRING ST DUBLIN 47335

892400049 021-00396-00 \$3,568.68 285
STATE ST TRUST 285 S STATE ST DUBLIN
47335

892400052 024-00327-01 \$1,791.07 D &
J MOBILE HOMES LLP 701 W CHERRY ST
FOUNTAIN CITY 47341

892400057 026-00148-00 \$4,180.35
HARRINGTON, DEWAYNE & JACKIE 129 W
SOUTH MARKET ST HAGERSTOWN 47346

892400064 027-00118-00 \$2,400.75
CARICO, SHERRI 110 W SEMINARY ST
MILTON 47357

892400068 027-00276-00 \$4,052.03
WIDAU, WILLIAM R & SHARON S 306 S
MILL ST MILTON 47357

892400073 029-00117-00 \$4,800.75
STILLWATER BLACKWELL TOM & 209 N
20TH ST RICHMOND 47374

892400077 029-02646-00 \$1,620.32
BALLENGER, DONALD JR & BRIAN
BALLENGER TIC 118 RICHMOND AVE
RICHMOND 47374

892400078 029-02750-00 \$14,980.45
MOORE, ARLACE BRYAN 538 N 19TH ST
RICHMOND 47374

892400081 029-02951-00 \$8,826.03
BALLENGER, DONALD JR & BRIAN
BALLENGER TIC 1714 N E ST RICHMOND
47374

892400083 029-03140-00 \$1,493.26
GODWIN, DONNA Bare lot bordered on
north side by 1238 S 16th St, south
& east side by 1506 S M St and east
by 1226 S 16th St RICHMOND 47374

892400084 029-03200-00 \$281.36
MILLS, GARY LEE JR, CHARLENE,
MICHELLE Bare strip of land between
411 N 18th St & 415 N 18th St. .038
Acres Richmond 47374

892400085 029-03472-00 \$1,431.78
BRAGG, CAMDEN 44 RICHMOND AVE
RICHMOND 47374

892400087 029-03607-00 \$3,481.80
MOORE, DANIELLE 333 S 8TH ST
RICHMOND 47374

892400092 029-05367-00 \$2,305.28
YAGEL, DON 1226 BUTLER ST RICHMOND
47374

892400095 029-05960-00 \$920.46
MAXWELL, DEBRA 616 S 13TH ST
RICHMOND 47374

892400096 029-06018-00 \$4,270.97
TONEY, TERRY JAMES 741 S 5TH ST
RICHMOND 47374

892400097 029-07595-00 \$1,409.41 VAN
WINKLE, HELEN JEAN 115 RICHMOND AVE
RICHMOND 47374

892400098 029-07599-00 \$29,301.38
RICHMOND FOOD MART 1 INC 2319 W
NATIONAL RD RICHMOND 47374

892400099 029-07644-00 \$22,855.89
ANTHONY, JO ANN W 51 S 15TH ST
RICHMOND 47374

892400105 029-10167-00 \$4,674.74
HURD, TRACI R 309 N 12TH ST RICHMOND
47374

892400106 029-12529-09 \$1,599.72 MC
COY, BARBARA 1535 FAUS PL RICHMOND
47374

892400107 029-12629-00 \$17,509.52
REEVES, JOHN W 618 S E ST RICHMOND
47374

892400109 029-15081-00 \$285.00
OLAYODE, ADEAGBO Bare lot between
529 Garden Ave and 542 S 6th St
RICHMOND 47374

892400110 029-15151-00 \$291.76
CAPPS, SARAH 204 S 13TH ST RICHMOND
47374

892400111 029-15208-00 \$2,639.20 KT
PROPERTY GROUP LLC 1217 RIDGE ST
RICHMOND 47374

892400112 029-15280-00 \$1,351.50
BALLENGER, DONALD JR & BRIAN
BALLENGER TIC 322 S 8TH ST RICHMOND
47374

892400113 029-15410-00 \$17,561.48
NELSON, KRISTOPHER D 2116 E MAIN ST
RICHMOND 47374

892400114 029-15546-00 \$7,631.34
GREEN, COEBURN & SUSAN A 109 LINCOLN
ST RICHMOND 47374

892400116 029-15673-00 \$3,357.18
BROWN, CHELSEA L & DANNY L ROSE
JTWROS 122 SW 18TH ST RICHMOND 47374

892400119 029-17986-00 \$986.98
KANKONDE, MUTOMBO 1732 CHESTER BLVD
RICHMOND 47374

892400120 029-17986-02 \$446.98
KANKONDE, MUTOMBO 1730 CHESTER BLVD
RICHMOND 47374

892400122 029-18472-00 \$401.98
PAMPLIN, MICHAEL D North of 1112-
1114 S G St, east of 629 & 631 S
11th St and south of 621-621 1/2 S
11th St 1114 S G ST & BEHIND 629 &
631 S 11TH ST RICHMOND 47374

892400123 029-18630-00 \$1,342.78
HOWARD, ELIZABETH ROSE 825 N 19TH ST
RICHMOND 47374

892400126 029-18751-00 \$16,115.04
JAYASURIYA, KUMARA & SALMINI S 441 S
11TH ST RICHMOND 47374

892400127 029-22536-00 \$684.13 DAY,
GARY 1317 S 3RD ST RICHMOND 47374

892400128 029-22866-00 \$1,031.16
JONES, JT 1505 N J ST RICHMOND 47374

892400130 029-22943-00 \$13,725.10
MEJIA, LINDSAY 111 RICHMOND AVE
RICHMOND 47374

892400131 029-22949-00 \$11,456.50
PALMER, ELIZABETH A 918 S 7TH ST
RICHMOND 47374

892400133 029-23115-00 \$521.69
BOARDMAN, DERRICK Vacant lot south
of 515 NW 7th St, North of 632-634
and 624 Richmond Ave. Across from
City of Richmond 700 Richmond Ave
RICHMOND 47374

892400134 029-23144-00 \$3,001.36
RONAN, SEAN R 447 COLLEGE AVE
RICHMOND 47374

892400137 029-25198-00 \$588,477.60
HENSLEY, CHRISTOPHER & PEDRO S RICO
JTWROS 916 E MAIN ST RICHMOND 47374

892400140 029-30051-00 \$2,446.15
BALLENGER, DONALD JR & BRIAN
BALLENGER TIC 120 N 18TH ST RICHMOND
47374

892400141 029-30181-00 \$16,053.25
JUGAAD LLC 500 W MAIN ST RICHMOND
47374

892400142 029-30185-00 \$2,867.04
SAUNDERS, DAVID A 2108 E MAIN ST
RICHMOND 47374

892400143 029-30270-00 \$1,622.98 219
SOUTH 12TH STREET LAND TRUST 219 S
12TH ST RICHMOND 47374

892400147 029-30521-00 \$588,136.82
HENSLEY, CHRISTOPHER, KYLE KEOUGH &
918 E MAIN ST RICHMOND 47374

892400150 029-30736-00 \$2,112.58
JONES, BOBBY W & LORI A 119 N 17TH
ST RICHMOND 47374

892400151 029-30782-00 \$2,625.78
MILLER, RUTH ANN 64 NW G ST RICHMOND
47374

892400155 029-31267-00 \$14,868.53
OLSON, MARK 2110 E MAIN ST RICHMOND
47374

892400156 029-31296-00 \$4,831.26
BEEKMAN, WILLIAM 123 S 13TH ST
RICHMOND 47374

892400157 029-32540-00 \$673.50
NORRIS, JERRY LEE Vacant lot south
of 205-205 1/2 N 20th St, north of
111-111 1/2 N 20th St RICHMOND 47374

892400159 029-32604-00 \$1,051.02
BALLENGER, DONALD JR & BRIAN
BALLENGER TIC 1209 CROSSHALL ST
RICHMOND 47374

892400160 029-37561-00 \$1,351.48
KANKONDE, MUTOMBO 804 KEYSER LN
RICHMOND 47374

892400163 029-40404-00 \$592.48
YAGEL, DON Vacant lot between 1226-
1226 1/2 and 1236-1236 1/2 Butler
Street RICHMOND 47374

892400164 029-40519-00 \$973.76
WRIGHT, LARRY GENE & RUTH 635 S 10TH
ST RICHMOND 47374

892400168 029-43067-00 \$413.38 RILE,
MARY 1704 N J ST RICHMOND 47374

892400174 029-45108-00 \$1,772.36
CARLA J POWELL PROPERTIES INC 411 S
11TH ST RICHMOND 47374

892400176 029-45325-00 \$1,368.10
HOFMANN, ROBERT L & CHARLOTTE J 325 S
10TH ST RICHMOND 47374

892400177 029-45354-00 \$292.36
SELLERS, GERALD H Vacant Lot east of
1101 N H St (Holy Temple Church)
RICHMOND 47374

892400180 029-45729-00 \$2,105.00
COLLINS, JEANETTE R LF EST W/ 215 NW
K ST RICHMOND 47374

892400184 029-46452-00 \$479.58 JODE
LLC Vacant strip of land between
1100 and 1104 Butler St, .003 Acres
RICHMOND 47374

892400188 029-47815-00 \$2,751.88
AUSTIN, MICHAEL & DARCI 321 N 21ST
ST RICHMOND 47374

892400191 029-48020-00 \$488.48
WONSIK, CHARLES A 511 S 12TH ST
RICHMOND 47374

892400200 029-52961-00 \$2,085.40 KT
PROPERTY GROUP LLC 1308 N A ST
RICHMOND 47374

892400204 029-99412-00 \$3,831.70
CORCORAN FAMILY GOOD TIMES LLC 403 N
14TH ST RICHMOND 47374

892400206 029-99723-00 \$17,123.00
TOMPKINS, CODY A 101 LINCOLN ST
RICHMOND 47374

892400210 029-99947-00 \$1,039.16
ROCHA HERNANDEZ, PEDRO & SANDRA
YAJAIRA 51 S 17TH ST RICHMOND 47374

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
28th day of August, 2024.

Total Properties: 85

Mark A. Hoelscher, Auditor, Wayne
County Indiana.