

NOTICE OF REAL PROPERTY
TAX SALE
Carroll County Indiana
Beginning 10:00 AM Local Time,
October 06, 2026
County Courthouse Commissioners' Meeting Room

Carroll 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.in.gov/counties/carroll.

The county auditor and county treasurer will apply on or after 09/18/2026 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 Carroll County Circuit Court and served on the county auditor and treasurer before 09/18/2026. 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 10/06/2026 at the County Courthouse Commissioners' Meeting Room 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) thirty dollars (\$30) 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 Wednesday, October 06, 2027 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Wednesday, February 03, 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 10/06/2026 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 Carroll 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 Carroll County Treasurer.

Dated: 08/19/2026

082600001 08-02-18-000-062.000-001 \$279.94 Clint Moore 001-29062-00 Lockport Canal Bed .5954 AC plus .515 by survey N of 2808 W Towpath Rd Delphi IN 46923

082600004 08-09-34-001-008.000-003 \$256.91 Zechariah I Steele Estate 015-01008-00 PT NE4 34-24-

1 .17AC 19 Michigan St Burlington IN 46915 08-09-34-004-001.000-003 and 08-09-34-001-008.000-003 are to be sold and redeemed together.

082600005 08-09-34-004-001.000-003 \$1,475.54 Zechariah I Steele Estate 015-04001-00 Burlington W OP Lot 1 21 Michigan St Burlington IN 46915 08-09-34-004-001.000-003 and 08-09-34-001-008.000-003 are to be sold and redeemed together.

082600006 08-09-34-004-070.000-003 \$271.87 Patrick Parrish 015-04070-00 Burlington E OP E 39' Lot 22 S of 105 E 4th St Burlington IN 46915

082600007 08-09-34-004-122.000-003 \$3,676.11 Debra G Roberts 015-04122-00 Burlington E OP Pt Lot 30 604 Michigan Burlington IN 46915 08-09-34-004-123.000-003 and 08-09-34-004-122.000-003 are to be sold and redeemed together.

082600008 08-09-34-004-123.000-003 \$291.93 Debra G Roberts 015-04123-00 BURLINGTON EAST OP PT OF LOT 67 Behind 604 Michgan St Burlington IN 46915 08-09-34-004-123.000-003 and 08-09-34-004-122.000-003 are to be sold and redeemed together.

082600009 08-09-34-008-014.000-003 \$1,527.53 Lucretia & Raymond Rossi 015-08014-00 Wrights 1st Add N Pt Lot 1 301 W 8th St Cutler IN 46920

082600010 08-09-14-000-024.000-004 \$765.61 Dana L & Jane E Faucett 003-33016-00 Frac PT SE4 14-24-1 1.283 AC 7716 E 150 S Flora IN 46929

082600011 08-12-05-000-017.000-005 \$442.96 Donald L & Eugenia Jarrard 004-10017-00 PT SW 5-23-2 12 AC Behind 5635 S 800 W Land locked Rossville IN 46065 08-12-05-000-017.000-005, 08-12-08-000-001.000-005 and 08-12-06-000-031.000-005 are to be sold and redeemed together.

082600012 08-12-06-000-031.000-005 \$341.41 Donald L & Eugenia Jarrard 004-07031-00 PT SE 6-23-2 9 AC Behind 5635 S 800 W Land locked Rossville IN 46065 08-12-05-000-017.000-005, 08-12-08-000-001.000-005 and 08-12-06-000-031.000-005 are to be sold and redeemed together.

082600013 08-12-08-000-001.000-005 \$4,411.35 Donald L & Eugenia Jarrard 004-17001-00 PT NW 8-23-2 4.65 AC 6105 S 800 W Rossville IN 46065 08-12-05-000-017.000-005, 08-12-08-000-001.000-005 and 08-12-06-000-031.000-005 are to be sold and redeemed together.

082600017 08-06-20-007-022.000-007 \$11,910.54 JBH Realty LLC 017-07022-00 PT SE4 20-25-2 2.049 AC 1124 Samuel Milroy Rd Delphi IN 46923

082600018 08-06-29-011-008.000-007 \$1,495.06 Adrian S Martinez 017-11008-00 PT NW 29-25-2 .18AC 232 N Ohio St Delphi IN 46923

082600021 08-06-29-022-021.000-007 \$1,496.05 Kenny R Dicks 017-22021-00 N Manary Add W2 Lot 14 319 S Illinois Delphi IN 46923

082600022 08-06-30-017-035.000-007 \$320.38 Monica Gabriela Salinas Martinez 017-17035-00 Grimes 1st Add Lot 10 411 W Franklin St Delphi IN 46923

082600023 08-06-30-046-003.000-007 \$29,994.91 Blue Sky Equity LLC 017-46003-00 Grimes OL N Pt Lot 11 2.635 AC Behind 5695 N 9th St Land locked Delphi IN 46923

082600024 08-10-34-000-043.000-008 \$1,452.52 April D Lindsey, Kimberly K Kicliter, and Anna D Decke 006-11043-00 Cutler K L Bowlands 1st Add Lot 14 4959 S S E Cutler IN 46920

082600027 08-07-16-004-023.000-010 \$295.54 Jeffrey L Leslie 016-04023-00 Rose Hill Add E 12' Lot 48 W of 367 E James St. CAMDEN IN 46917 08-07-16-004-023.000-010, 08-07-16-004-024.000-010, 08-07-16-004-025.000-010 and 08-07-16-004-072.000-010 are to be sold and redeemed together.

082600028 08-07-16-004-024.000-010 \$2,432.82 Jeffrey L Leslie 016-04024-00 Camden Rose Hill Lot 49 367 E James St Camden IN 46917 08-07-16-004-023.000-010, 08-07-16-004-024.000-010, 08-07-16-

004-025.000-010 and 08-07-16-004-072.000-010 are to be sold and redeemed together.

082600029 08-07-16-004-025.000-010 \$602.26
Jeffrey L Leslie 016-04025-00 Camden Rose Hill Lot 50 E of 367 E James St Camden IN 46917 08-07-16-004-023.000-010, 08-07-16-004-024.000-010, 08-07-16-004-025.000-010 and 08-07-16-004-072.000-010 are to be sold and redeemed together.

082600030 08-07-16-004-072.000-010 \$260.41
Jeffrey L Leslie 016-04072-00 Vac alley Rose Hill Add Lot 48 & 49 W of 367 E James St. Camden IN 46917 08-07-16-004-023.000-010, 08-07-16-004-024.000-010, 08-07-16-004-025.000-010 and 08-07-16-004-072.000-010 are to be sold and redeemed together.

082600031 08-07-16-006-014.000-010 \$7,011.35
Hector Armando Madrigal 016-06014-00 Camden OP Lot 10 257 W Main St Camden IN 46917

082600032 08-07-16-006-034.000-010 \$534.86 Keith Roger East 016-06034-00 Camden OP S 25' Lot 17 N of 160 S Water St. Camden IN 46917 08-07-16-006-034.000-010 and 08-07-16-006-041.000-010 are to be sold and redeemed together.

082600033 08-07-16-006-041.000-010 \$3,864.91
Keith Roger East 016-06041-00 Camden OP N 46' Lot 31 & N 46' Lot 32 160 S Water St Camden IN 46917 08-07-16-006-034.000-010 and 08-07-16-006-041.000-010 are to be sold and redeemed together.

082600034 08-07-16-008-040.000-010 \$3,791.99 Lisa E Chafin 016-08040-00 PT SE4 SW4 16-25-1 .35 AC 416 E Main St Camden IN 46917

082600035 08-03-20-000-035.000-011 \$1,240.03
Fredrick J Weis LE ETAL 008-71035-00 PT W2 SW4 20-26N-2W 1.092 AC 9353 N 800 W Delphi IN 46923

082600044 08-02-27-000-104.000-013 \$386.54
Richard M & Wilhelmina Fisher 009-09081-00 PT NE4 27-26-1 .544 AC 668 E 871 N Burrows IN 46916

082600045 08-11-22-000-051.000-014 \$516.31
Jeremy A Houser 010-11024-00 RADNOR OP LOT 22 Next 5837 W 260 S Delphi IN 46923

082600047 08-10-15-000-076.000-015 \$301.68
Michael Thomas 011-20009-00 Bringhurst Ferriers S2

Lot 1 NE Cor Bringhurst Rd/140S BRINGHURST IN 46913

082600049 08-10-15-000-078.000-015 \$372.65
Michael Thomas 011-20011-00 Bringhurst Ferriers S2 Lot 3 NE Cor Bringhurst Rd/140S Bringhurst IN 46913

082600050 08-10-15-000-082.000-015 \$771.84
Michael Thomas 011-20015-00 Bringhurst Planks 3rd Add Lot 5 1320 S Bringhurst Rd Bringhurst IN 46913

082600051 08-10-03-005-012.000-016 \$341.71 Beth E Fretz 018-05012-00 Flora A Flora's Lot 63 S of 413 N Center St. Flora IN 46929

082600052 08-10-03-006-038.000-016 \$395.73
Matnic Properties, LLC 018-06038-00 Flora OP N2 Lot 26 Bet 207 N Center/16 E Elm St Flora IN 46929

082600053 08-10-10-023-005.000-016 \$1,334.46
James W & Trusie G Cassell 018-23005-00 Pt SW4 SW4 10-24-1 .091 AC Bet 1315/1403 S Center St Bringhurst IN 46913

082600054 08-07-06-000-240.000-017 \$3,051.62
Shannon E Toole 012-22023-00 Rockfield OP (vac alley) N Pt Lot 88 2528 W 640 N DELPHI IN 46923

082600055 08-05-04-000-233.000-018 \$988.95 Gael Pualani Ito RLT 013-06021-00 Kerlin Sleepy Hollow Div Lot 21 6240 N Sleepy Hollow Rd Delphi IN 46923 08-05-04-000-233.000-018 and 08-05-04-000-234.000-018 are to be sold and redeemed together.

082600056 08-05-04-000-234.000-018 \$4,509.75
Gael Pualani Ito RLT 013-06022-00 Kerlin Sleepy Hollow Div Lot 22 6220 N Sleepy Hollow Rd Monticello IN 47960 08-05-04-000-233.000-018 and 08-05-04-000-234.000-018 are to be sold and redeemed together.

082600057 08-05-04-000-271.000-018 \$1,134.68
James B & Louise Whitus 013-07008-00 Charles D Bowen Tippecanoe River Pt Lot 3 W of 12143 W 625 N Monticello IN 47960 08-05-04-000-271.000-018 and 08-05-04-000-272.000-018 are to be sold and redeemed together.

082600058 08-05-04-000-272.000-018 \$2,413.11
James B & Louise Whitus 013-07009-00 Charles D Bowen Tipp River Lot 4 12143 W 625 N Monticello IN

47960 08-05-04-000-271.000-018 and 08-05-04-000-272.000-018 are to be sold and redeemed together.

082600059 08-05-04-000-370.000-018 \$394.66 Jerry L Cottrell 013-73005-00 Hodges SD Lot 5 6190 N Hodges Dr Monticello IN 47960 08-05-04-000-370.000-018 and 08-05-04-000-371.000-018 are to be sold and redeemed together.

082600060 08-05-04-000-371.000-018 \$1,318.95
Jerry L & Labrenda J Cottrell 013-73006-00 Hodges SD Lot 6 .066 AC Pt roadway 6190 N Hodges Dr Monticello IN 47960 08-05-04-000-370.000-018 and 08-05-04-000-371.000-018 are to be sold and redeemed together.

082600061 08-05-23-000-006.000-018 \$470.01 Store Master Funding VIII LLC 013-48006-00 PT W NW 23-25-3 2 AC Bet 3851/3743 N US Hwy 421 Monticello IN 47960

082600062 08-05-24-000-090.000-018 \$2,755.94
Marion W & Rebecca S Logan 013-51017-00 Greer's Add Pt Lot 5 9406 W US HWY 421 Delphi IN 46923

082600065 08-01-23-000-015.000-019 \$1,066.67
Bernhard Zwerger 014-05015-00 PT SE 23-26-1 12.96 AC Last N side 900N B4 Co line Camden IN 46917

082600067 08-08-14-000-009.000-019 \$1,458.84
Nicole Yvone Crews 014-31009-00 PT W NW 14-25-1 1.14 AC 7073 E 480 N CAMDEN IN 46917

082600070 08-08-14-000-100.000-019 \$448.76 Albert Duane Henry 014-30049-00 W Sonora Franklin Fouts 1st Lot 22 7091 E 460 N Camden IN 46917

Total Properties: 45

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
19th day of August, 2026.

Beth L. Myers, Auditor,
Carroll County, Indiana.