

NOTICE OF REAL PROPERTY
TAX SALE

Noble County Indiana

Beginning 10:00 AM Local Time,
October 08, 2025

Noble County Annex Multi-Purpose Room
109 N York St, Albion, IN

Noble 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/noble.

The county auditor and county treasurer will apply on or after **09/19/2025** 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 **Noble County Circuit** Court and served on the county auditor and treasurer before **09/19/2025**. 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 **10/08/2025** at the **Noble County Office Complex - Dekko Mtg Rm** 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) fifty dollars (\$50) 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, October 08, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Thursday, February 05, 2026**.

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 **10/08/2025** 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 Noble 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 Noble County Treasurer.

Dated: **08/20/2025**

572500001 001-100038-00 \$4,304.23 Uhl Kelly D & Briley Rae Ann 790 E Perry Rd Ligonier IN 46767

572500002 001-100082-00 \$687.18 Ruvalcaba Jose J Lot directly behind 607 Smith St Ligonier IN 46767

572500003 001-100175-05 \$7,366.76 Rodriguez Mirna Maria 105 E Roxanne Ln Ligonier IN 46767

572500004 001-100485-00 \$1,327.56 Prucinsky Gary C 1530 S Tipton St Ligonier IN 46767

572500007 002-100166-00 \$6,260.62 Escobedo Noe 203 S Cavin St Ligonier IN 46767

572500008 002-100188-00 \$1,509.13 Mendez Yesenia Anilo & Loyola Manuel 501 Smith St Ligonier IN 46767

572500009 002-100289-00 \$6,312.56 Peterson Rick L & Debra A 223 S Cavin St Ligonier IN 46767

572500010 002-100292-00 \$672.76 Deel Brian E 208 E Union St Ligonier IN 46767

572500011 002-100320-00 \$3,075.34 Macias Victor & Maria Del Refugio 303 W Third St Ligonier IN 46767

572500012 002-100374-00 \$973.95 Sala Heriberto & Edith Salas 1007 S Cavin St Ligonier IN 46767

572500013 002-100610-03 \$423.12 Gutierrez Luis 302 W Miller St Ligonier IN 46767

572500014 002-100872-00 \$5,342.58 P & G Property Rentals LLC 505 Morton St Ligonier IN 46767

572500016 002-101187-00 \$3,974.84 Lont Holdings Inc 1 lot N of 418 Cadillac & S of 303 Pontiac Ligonier IN 46767

572500017 003-100132-00 \$759.26 Harmon Jason R 7330 N West St Wawaka IN 46794

572500018 003-100139-00 \$1,741.24 Cravens Nancy 1201 W River Dr Wawaka IN 46794

572500019 003-100406-00 \$19,349.61 Hoover Murna L & Geoffrey Eutsler 0179 W Shady Dr Rome City IN 46784

572500020 003-100551-00 \$4,217.72 Day Susan L 2565 W 800 N Wawaka IN 46794

572500021 003-100551-02 \$695.54 Day Susan L Keene Joseph R - Land Contract wooded ground W of 2591 W 800 N Wawaka IN 46794

572500022 003-100718-00 \$13,153.16 Rose Bradley J & Joleen F 1341 W 1050 N Wawaka IN 46794

572500023 003-100786-19 \$2,576.50 Breetz Wayne E & Traci R 9212 N 15 W Wawaka IN 46794

572500024 003-100835-00 \$999.82 England Kenallen Cody 3230 W Summit St Wawaka IN 46794

572500025 004-100034-00 \$984.91 Hill Eric 4 lots W of 1389 E Timber Trce Rome City IN 46784

572500027 004-100362-00 \$1,656.10 Sanders Donald E & Nora A Sanders Donald E JR & Tammy - Land Contract 9790 N Steinbarger Lake Dr Wawaka IN 46794

572500028 004-100586-00 \$1,070.84 Hornett Steven & Jane garage lot S of 0041 E Maplewood Dr Wawaka IN 46794

572500029 004-100628-00 \$5,630.37 Hornett Steven & Jane 0041 E Maplewood Dr Wawaka IN 46794

572500030 004-101171-00 \$4,719.66 Sickles Alan D 0038 E Sunny Acres Dr N Wawaka IN 46794

572500032 004-101305-00 \$249.72 Knepper Ryan bare lot N of 10690 N 300 E Wolcottville IN 46795

572500033 004-101456-00 \$284.50 Iglesia Cristiana Cristo Mi Roca 4459 E 800 N Kendallville IN 46755

572500034 005-100012-01 \$3,203.76 Maley Brian G 298 Front St Rome City IN 46784

572500035 005-100042-00 \$8,745.47 Howard Christine Ann Trust 550 Bayview Dr Rome City IN 46784

572500037 006-100082-00 \$19,078.17 Pipeline Properties Corner North Of 1150 N Wolcottville IN 46795

572500038 007-100044-32 \$696.25 R E Parrish Inc 501 Freds Ct Kendallville IN 46755

572500040 007-100177-00 \$380.42 AIC Rentals LLC lot N of 11355 N 625 E Kendallville IN 46755

572500041 007-100360-00 \$7,215.05 Cruz-Reyes Bary D & Cruz Noel I & Cruz Norman 508 Wayne Dr Kendallville IN 46755

572500042 007-100392-00 \$853.35 Koegler Scott & Christine behind 2062 N Allen Chapel Rd Kendallville IN 46755

572500043 007-100907-01 \$350.47 Sells Joe lot N of 7747 E Cree Lake South Kendallville IN 46755

572500046 008-100504-99 \$15,512.87 Brisk Capital LP directly S of 307 Morning Wind Kendallville IN 46755

572500049 008-100940-00 \$3,715.04 Mosley Veronica L & Anita K Hale 634 Dowling St Kendallville IN 46755

572500050 008-101294-01 \$4,662.42 Dunn Martha R 1510 E Dowling St Kendallville IN 46755

572500051 008-101549-00 \$936.55 North Pointe Condominium Assn NW corner of Riley Rd & US 6 Kendallville IN 46755

572500052 008-101693-00 \$2,013.34 Summers Jeff P 910 Eunice Ave Kendallville IN 46755

572500053 008-101804-00 \$5,430.41 Feil Rebah B % Howard Susan A 511 Mott St Kendallville IN 46755

572500054 008-101934-00 \$4,140.73 Ross Jennifer L 104 Parker Ave Kendallville IN 46755

572500055 008-101945-00 \$1,393.76 Collins Heather C 507 S Main St Kendallville IN 46755

572500056 008-102798-00 \$229.75 K Lash & Sons Inc Laura Ave Jeremy Ave Stacy Ln ret ponds Kendallville IN 46755

572500058 009-100798-00 \$257.18 Miller Keith E 2876 S Lima Rd Kendallville IN 46755

572500059 009-100838-00 \$469.84 Terry Shannon & Phyllis 255 W Greenwood Dr Kendallville IN 46755

572500060 009-100927-00 \$666.03 Sizemore Roy Michael & Beth Delina 2884 S Lima Rd Kendallville IN 46755

572500061 010-100093-24 \$8,011.75 Buffalo Ridge Subdivision Association Inc lot directly S of 511 Bison Blvd Kendallville IN 46755

572500062 010-100261-00 \$7,293.19 Deb's Wash N Dry LLC 214 E Iddings St Kendallville IN 46755

572500063 010-100509-00 \$906.05 Smith Evelyn B 1106 Brillhart Ave Kendallville IN 46755

572500066 011-100192-00 \$1,873.98 Hampshire Mitchell G & Angie B 633 S Main St Avilla IN 46710

572500067 011-100273-00 \$1,340.05 Slone Tabitha L & Conley Marlene 208 S Van Scoyoc St Avilla IN 46710

572500068 012-100090-00 \$2,442.99 Allgood Michael G *** Sue M Clark Life Estate*** 5110 E State Road 8 Kendallville IN 46755

572500069 012-100438-01 \$1,812.80 Holbrook Jenifer E & Joan E Jt Tenants W/Rights Of Survivorship 0923 N 350 E Albion IN 46701

572500070 012-100484-00 \$1,687.76 Perry Harold D & Loretta F 3228 E 100 N Albion IN 46701

572500071 014-100139-00 \$1,443.98 Barth Shane Allen & Megan Marie Ewell NW corner of E South St & S First St Albion IN 46701

572500072 014-100469-00 \$1,802.36 Martin Jama L 804 E Seneca Street Albion IN 46701

572500073 014-100577-00 \$5,015.50 Richards James E II & Geneva M 812 S York St Albion IN 46701

572500075 015-100197-03 \$1,075.54 Bontrager Joas O & Kathryn bare ground S of 3721 N 250 W Albion IN 46701

572500080 016-100073-00 \$1,914.30 Baker Blaine M 4444 N 860 W Ligonier IN 46767

572500081 016-100178-00 \$541.46 Benitez Alexis & Laura ** Contract Rodriguez Luis & Moreno Veronica ** 6379 W Lincoln St Kimmell IN 46760

572500082 016-100306-01 \$4,207.12 Halsey Marion C Sr & Pearl M Trustee Marion Halsey Jr Irrevocable Disability Trust *** Contract Derek & Pamela Halsey *** 10511 W 200 N Cromwell IN 46732

572500083 016-100306-02 \$380.40 Halsey Derek driveway W of 10487 W 200 N Cromwell IN 46732

572500084 016-100383-00 \$7,238.93 Meza Jose & Susana bare ground W of 10355 W 375 N Cromwell IN 46732

572500085 016-100390-04 \$2,445.05 Knepper Steven H & Sandra K Knepper Michael & Kurstyn ** contract** 6553 W Cromwell Rd Kimmell IN 46760

572500086 016-100519-00 \$7,309.02 Hensley Glenn D II 4494 N 1200 W Cromwell IN 46732

572500087 016-100541-00 \$999.22 Stutzman Angela 6492 W Noe Street Kimmell IN 46760

572500088 016-100586-02 \$6,029.76 Smith Connie J 2118 N 650 W Kimmell IN 46760

572500090 016-100649-00 \$359.45 Newsome Myra A & Rehklau Richard E N corner of N Us 33 & N Clark St Kimmell IN 46760

572500091 016-100658-00 \$5,683.00 Klingaman Noel W & Heather R 8780 W Cromwell Rd Cromwell IN 46732

572500092 016-100672-08 \$1,312.42 Kwascigroh John F 2890 N East St Kimmell IN 46760

572500093 016-100833-00 \$1,047.25 Yoder Frederick **contract to Crystal Rogers** 3606 N 1025 W Cromwell IN 46732

572500094 017-100053-00 \$4,977.43 Gow Walter W & Cheryl A 149 W Orange St Cromwell IN 46732

572500096 017-100154-00 \$3,700.10 Poyser Randy L 464 Baker St Cromwell IN 46732

572500097 017-100209-01 \$9,944.23 Airborne Limited Partnership One ** Contract Auto Rescue LLC ** 125 S Jefferson St Cromwell IN 46732

572500098 018-100205-00 \$2,664.95 Schrock Aaron 0724 S April Dr Cromwell IN 46732

572500099 018-100388-00 \$3,039.54 Burchard Russ & Tonya 0851 S 900 W Kimmell IN 46760

572500100 018-100393-00 \$632.22 Goble Christopher J lot SW of 8008 W Tiddlewink Trl Kimmell IN 46760

572500101 018-100408-05 \$815.94 Kiester Todd & Pam Schroth Tenants in Common 6863 W 100 S Kimmell IN 46760

572500102 018-100520-01 \$1,756.43 Dewitt Joseph J & Cynthia Sue 11551 W 200 S 57 Piercetown IN 46562

572500103 018-100542-00 \$643.35 Daily Eric corner lot E of 8117 W Tiddlewink Trl Kimmell IN 46760

572500104 018-100583-00 \$275.70 Star Financial Bank bare ground S of 0114 S 950 W Kimmell IN 46760

572500105 018-100742-00 \$6,169.79 Mote Linzie 0685 S April Dr Cromwell IN 46732

572500106 018-100748-00 \$5,684.02 First National Bank Of America, A National Banking Association Sheley Andrew -Land Contract 1323 S State Road 5 Cromwell IN 46732

572500107 018-100752-00 \$1,759.42 Heartland HC LLC ** Thomas J Schmucker contract buyer** 10189 W 275 S 57 Larwill IN 46764

572500112 019-100058-00 \$2,815.90 Goggans Thomas 4662 W Fifth St Albion IN 46701

572500113 019-100069-00 \$31,846.19 KRE Assets LLC 2554 S Jarr St Albion IN 46701

572500114 019-100144-00 \$728.63 Bonifas Charles D Et Al % Glaser Russell G bare lot W of 5589 W Shumny St Albion IN 46701

572500115 019-100380-00 \$2,662.74 Shull Patricia 4384 S Us 33 Albion IN 46701

572500116 019-100424-00 \$3,878.48 Edwards Craig Allen 0137 W 300 S Albion IN 46701

572500117 019-100448-00 \$4,018.63 Edwards Craig Allen 1007 W 100 S Albion IN 46701

572500118 019-100458-00 \$33,382.80 Bluebonnet Homes & Property 2581 S Lakeside Dr Albion IN 46701

572500122 019-100867-00 \$1,959.82 Brenneke William 2445 S Stone St Albion IN 46701

572500123 019-101213-00 \$2,186.34 Gray Linda Rhodes Veronica - Land Contract 4766 W Fifth St Albion IN 46701

572500124 019-101416-00 \$2,491.23 Gibbs Shawn E 4605 W Dr Albion IN 46701

572500125 019-101435-00 \$1,802.12 Bunger L Rita & Priscilla Jeffrey J & Newman L Rita 1904 S Third St Albion IN 46701

572500128 019-102004-00 \$1,742.29 Rhodes Leota L & Roger L 1923 S Sixth St Albion IN 46701

572500129 020-100152-00 \$5,844.23 Edwards Craig A Wooded ground directly across from 3312 S State Road 9 Albion IN 46701

572500130 020-100166-00 \$1,362.92 Edwards Craig Allen SE corner of S Sr 9 & E 300 S Albion IN 46701

572500131 020-100313-00 \$5,786.79 Robson Elean B 1407 E 600 S 57 Churubusco IN 46723

572500133 021-100285-00 \$1,971.41 Gordon Howard L & Rosalie 4245 S 600 E Laotto IN 46763

572500134 021-100758-00 \$6,163.65 Rhoades Nathan D 9450 E 100 S Avilla IN 46710

572500137 021-100914-00 \$4,187.12 Krewson Frederick M McCloskey Lynda Land Contract 9283 E 300 S Laotto IN 46763

Total Properties: 104

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
20th day of August, 2025.

Shelley Mawhorter, Auditor,
Noble County, Indiana.