

NOTICE OF REAL PROPERTY
TAX SALE
Randolph County Indiana
Beginning 10:00 AM Local Time,
October 10, 2023
Randolph County Courthouse -
Commissioners' Room, 3rd Floor

Randolph 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/randolph. The county auditor and county treasurer will apply on or after 09/22/2023 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 Randolph County Circuit Court and served on the county auditor and treasurer before 09/22/2023. 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 10/10/2023 at the Randolph County Courthouse - Commissioners' Room, 3rd Floor 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 Thursday, October 10, 2024 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Wednesday, February 07, 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 10/10/2023 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 Randolph 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 Randolph County Treasurer.

- Dated: 08/29/2023
- 682300002 002-00203-00 \$1,865.37
Tomey, Don W & Virginia R 11669 W
700 N Farmland 47340
 - 682300003 002-00297-00 \$1,466.07
Arbuckle, David A 11871 W St Rd 28
Redkey 47373
 - 682300004 003-00079-00 \$685.46
Kempfen, Sandy 5293 S 400 E Lynn
47355
 - 682300005 003-00169-00 \$1,656.94
Robbins, Jeffrey & Jennifer L 2805 E
700 S Lynn 47355
 - 682300006 003-00333-00 \$1,918.84
Kennedy, Allan J & Angela 10561 S
Arba Pike Lynn 47355
 - 682300008 003-00770-00 \$1,798.61
Brown, Tobin 6838 E First St Lynn
47355
 - 682300011 005-00146-01 \$2,395.88
Cummins, Matthew 9260 9270 W 500 N
Farmland 47340
 - 682300012 005-00282-00 \$2,115.68
Dean, Daniel Lance 12387 W 400 N
Parker City 47368
 - 682300013 005-00359-00 \$3,011.38
Gupta, Vinod C 7489 W 500 N Farmland
47340
 - 682300015 006-00347-03 \$261.70
Sprague, Jordan N 1675 S 1225 W
Parker City 47368.
 - 682300016 007-01163-00 \$338.70 Rice,
Richard & Alice 10731 S 700 W Modoc
47358
 - 682300017 007-01436-00 \$943.71
Grizzle, Linda F subj to L/E &
remainder interest to Anthony
Tinsley & Tom Addington 7919 W 900 S
Modoc 47358
 - 682300019 009-00040-00 \$4,318.27
Saylor, James 6640 S 200 W Lynn
47355

682300020 009-00641-00 \$9,784.50
Global Works LLC 2515 E 1000 S Lynn
47355

682300021 010-00625-00 \$406.26
Perry, Bonnie T 1992 W Frank Miller
Rd Union City 47390

682300022 010-00652-00 \$1,227.10
Franklin, Derek A N 500 E (Front Of
Elevator) 1 Union City 47390 010-
00652-00 and 010-00718-00 are to be
sold and redeemed together.

682300023 010-00718-00 \$1,356.21
Franklin, Derek A N 500 E (Front Of
Elevator) 2 Union City 47390 010-
00652-00 and 010-00718-00 are to be
sold and redeemed together.

682300024 011-00444-00 \$4,408.49
Lanter, Stephanie R 2132 W 150 S
Winchester 47394

682300025 011-00952-00 \$1,972.10
Collins, Jerome 2333 E 100 N
Winchester 47394

682300026 011-01066-00 \$418.90
Trendel, Anthony & Dena Gibson 662 N
300 E Winchester 47394

682300027 013-00100-00 \$1,158.50
Aaaa Enterprise Trust 102 S Walnut
St Ridgeville 47380

682300028 013-00102-00 \$643.70 Aaaa
Enterprise Trust 503 S Walnut St
Ridgeville 47380

682300029 013-00105-00 \$3,289.25
Aaaa Enterprise Trust 501 S Walnut
St Ridgeville 47380

682300031 013-00263-00 \$620.18
Pittman, Jacob & Donna Pittman 507
Gamester Ct Ridgeville 47380

682300032 013-00309-00 \$1,363.70
Aaaa Enterprise Trust 408 E Sixth St
Ridgeville 47380

682300033 013-00348-00 \$19,199.68
Heniscey, Dennis A & Deborah S N
Camden St Ridgeville 47380 013-
00348-00 and 013-00350-00 are to be
sold and redeemed together.

682300034 013-00350-00 \$1,373.20
Heniscey, Dennis N Camden St (Rear)
Ridgeville 47380 013-00348-00 and
013-00350-00 are to be sold and
redeemed together.

682300035 013-00383-00 \$752.34 Hunt,
George E & Linda K 400 N Pierce St
Ridgeville 47380

682300036 013-00460-00 \$2,017.05
Kendall, Kyle W Sixth St Ridgeville
47380

682300037 013-00488-02 \$586.60
Moore, Gladys I & Nancy C Wilson 208
N Sheridan St (Rear Lot) Ridgeville
47380

682300038 013-00660-00 \$1,284.20
Mahon, Randy 107 N Sheridan St
Ridgeville 47380

682300039 013-00750-00 \$1,985.70
Younce, George W. 405 W Second St
Ridgeville 47380

682300040 013-00754-00 \$1,142.50 U S
Railroad Vest Corp JMS Bldg Sw 12-
21-13 Ridgeville 47380

682300041 013-01224-00 \$5,038.24
U.s. Railroad Vest Corp Sw Crnr Race
& Third St Ridgeville 47380

682300042 014-00180-00 \$2,883.21
Lewis, Cheryl R & Cheryl R Williams
N East St Farmland 47340

682300043 014-00231-00 \$1,516.66
Ford, Travis M 210 N Plum St
Farmland 47340

682300044 014-00291-00 \$1,226.11
Grizzle, Linda F 328 New York St
Farmland 47340

682300047 014-00800-00 \$1,469.66
Toney, Virgil O & Marjorie I 100 W
Jackson St (Row) Farmland 47340

682300048 014-00812-00 \$2,625.43
Tinsman, John P 602 N Main St
Farmland 47340

682300049 014-00915-00 \$2,060.99
Daugherty, Johnny 309 E Henry St
Farmland 47340

682300050 016-00244-00 \$3,544.35
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Lot 12 Parker City 47368

682300051 016-00245-00 \$4,006.96
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 13 (land locked)
Parker City 47368

682300052 016-00246-00 \$5,863.01
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 14 (land locked)
Parker City 47368

682300053 016-00247-00 \$5,863.01
Morrow, Jerry Dean & Carolyn Sue 209
Indiana St Pt 15 (land locked)
Parker City 47368

682300054 016-00364-00 \$1,346.38
Reed, Andy J & Anna Jane Reed 415 S
Franklin St Parker City 47368

682300055 016-00393-00 \$1,618.51
Daugherty, John & Denese Daugherty
131 E Howard St Parker City 47368

682300056 016-01032-00 \$1,043.93
Harris, Abbie Gayle 229 W Jackson St
Parker City 47368

682300057 017-00061-00 \$752.49 UCIN
LLC 520 N Plum St Union City 47390

682300058 017-00191-00 \$3,188.07
Truax, William R 527 N Union St
Union City 47390

682300059 017-00197-00 \$262.62 Casa
de Oracion, Iglesia 140 Carter St
Union City 47390

682300060 017-00270-00 \$2,052.79
UCIN LLC 535 W Pearl St Union City
47390

682300061 017-00276-00 \$3,898.39
Wengerd, James 529 W Pearl St Union
City 47390

682300062 017-00406-01 \$192.80
Wagner, Cynthia Zoe 780 N Plum St
(vacant lot) Union City 47390

682300063 017-00408-00 \$1,403.09
UCOH LLC 529 N Howard St Union City
47390

682300064 017-00432-00 \$2,803.51
Ervene Enterprises LLC 218 W
Division St Union City 47390

682300065 017-00449-00 \$2,259.89
Laudenbacher, Tyson C 316 Meadow Dr
Union City 47390

682300066 017-00533-00 \$503.71 319
North Stateline Land Trust 319 N
State Line Union City 47390

682300067 017-00543-00 \$3,249.35
Gonzalez, Wilmar Rigoberto 708 N
Columbia St Union City 47390

682300068 017-00578-00 \$962.94 Bost,
Barbara 1027 W Hickory St Union City
47390

682300069 017-00659-00 \$2,690.82
Hickerson, Robert Wayne 708 W Elm St
Union City 47390

682300071 017-00728-00 \$1,559.02
Lewis, Jessica 625 N State Line
Union City 47390 017-00728-00 and
017-00729-00 are to be sold and
redeemed together.

682300072 017-00729-00 \$374.89
Lewis, Jessica 625 N State Line
Union City 47390 017-00728-00 and
017-00729-00 are to be sold and
redeemed together.

682300073 017-00796-00 \$2,916.32
Foreman, Steven L & Patricia S 440 W
Division St Union City 47390

682300074 017-00827-00 \$2,036.93
UCOH LLC 438 W Division St Union
City 47390

682300075 017-00873-00 \$1,243.17
Vincent, Mia Rae 936 W Oak St Union
City 47390

682300076 017-00874-00 \$2,846.60
Fourman, Tamara J & Daniel S Crow
JTWROS 418 W Hickory St Union City
47390

682300077 017-00926-00 \$34,879.53
120 West Oak Street Land Trust 120 W
Oak St (vacant lot) Union City 47390

682300078 017-00943-00 \$611.20
Brumbaugh, Ralph E 382 Carter St
(vacant lot) Union City 47390

682300079 017-00990-00 \$739.06
Franco, Sivestre Campos 635 N Howard
St Union City 47390

682300080 017-01125-00 \$6,968.99
Clemons, William N & Linda Corner Of
E St Rd 28 & Fairfax Union City
47390 017-01125-00, and 017-01126-00
are to be sold and redeemed
together.

682300081 017-01126-00 \$5,330.73
Clemons, William N & Linda E St Rd
28 Union City 47390 017-01125-00,
and 017-01126-00 are to be sold and
redeemed together.

682300085 017-01844-00 \$1,421.29
UCIN LLC 1215 N Plum St Union City
47390

682300086 017-01849-00 \$937.57
Mangen, James L N Union St Union
City 47390

682300088 017-01941-00 \$1,040.27
Jones, Frank E & Stephanie A Jones
434 W Division St Union City 47390

682300089 017-01945-00 \$468.97
Wehrley, Sandra 1399 W Division St
Union City 47390

682300090 017-02051-00 \$2,817.19
Desmond, R John 1014 W Hickory St
Union City 47390

682300091 017-02280-00 \$612.30
Runkle, Richard K & Marjorie L W
Chestnut St (Row) Union City 47390

682300092 018-00138-00 \$1,893.31
Davis, Brent Alan Jr & Jordyn R
Davis 322 N Main St Lynn 47355

682300093 018-00431-00 \$1,828.19
Ballenger, Don Jr 108 Rural St Lynn
47355

682300094 018-00652-01 \$307.96
Taggart, Kevin & Angela Taggart 205
E Sherman (N & W 1/2 Vac A Lley) St
Lynn 47355

682300095 018-00678-00 \$1,130.03
Gragorace, Susan 203 Short St Lynn
47355

682300096 019-00028-00 \$419.25
Brunner, John Paul 60 Wiggins St
Losantville 47354 019-00028-00 and
019-00029-00 are to be sold and
redeemed together.

682300097 019-00029-00 \$483.00
Brunner, John Paul 60 Wiggins St
Losantville 47354 019-00028-00 and
019-00029-00 are to be sold and
redeemed together.

682300098 019-00188-00 \$1,116.15
Catron, Dale & Deanna TIC 127 N Main
St Losantville 47354

682300099 019-00261-00 \$2,204.58
Cash, James B 109 S Cherry St
Losantville 47354

682300100 020-00101-00 \$1,185.63
Farmer, Joshua E & Shelli K Farmer
Elm St Modoc 47358

682300101 020-00123-00 \$2,281.14
Collinsworth, Brent & Danielle K 111
S Walnut St Modoc 47358

682300102 020-00147-00 \$1,373.71
Farmer, Joshua E Walnut St (Rear
Parcel) Winchester 47394 020-00147-
00 and 020-00164-00 are to be sold
and redeemed together.

682300103 020-00162-00 \$1,840.64
Pendleton, Glen Walnut St Modoc
47358 020-00162-00 and 020-00163-00
are to be sold and redeemed
together.

682300104 020-00163-00 \$1,095.40
Pendleton, Glen Walnut St Modoc
47358 020-00162-00 and 020-00163-00
are to be sold and redeemed
together.

682300105 020-00164-00 \$3,197.96
Farmer, Joshua E Walnut St Modoc

47358 020-00147-00 and 020-00164-00
are to be sold and redeemed
together.

682300106 020-00195-00 \$2,535.29
Binion, Teddy L & Margie J Maple St
Modoc 47358

682300107 021-00119-00 \$2,570.95
Katinkas Child Real Estate LLC 542 N
East St Winchester 47394

682300108 021-00177-00 \$5,800.36
Ashley, Nathan & Ruby L Jr Liv Tr
131 E Washington St Winchester 47394

682300110 021-00264-00 \$3,105.60
Byrum, Tabitha K & Earl Junior Byrum
& Dixie K Byrum JTWROS 423 Wall St
Winchester 47394

682300111 021-00268-00 \$4,799.44
Byrum, Dixie K & Tabitha Byrum
JTWROS 432 Wall St Winchester 47394

682300112 021-00395-00 \$11,627.73
Equity Trust Company Custodian 205 W
4th St Winchester 47394

682300113 021-00426-00 \$1,862.02
Richardson, Ike Little Bear 556 N
West St Winchester 47394

682300114 021-00610-00 \$2,998.04
Kirk, Marcus & Tiffany Desir 524 N
West St Winchester 47394

682300115 021-00947-00 \$4,747.94
Walters, Jeannie K 327 E Pearl St
Winchester 47394

682300116 021-01068-00 \$7,820.07
Hill, Brian & Constance Hill 714
Short St Winchester 47394

682300117 021-01092-00 \$4,123.77
Cook, Julie A 726 W Washington St
Winchester 47394

682300118 021-01115-00 \$857.11 West,
Joseph S & Stephanie A West 440 Wall
St Winchester 47394

682300120 021-01203-00 \$747.05
Roberts, Hubert & Olive V Roberts
220 N East St Winchester 47394

682300121 021-01226-00 \$3,267.95
Fenton, Lawrence & Melinda
Clevenger-Fenton 223 Ben St
Winchester 47394

682300122 021-01488-00 \$2,169.61
Snyder, Cyndi M. 223 N Jackson St
Winchester 47394

682300123 021-01521-00 \$2,987.04
Blizzard, James Patrick & Donald
Luke Blizzard 328 N East St
Winchester 47394

682300124 021-01685-00 \$5,849.94
McCoy, Kyle Richard 521 E Short St
Winchester 47394

682300125 021-01816-00 \$3,405.20
Keister, Jeremy 1090 N Old Hwy 27
Winchester 47394

682300126 021-01873-00 \$16,710.73
Sherrard, Robert 713 W North St
Winchester 47394

682300128 021-01946-00 \$2,628.72
Monroe, Leann L 1/ 2 int & Jessica L
Monroe 1/2 int 516 Short St
Winchester 47394

682300129 021-01951-00 \$6,436.35 DSV
SPV 2 LLC 615 W North St Winchester
47394

682300130 021-02094-00 \$3,465.74
Aslinger, Rhonda S 946 E Short St
Winchester 47394

682300131 021-02177-00 \$1,399.71
Burton, James L & Tammi 403 W Will
St Winchester 47394

682300500 011-00942-01 \$2,202.70
Hall, Rebecca M

Total Properties: 115

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
29th day of August, 2023.

Laura J. Martin, Auditor, Randolph
County Indiana.