

NOTICE OF REAL PROPERTY  
TAX SALE  
Rush County Indiana  
Beginning 10:00 AM, 10/05/2020 Rush  
Co. Courthouse Commissioners' Room  
Local Time

Rush 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. The county auditor and county treasurer will apply on or after 09/18/2020 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 Rush County Circuit Court and served on the county auditor and treasurer before 09/18/2020. 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 10/05/2020 at the Rush Co. Courthouse Commissioners' 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](http://www.zeusauction.com) commencing on the same date / time listed above. All location updates will be posted at [www.sriservices.com](http://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 Tuesday, October 05, 2021 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Tuesday, February 02, 2021.

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 10/05/2020 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.

Dated: 08/25/2020

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 <http://legacy.sri-taxsale.com/Tax/Indiana/Registration>

. 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 Rush County Tax Sale must provide a certificate of good standing or proof of registration in accordance with IC 5-23 from the Secretary of State to the Rush County Treasurer.

702000001 70-14-03-400-002.000-001  
\$1,779.42 SHAW, CATHY J 001-25176-00  
PT SE 03-12-09 13.67  
701403400002000001 3332 W 700 S  
RUSHVILLE 46173

702000002 70-14-12-454-008.000-001  
\$1,341.77 CHANDLER, WILMA JEAN 001-  
25112-00 F MC CORKLES 1ST LOT 41  
214-216 E ROOT 701412454008000001  
214 E ROOT ST MILROY 46156

702000003 70-14-12-460-002.000-001  
\$1,075.62 CHANDLER, WILMA JEAN 001-  
25113-00 F MC CORKLES 1ST LOT 55 &  
56 205 E ROOT 701412460002000001 205  
E ROOT MILROY 46156

702000004 70-14-13-131-001.000-001  
\$1,327.24 HUNTER, AYMAN 001-25859-00  
TOMPKINS ADD LOT 10 OF PT LOT 29  
701413131001000001 202 S PLEASANT ST  
MILROY 46156

702000005 70-02-11-300-007.000-002  
\$767.76 HARRIS, DALLAS B 002-32397-  
00 PT SW 11 15 9 4  
700211300007000002 10002 N 300 W  
KNIGHTSTOWN 46148

702000006 70-11-25-326-001.000-004  
\$1,293.09 LORE, TRECIE & JOHN LYNN  
004-41285-00 PT ESW 25 13 10 .75  
701125326001000004 4515 S 450 E  
RUSHVILLE 46173

702000010 70-05-24-478-002.000-006  
\$16,731.37 FILE, KATHY 006-51060-00  
PT SE 24 14 8 .20 700524478002000006  
7120 W NORTH ARLINGTON 46104

702000011 70-05-24-481-008.000-006  
\$5,898.39 KRAMER, WILLIAM F 006-  
51339-00 PT ESE 24 14 8 .05  
700524481008000006 7035 W NORTH ST  
ARLINGTON IN 46104 ARLINGTON 46104

702000012 70-05-25-230-901.000-006  
\$1,178.34 MYER, RICKEY DALE 006-  
51346-00 1843 N 700 W ARLINGTON  
46104

702000014 70-16-09-100-004.000-007  
\$1,483.05 OLIVER, CLARENCE L SR &  
SHIRLEY 007-58212-00 PT NW 9 12 11 1  
PT NW 9 12 11 .45 701609100004000007  
7478 E US HIGHWAY 52 RUSHVILLE 46173

702000015 70-02-19-100-004.000-009  
\$790.20 MAGEE, JAMES D AND BRENDA K  
PT NW 19-15-9 EAST LOT 107 E HENLEY  
CARTHAGE 46115

702000016 70-02-19-178-012.000-009  
\$1,992.81 HUNTER, AYMAN 009-67247-00  
OP PT (BUS) 1 E MILL  
700219178012000009 8 E MILL CARTHAGE  
46115

702000017 70-02-19-178-013.000-009  
\$1,545.74 MAGEE, JAMES D & BRENDA K  
009-67248-00 OP PT 1 E MILL  
700219178013000009 LOCATED BETWEEN  
ALLEY & 8 E MILL ST CARTHAGE 46115

702000018 70-02-19-257-013.000-009  
\$3,120.39 RINEHART, CODY S 009-  
67379-00 E SIDE PARK ADD 4 - 7  
700219257013000009 310 E LOG  
CARTHAGE 46115

702000019 70-07-28-151-004.000-010  
\$1,898.95 LEINING, ALVIN H & TROY C  
LEINING TIC 010-72065-06 PT NW 28 14  
10 2.09A 700728151004000010 2246 N  
FT WAYNE RD RUSHVILLE 46173

702000020 70-07-31-402-012.000-011  
\$2,094.50 ANZALONE, MELYNDA 011-  
00034-00 P R & A LOT 83  
700731402012000011 1033 N SEXTON ST  
RUSHVILLE 46173

702000021 70-07-31-484-003.000-011  
\$4,101.03 MORRISON, MATTHEW 011-  
01002-00 H G SEXTON HRS PT LOT 28  
726 N MORGAN 700731484003000011 726  
N MORGAN RUSHVILLE 46173

702000022 70-07-32-161-008.000-011  
\$581.08 HILL, TIMOTHY L 011-01004-00  
S & T BELMONT LOT 15  
700732161008000011 1117 N GEORGE  
RUSHVILLE 46173

702000023 70-07-32-334-007.000-011  
\$2,222.03 THOMPSON, HENRY L & NEPPIE  
L 011-02169-00 MC M & F LOT 3 424 E  
8TH 700732334007000011 424 E 8TH ST  
RUSHVILLE 46173

702000024 70-07-32-336-005.000-011  
\$1,012.15 MORAN, WILLIAM & CARA  
MORAN 011-00663-00 J R BAINBRIDGE  
LOTS 7, 8 815 N BENJAMIN  
700732336005000011 815 N BENJAMIN  
RUSHVILLE 46173

702000025 70-07-32-359-001.000-011  
\$2,576.00 MAGEE, CHERYL A 011-00847-  
00 H G SEXTON PT LOT 6 534 N MAIN  
700732359001000011 534 N MAIN ST  
RUSHVILLE 46173

702000026 70-11-05-153-007.000-011  
\$7,824.38 HUNTER, DEBORAH A 011-  
00060-00 OP PT LOT 54, 55 210 N  
JULIAN 701105153007000011 210 N  
JULIAN ST RUSHVILLE 46173

702000027 70-11-05-376-010.000-011  
\$1,772.75 FARLEY, NICK 011-03388-00  
STACKHOUSE PARK LOTS 1,2  
701105376010100011 727 S DONALD ST  
RUSHVILLE 46173

702000028 70-11-05-376-011.000-011  
\$3,070.21 FARLEY, NICK 011-03389-00  
STACKHOUSE LOT 3 701105376011000011  
727 S DONALD ST RUSHVILLE 46173

702000029 70-11-05-376-012.000-011  
\$992.30 FARLEY, NICK 011-03390-00  
STACKHOUSE PARK LOTS 4 TO 6  
701105376012000011 737 S DONALD ST  
RUSHVILLE IN 46173 RUSHVILLE 46173

702000030 70-11-06-128-006.000-011  
\$5,450.01 LEMEN, RICHARD A & JUANITA  
F 011-00191-00 H G SEXTON HRS PTL  
LOT 130 (BUS) 917 W 3RD  
701106128006000011 917 W 3RD ST  
RUSHVILLE 46173

702000031 70-11-06-208-001.000-011  
\$2,691.96 ULTIMATE PROPERTIES II,  
LLC 011-01631-00 SMITH & CARR PT  
LOTS 23 - 25 1/2 VACATED PEARL  
STREET (25 X 165) 509 W 3RD ST  
RUSHVILLE 46173

702000032 70-11-06-208-002.000-011  
\$618.51 ULTIMATE PROPERTIES II, LLC  
011-01632-00 SMITH & CARR ADD PT  
LOTS 22, 23 509 W 3RD  
701106208002000011 509 W 3RD ST  
RUSHVILLE 46173

702000033 70-11-06-208-003.000-011  
\$6,342.05 ULTIMATE PROPERTIES II,  
LLC 011-01633-00 SMITH & CARR ADD PT  
LOTS 21, 22 W 3RD 701106208003000011  
509 W 3RD ST RUSHVILLE 46173

702000034 70-11-06-210-004.000-011  
\$3,148.70 EJ RENTALS LLC 011-01178-  
00 PT NE 6 13 10 436-438 W 3RD  
701106210004000011 W 436-438 3RD ST  
RUSHVILLE 46173

702000035 70-11-06-227-003.000-011  
\$3,243.20 WROTEN, JESSE 011-01360-00  
S & P PT LOTS 7, 8 409 N HARRISON

701106227003000011 409 N HARRISON ST  
RUSHVILLE 46173

702000036 70-11-06-228-006.000-011  
\$3,100.70 MAGEE, MERRILL 011-00845-  
00 STEWART & PUGH PT LOT 6 404 N  
HARRISON 701106228006000011 404 N  
HARRISON RUSHVILLE 46173

702000037 70-11-06-253-010.000-011  
\$6,953.58 STANLEY, EUGENE & BRENDA M  
011-00624-00 BRIDGES & TINGLEY PT  
LOT 198 504 W 2ND BRIDGES & TINGLEY  
PT LOT 198 211 PALO ALTO  
701106253010000011 504 W 2ND ST  
RUSHVILLE 46173

702000038 70-11-06-264-005.000-011  
\$483.50 HORNADAY, CRAIG A 011-00945-  
00 T JENNINGS 3RD LOT 19  
701106264005000011 214 S PEARL ST  
RUSHVILLE 46173

702000039 70-08-33-227-003.000-013  
\$1,322.10 ABRAHAM, ANDREW 013-87048-  
00 D B SMITH ADD 9 206 DURBON  
700833227003000013 206 DURBON ST  
GLENWOOD 46133

702000040 70-08-33-278-009.000-013  
\$1,751.63 ASH, JASON 013-87053-00 S  
S DURBON 5 107 W STATE  
700833278009000013 107 W STATE ST  
GLENWOOD 46133

702000041 70-09-15-327-007.000-014  
\$2,111.03 SCHACHT, WILLIAM 014-  
89088-00 PT ESW 15 13 8 .33  
700915327007000014 9613 W 250 S  
MANILLA 46150

**Total Properties: 37**

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  
25th day of August, 2020.

Jodi Harr, Auditor, Rush County  
Indiana.