

INDIANA MEDIA GROUP
PO BOX 607
GREENSBURG IN 47240-0607
(877)253-7755
Fax (765)648-4229

ORDER CONFIRMATION

Salesperson: JENNIFER HENSLEY

Printed at 08/08/24 10:48 by jhen1

Acct #: 16260

Ad #: 1895446

Status: New HOLD

RUSH COUNTY TREASURER
ROOM 213
101 E 2ND ST
RUSHVILLE IN 46173

Start: 08/15/2024 Stop: 08/29/2024
Times Ord: 3 Times Run: ***
LEG 5.00 X 100.00 Words: 2137
Total LEG 500.00

Class: 105 PUBLIC NOTICES

Rate: LGOVT Cost: 555.30

Ad Descrpt: NOTICE OF REAL PROPERTY

Descr Cont: NOTICE OF REAL PROPERTY T

Given by: *

P.O. #:

Created: jhen1 08/08/24 10:38

Last Changed: jhen1 08/08/24 10:48

Contact:

Phone: (765)932-2386

Fax#:

Email:

Agency:

COMMENTS:

COPIED from AD 1844715

PUB ZONE EDT TP RUN DATES
GDN GDN 95 S 08/15,22,29
GBOL GDN 95 S 08/15,22,29

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Dana Vanderkleed



Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

INDIANA MEDIA GROUP
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ORDER CONFIRMATION (CONTINUED)

Salesperson: JENNIFER HENSLEY

Printed at 08/08/24 10:48 by jhenl

Acct #: 16260

Ad #: 1895446

Status: New CHOLD CHOI

NOTICE OF REAL PROPERTY TAX SALE

Rush County Indiana
Beginning 10:00 AM Local Time,
October 4, 2024
Rush Co. Courthouse
Commissioners' Room
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 09/17/2024 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 Rush County Circuit Court and served on the county auditor and treasurer before 09/17/2024. 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 10/04/2024 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 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 full, 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 06, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, February 03, 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 10/04/2024 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 Rush 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

Rush County Treasurer.
Dated: 08/15/2024

702400001 70-14-12-454-001.000-001 \$184.06 Chandler, Johnathon D 001-25598-00 F MC CORKLES 1ST LOT 70 402 N OXFORD 701412454001000001 426 N Oxford Milroy 46156

702400002 70-14-12-454-003.000-001 \$547.41 Chandler, Johnathon D 001-25574-00 F MC CORKLES 1ST LOT 69 701412454003000001 120 E Root St Milroy 46156

702400003 70-14-12-454-007.000-001 \$912.77 Murphy, Robert P (Le) (Le & Int) Melissa A Murphy 001-25508-00 F MC CORKLES 1ST LOT 42 (INT) MURPHY, ROBERT ALLEN, ET AL 701412454007000001 305 N Oxford Milroy 46156

702400004 70-14-12-457-004.000-001 \$1,493.54 Rush County Rentals, Llc 001-25783-00 I P ROOT 2ND LOT 9 214 N PILLSBURY 701412457004000001 214 N Pillsbury St Milroy 46156

702400005 70-14-12-459-001.000-001 \$430.56 Chandler, Johnathon D 001-25573-00 F MC CORKLES 1ST LOT 67 701412459001000001 116 E Moose St Milroy 46156

702400006 70-14-12-459-002.000-001 \$2,881.50 Chandler, Johnathon D 001-25572-00 F MC CORKLES 1ST LOT 65, 66, 68 223 N GANO 701412459002000001 223 N Gano St Milroy 46156

702400007 70-14-13-132-001.000-001 \$1,908.95 Hanley, Shane 001-25290-00 G W TOMPKINS LOT 28 302 S PLEASANT 70141132001000001 302 S Pleasant St Milroy 46156

702400008 70-02-15-200-005.000-002 \$841.93 Reece, Howard & Vickie (H&W) 002-32368-01 MYERS SECOND SUB 15-15-09 1.21 7002152000500000002 9952 N Rushville Rd Knightstown 46148

702400009 70-02-27-400-002.000-002 \$1,873.66 Cuskaden, Alexas Rayne 002-32222-00 PT ESE 27 15 9.43 70022740002000002 7479 N 300 W Carthage 46115

702400010 70-03-08-276-003.000-002 \$1,528.40 Kent, Brian S & Amber K PT NE 1/4 8-15-10 2.131 ACRES BRIAN & AMBER KENT SUBDIVISION 10867 N 100 E Knightstown 46148

702400011 70-12-29-100-006.000-004 \$849.17 Heaston, Carolyn 004-41265-01 PT W 29 13 11 2.00A 70122910006000004 6036 E 450 S Rushville 46173

702400012 70-05-24-478-002.000-006 \$31,912.17 Pile, Kathy 006-51060-00 PT SE 24 14 8 .20 700524478002000006 7120 W North St Arlington 46104

702400013 70-05-24-478-004.000-006 \$3,710.27 Ward, Kevin 006-51209-00 PT SESE 24 14 8 .37 700524478004000006 7102 W North St Arlington 46104

702400014 70-05-24-481-008.000-006 \$9,060.33 Kramer, William F 006-51339-00 PT ESE 24 14 8 .05 700524481008000006 7035 W North St Arlington 46104

702400015 70-05-24-485-005.000-006 \$4,009.45 Hilltop Rentals 006-51807-00 OP 2 ROW GRANT INCLUDED(752 SQ FT) 700524485005000006 7009 W US Hwy 52 Arlington 46104

702400016 70-06-19-305-001.000-006 \$4,069.21 Structured Vision Investments 006-51755-00 GREENS 2ND ADD 28 700619305001000006 2320 N 700 W Arlington 46104

702400017 70-06-19-306-001.000-006 \$6,339.27 Rush County Rentals, Llc 006-51257-00 GREEN 2ND ADD 43 700619306001000006 2328 Oak St Arlington 46104

702400018 70-06-19-357-008.000-006 \$3,892.76 WINKLER, STACIA 006-51323-00 GREENS 1ST ADD PT 1 GREENS 1ST ADD PT 2 700619357008000006 6954 W US Hwy 52 Rushville 46173

702400019 70-16-21-400-002.000-007 \$617.46 Barber Care Provider Trust By James C Barber & Jonathon G Barber, Trustees 007-58028-00 PT ESE 21 12 11 1 PT ESE 21 12 11 1 701621400002000007 7808 E 1000 S Rushville 46173

702400022 70-02-18-380-004.000-009 \$264.97 PECK, JACOB HOWARD LEE II 009-67048-00 H & W P HENLEY ADD 41 6 W 5TH 700218380004000009 6 W 5th St Carthage 46115

702400023 70-02-18-380-005.000-009 \$492.99 PECK II, JACOB HOWARD LEE 009-67047-00 H & W P HENLEY ADD 38 6 W 5TH 700218380005000009 5th St Carthage 46115

702400024 70-02-19-178-012.000-009 \$13,130.53 Hunter, Ayman 009-67247-00 OP PT (BUS) 1 E MILL 700219178012000009 8 E Mill Carthage 46115

702400025 70-02-19-178-013.000-009 \$2,770.31 Magee, James D & Brenda K 009-67248-00 OP PT 1 E MILL 700219178013000009 Vacant lot on E Mill St OP PT 1 Carthage 46115

702400026 70-02-19-210-021.000-009 \$655.70 Llico, Inc. 009-67001-00 E VAC HARRISON ST TAX SALE 04, SOLD TAX SALE 05 700219210021000009 Vacant lot on E 2nd St & E Harrison St Carthage 46115

702400027 70-02-19-301-001.000-009 \$5,748.03 Integro Services Group, Llc 009-67070-00 PTS SW 19-15-9 17.454 PT NE 24-15-8 .48 & 5.109 700219301001000009 9 S Main St Carthage 46115

702400028 70-02-19-302-001.000-009 \$862.08 Deboard, Janet & Michael (W&H) 009-67403-00 W J HENLEY 1ST 20 WALNUT RIDGE RD 700219302001000009 401 S Henley Ave Carthage 46115

702400029 70-11-06-155-003.000-010 \$574.32 McGinn, Mike 010-72622-00 PT WNW 6 13 10 .28 701106155003000010 1017 W 1st St Rushville 46173

702400030 70-07-31-382-002.000-011 \$26,645.70 Holmes, Georgia E 011-01210-00 PT 6 13 10 PT 31 14 10 326 N SPENCER 700731382002000011 326 N Spencer Rushville 46173

702400032 70-07-31-432-010.000-011 \$2,943.45 Gb-6 Llc 011-01504-00 P R & A PT LOTS 51, 52 323 W 9TH 700731432010000011 323 W 9th St Rushville 46173

702400033 70-07-32-328-006.000-011 \$5,852.09 Colvin, Chad 011-00870-00 CHERRY GROVE LOT

15 1031 N BENJAMIN 700732328006000011 1031 N Benjamin St Rushville 46173

702400034 70-07-32-402-001.000-011 \$4,642.35 Schwegman, Elmer J & Esther M Co Neal, Gomer Et Al 011-01911-00 A SIZEMORE ADD LOTS 16,17 801-803 E 11TH 700732402001000011 801-803 E 11th St Rushville 46173

702400035 70-11-05-104-001.000-011 \$26,189.98 Farley, Jerald L 011-00534-00 OP PT LOTS 80-81 332 N PERKINS 701105104001000011 332 N Perkins St Rushville 46173

702400038 70-09-13-281-001.000-014 \$1,613.22 Homespports, Inc 014-89158-00 PT NE 13 13 8 .50 SOLD TAX SALE 06 700913281001000014 2447 S 715 W Homer 46146

702400039 70-09-13-401-006.000-014 \$185.53 Perkins, Robert F & Hilda J 014-89454-00 PT WSE 13 13 8 .037 700913401006000014 7330 W 255 S Homer 46146

702400040 70-09-13-426-003.000-014 \$5,134.54 Rush County Rentals, Llc 014-89477-00 NATHAN ARBUCKLES 1ST PT 27,28 700913426003000014 7049 W 250 S Homer 46146

702400042 70-09-15-402-008.000-014 \$2,270.41 Higdon, Dale R & Clarissa 014-89437-01 MANILLA OP PT LOT 4 700915402008000014 9442 W 250 S Manilla 46150

702400043 70-09-15-404-008.000-014 \$1,003.24 Bisset, James T & Virginia A 014-89282-00 PT SE 15 13 8 PT SE 15 13 8 700915404008000014 2510 S Cross St Manilla 46150

702400044 70-09-15-404-009.000-014 \$210.55 Bisset, James T & Virginia A 014-89309-00 PT SE 15 13 8 700915404009000014 2450 S Cross St Manilla 46150

702400045 70-09-15-404-011.000-014 \$3,960.52 Bisset, James T & Virginia A 014-89310-00 PT SE 15 13 8 .17 700915404011000014 9358 W Jackson St Manilla 46150

702400046 70-09-15-405-003.000-014 \$2,782.82 Bisset, James T 014-89512-00 MANILLA THOS TRUES PT 14,15 PT SE 15 13 8 .06 700915405003000014 9341 W Jackson St Manilla 46150

702400047 70-09-15-405-010.000-014 \$5,993.47 Rush County Rentals, Llc 014-89202-00 MANILLA TREES & SPENCER 1 700915405010000014 2678 S Cross St Manilla 46150

Total Properties: 41

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 15th day of August, 2024.

Tammy Justice,
Auditor, Rush County Indiana,
G-343 8/15, 8/22, 29 hspaxlp 1895446