

# Notice of Real Property Tax Sale

**Ripley County Indiana**  
**Beginning 10:00 AM,**  
**10/31/2017 Commissioners'**  
**Room Local Time**  
**Ripley 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 10/13/2017 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 Ripley County Superior Court and served on the county auditor and treasurer before 10/13/2017. 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 10/31/2017 at the Commissioners' Room and that sale will continue until all tracts and real property have been offered for 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 Wednesday, October 31, 2018 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Wednesday, February 28, 2018.

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 10/31/2017 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.

Dated: 09/19/2017  
 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. 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 Ripley 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 Ripley County Treasurer.

691700002 001-100620-00 \$4,287.71 Moeller, Kenneth E & Rita E Penntown Lot 1, 2, & 3 Pt Seqr 32-10-13 .50a Old Brick 8969 E Co Rd 1300 N Sunman 47041

691700003 003-100178-00 \$2,484.73 Scott, Morgan R & Amanda M Westwood Pt 8 612 W Pearl St Batesville 47006

691700004 004-100008-00 \$3,687.51 DeMers, Angelina F Hillendale Estates Sub 2 Lot 15 0.462a 15 Beechwood Ct Batesville 47006

691700005 005-100522-00 \$452.40 Equity Trust Company Custodian FBO Leanne Lengerich IRA Jarvis Lot 6 Buying on Land Contract 3-3-08. 3006 Washington St Cross Plains 47017

691700006 005-100557-00 \$219.76 Bennett, Henry W & Fayrene Friendship Acres Lot 8 1.41a 4848 S Friendship Rd Versailles 47042

691700007 006-100276-00 \$1,328.62 Norman, Vernon Pt Sw1/4 Swqr 12-8-11 1.70a State Road 350 Osgood 47037

691700008 006-100401-00 \$446.70 Thomas, William A & Wife Pt Swqr 20-8-11 10.8578a County Road 300 N Osgood 47037

691700009 007-100083-00 \$556.59 Norman, Gary L Pt Ne1/4 Seqr 16-8-12 5a 3781 State Road 350 E Osgood 47037

691700010 007-100211-00 \$680.95 Jordan, Raymond Swqr 5-8-12 1.01a 6454 North Co Rd 200 East Osgood 47037

691700011 007-100337-00 \$1,014.98 Lafollette, Carla R Pt Ne1/4 Neqr 17-8-12 .60a 2803 East State Rd 350 Osgood 47037

691700012 007-100395-01 \$920.59 Roessler, Donald Pt Seqr 17-8-12 .7a 2729 East State Rd 350 Osgood 47037 007-100395-01 and 007-100396-00 are to be sold and redeemed together.

691700013 007-100396-00 \$747.02 Roessler, Donald Pt Seqr 8-8-12 19.3a 2729 E SR 350 Osgood 47037 007-100395-01 and 007-100396-00 are to be sold and redeemed together.

691700014 007-100625-08 \$665.20 Kieffer, Ruth A Pt Neqr 3-8-11 2.708a 6823 N Finks Rd Osgood 47037

691700015 008-100044-00 \$2,971.59 Bledsoe, Anthony Robert Jr & Tasha Marie Schwing Sub 1 Lot 4 9334 N Spades Road Sunman 47041 691700017 008-100762-02 \$1,037.21 Roark, Christopher L Pt Seqr 12-8-12 2.3922a 5670 N Old Milan Rd Milan 47031

691700018 008-100767-00 \$1,271.35 Smith, Arlo D & Wife C/O Valerie Beach Schwing 3rd Sub Lot 3 9618 North Spades Rd Sunman 47041

691700019 009-100101-00 \$515.58 Shirley, Jean Holton Pt Lot 83 Holton Pt Lot 84 Holton Pt Lot 85 74 Wagner St Holton 47023

691700020 009-100177-00 \$500.89 Morano-Billingsly, Lori Sw1/4 Nwqr 2-7-10 5a 466 N Marion St Holton 47023

691700021 012-100305-00 \$1,704.48 Herth, Margaret Pt Nw1/4 Swqr 28-8-12 .5a. 2389 North Milan-Versailles Pike Milan 47031

691700022 014-100081-00 \$7,212.50 Hershman, Coty Nicholas & Keegan P Evans Brooklyn Lot 54 307 Joseph St. Milan 47031

691700023 014-100098-00 \$2,192.92 Moeller, Kenneth E & Rita E Coover Add 2b corner of Main Street & Preble Street Milan 47031

691700024 014-100246-00 \$879.74 McFarland, Alvin Jacob & Mindy Carnes Sub Lot 1c 701 Wood St Milan 47031

691700026 014-100359-00 \$2,783.35 Taylor, Michael T, II Pt Sw 1/4 Nwqr 19-8-13 .25a 613 Main St Milan 47031

691700027 015-100042-00 \$1,715.90 Kephart, George Pleasant View Lot 5 818 Warn St Milan 47031

691700028 015-100079-00 \$4,508.73 Niese, Dennis E, Trustee Pt Ne1/4 Neqr 25-8-12 .298a Revocable Living Trust 407 Ellis St Milan 47031

691700029 015-110050-00 \$1,518.31 Billingsley, Dennis L & Debora Pt E1/2 Neqr 30-8-13 1.283a 641 E Carr Milan 47031

691700030 016-100032-00 \$970.81 Wilson, Timothy J Lot 77 3601 West Wilson St Napoleon 47034

691700032 017-100055-00 \$1,962.62 Hill, Bradley E, Sr & Irma Osgood Lot 159\_ Osgood Pt Lot 160 223 N Elm St

Osgood 47037 691700034 017-100277-00 \$1,909.23 Taylor, Michael T, II Jones Add Lot 454 Jones Add Pt Lot 455 122 Hunt St Osgood 47037

691700036 017-100682-00 \$3,606.18 Greer, Robert Schuermann Add\_Lots 20-21-22 Pt Lot 26 132 E Eckert St Osgood 47037

691700037 018-100449-00 \$816.61 Tyler, Jessey W Pt Seqr 9-7-10 10.0a Buying on land contract 12-28-15 400 N Co Rd 800 W Holton 47023

691700038 020-100224-00 \$946.58 Owens, H.G. Sunman Pt Ne1/4 Neqr 17-9-13 .20a 213 Western Ave Sunman 47041

691700039 020-100241-00 \$3,109.92 Niese, Dennis E, Trustee Van Ness Lots 110-111\_ Revocable Living Trust 121 Vine St Sunman 47041

691700040 021-100580-02 \$1,167.92 Goble, Greta A Pt Se1/4 14-7-11 4.4344a 1695 Adams St Versailles 47042

691700043 021-100716-26 \$1,808.04 Hacker, James et al Harvest Ridge Subdivision Section Section Ii Lot 23 0.442a 178 North Ridge Rd Versailles 47042

691700044 022-100151-07 \$539.87 Lilly, Rodney D & Trudy A Pt Nwqr 12-7-12 3.03a 354 S Co Rd 625 E Milan 47031

691700046 022-100552-02 \$2,174.29 Silcott, Irene Living Trust Pt E 1/2 Nwqr 2-7-12 3.000 A Living Trust 932 North Co Rd 525 East Milan 47031

691700047 022-100588-00 \$2,866.43 Clark, Marsha Ann & Amanda Faye Teer Pt Swqr 30-8-13 1.46a 7241 E Co Rd 200 N Milan 47031

Total Properties: 38  
 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 September, 2017.

**William Lee Wagner,**  
**Auditor,**  
**Ripley County Indiana**  
**39x**  
**hspaxlp L438**

# Plan Public Meeting

## Announcement MULTI-HAZARD MITIGATION

The Ripley County Hazard Mitigation Steering Committee will host a public information and strategy planning session at 6:00-7:00 pm on October 3rd, 2017 at the Batesville Fire Department, 115 East Catherine Street, Batesville, IN 47006.

Over the last several months, a planning committee consisting of community members has worked with The Polis Center at Indiana University-Purdue University Indianapolis (IUPUI) to update a Multi-Hazard Mitigation Plan for Ripley County. Once the plan is updated, the committee will submit it to FEMA for approval. The committee will also work to develop funding for any mitigation activities that are identified.

The steering committee is interested in receiving public input on the plan. Anyone who has questions or would like to provide input should contact J. Patrick Rose Ripley County Emergency Management Agency, 812-689-0505 or email at [emadirector@ripleycounty.com](mailto:emadirector@ripleycounty.com)

**39x**  
**hspaxlp L42**