

Notice of Real Property Tax Sale

Ripley County Indiana
Beginning 10:00 AM,
10/31/2019 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 10/14/2019 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 10/14/2019. 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 10/31/2019 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 Monday, November 02, 2020 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, February 28, 2020.

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 10/31/2019 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: 10/01/2019
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 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.

691900001 001-100204-00 \$1,560.09 Gabbard, Linda

Elaine Pt Seqr 32-10-13 1.9075a 13021 N St Rd 101 Sunman 47041
691900014 003-100178-00 \$2,738.38 Scott, Morgan R & Amanda M Westwood Pt 8 612 W Pearl St Batesville 47006
691900015 003-101012-00 \$296.24 Hartford, Glenn, Jr Quailmeadows Sub 120 405 PHEASANT RUN DR. Batesville 47006
691900016 005-100448-00 \$4,498.72 Norris, Scott Pt Se1/4 Se1/4 Nwqr 35-7-12 36.90a Pt Sw1/4 Neqr 5413 East Co Rd 450 South Versailles 47042
691900018 006-100128-00 \$3,540.80 Gilland, George A Pt Sec 12-8-10 3.05 5485 North Co Rd 550 West Osgood 47037
691900019 006-100276-00 \$1,744.85 Norman, Vernon Pt Sw1/4 Swqr 12-8-11 1.70a State Road 350 Osgood 47037
691900020 006-100405-00 \$296.85 Varalla, Paul F Pt Sw1/4 Swqr 12-8-11 1.75a Pt Sw1/4 Swqr 12-8-11 1.88a N Baseline Rd Osgood 47037
691900022 007-100337-00 \$1,112.54 Lafollette, Carla R Pt Ne1/4 Neqr 17-8-12 .60a 2803 East State Rd 350 Osgood 47037
691900024 008-100044-00 \$2,389.01 Bledsoe, Anthony Robert Jr & Tasha Marie Schwing Sub 1 Lot 4 9334 N Spades Road Sunman 47041
691900026 008-100449-00 \$810.91 Jenkins, Clarence Jr E W1/2 Nwqr 30-9-13 35a 7178 East State Rd 48 Milan 47031
691900027 008-100617-00 \$3,639.83 Oswald, Dennis J Etal Pt S1/2 34-9-12 63a 7066 North Old Milan Rd Milan 47031
691900028 008-100684-00 \$869.35 Rick, Paul R & Carol J Pt Sec 14-8-12 7. 5527 E Prattsburg Road Milan 47031
691900029 008-100762-02 \$1,099.60 Roark, Christopher L Pt Seqr 12-8-12 2.3922a 5670 N Old Milan Rd Milan 47031
691900033 010-100093-02 \$2,591.84 Gunter, William W Pt Fr SWQR 18-9-11 47.63A W County Road 1050 N Osgood 47037
691900034 010-100194-04 \$3,050.27 Huskey, Karen K Pt Neqr 32-9-10 8.428A R/W 0.16 7677 N Co Rd 900 W Osgood 47037
691900037 012-100056-00 \$888.46 Purnell, John Pt Swqr 2-7-11 .70 Pt Swqr 2-7-11 .335 908 W Hopewell Rd Versailles 47042
691900038 012-100090-01 \$2,145.82 Clark, Ryan Christopher Pt Neqr 21-7-12 3.43a 2517 S County 350 East Dillsboro 47018
691900044 012-100141-01 \$1,155.63 Brown, Kenton W. Pt Nwqr 32-7-12 5a 2241 E Signor Hill Rd Versailles 47042
691900048 012-100528-00 \$646.27 Ahaus, Steven Pt Swqr 28-8-12 1.00a Life Estate For Betty Ahaus Graham 2430 N Milan-Versailles Pike Milan 47031
691900052 014-100020-00 \$1,184.72 Brown, Terry Orig. Pt Lot 51 213 Wood St Milan 47031
691900053 014-100123-01 \$502.57 Norman, Lloyd T & Celesta M Original Lot 124 Wood St Milan 47031
691900055 014-100289-00 \$1,610.46 Bentle, Melissa R Pt Ne1/4 Seqr 24-8-12 .25a 218 N Main St Milan 47031
691900057 014-100359-00 \$3,746.02 Taylor, Michael T, II Pt Sw 1/4 Nwqr 19-8-13 .25a 613 Main St Milan 47031
691900059 015-100067-02 \$2,757.24 McIntosh, Jamie L Pt Neqr 30-8-13 0.5586a 613

E CARR ST Milan 47031
691900061 017-100156-00 \$3,021.00 Hammond, Nicholas A Osgood Lot 341 Osgood Lot 340 111 N Lynn Street Osgood 47037
691900062 017-100189-00 \$1,855.69 Goodall, Amy J Osgood Lot 257 332 S WALNUT ST Osgood 47037
691900063 017-100277-00 \$2,732.36 Taylor, Michael T, II Jones Add Lot 454 Jones Add Pt Lot 455 122 Hunt St Osgood 47037
691900064 017-100306-00 \$4,269.35 Hill, Jacqueline Osgood Lot 168 206 N Elm St Osgood 47037
691900067 017-100682-00 \$3,036.30 Greer, Robert Schuermann Add Lots 20-21-22 Pt Lot 26 132 E Eckert St Osgood 47037
691900068 018-100037-02 \$600.96 Hall, James R Pt Neqr Seqr 17-7-11 11.0a 1502 S Co Rd 300 West Versailles 47042
691900070 019-100096-00 \$1,285.62 Gay, Dorothy Joann Pt W 1/2 Swqr 36-6-10 1.15a 5675 W Co Rd 1050 S Madison 47250
691900072 019-100309-02 \$3,543.00 Sumler, Robert J Jr & Tonya B Pt N1/2 Neqr 19-6-11 3.5405a 8364 S Us 421 Madison 47250
691900073 019-100402-00 \$1,208.75 Winters, Sandra L Pt Nw1/4 Neqr 19-6-11 .96a 8456 S U.S. 421 Madison 47250
691900077 021-100404-00 \$933.90 Vollmer, Jerry, Reyna & Andrew Colvin Sub 3 Lot 7 Buying on land contract 639 Colvin Dr Versailles 47042
691900078 021-100580-02 \$1,281.09 Goble, Greta A Pt Se1/4 14-7-11 4.4344a 1695 Adams St Versailles 47042
691900079 021-100716-26 \$4,010.77 Hacker, Jason & etal Harvest Ridge Subdivision Section Section Ii Lot 23 0.442a 178 North Ridge Rd Versailles 47042
691900080 021-101204-01 \$1,318.64 Preble, Richard B & Lori K Smith Pt Neqr 11-7-11 0.775a U.S 50 Versailles 47042
691900081 021-101507-00 \$4,855.88 Rompies, Michael & Tammy Orig 51 214 N Main St Versailles 47042
691900082 021-110005-00 \$366.77 Sullivan, Thomas D Orig Pt Lt 39 Orig Pt Lt 38 Orig Pt Lt 39 Buying on land contract 123 E Water St Versailles 47042
691900083 022-100013-01 \$880.03 Cameron, Darla Pt Seqr 14-7-12 4.53a 5510 E Us 50 Milan 47031
691900087 022-100300-01 \$150.46 John, Kevin T Pt Nwqr 6-7-13 4.7317a Pt Nwqr 6-7-13 0.2313a Pt Nwqr 6-7-13 0.0853a 7029 E Cr 50 N Milan 47031
691900092 022-100552-02 \$2,399.48 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
691900093 022-100588-00 \$5,133.79 Clark, Marsha Ann & Amanda Faye Teer Pt Swqr 30-8-13 1.46a 7241 E Co Rd 200 N Milan 47031
Total Properties: 43
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 1st day of October, 2019.

Amy Copeland, Auditor,
Ripley County Indiana
43x
hspaxlp L455

Notice of Project Hearing

Pursuant to Indiana Code 20-26-7-37, notice is hereby given that the Board of School Trustees of the South Ripley Community School Corporation will meet at 6:30 p.m. on October 21, 2019, at South Ripley Administration Office 207 West Tyson Street, Versailles, Indiana, to hold a hearing to discuss and hear objections and support regarding the proposed renovation of and improvements to school facilities through the school corporation, including energy efficiency improvements and the purchase of equipment and technology. You are invited to attend and participate in the public hearing.

Dated October 1, 2019.

Carol Holzer
Secretary,
Board of School Trustees
South Ripley School
Corporation

43-44x
hspaxlp L33