

NOTICE OF REAL PROPERTY  
TAX SALE  
Ripley County Indiana  
Beginning **10:00 AM Local Time,**  
**October 30, 2025**  
**Commissioners' Room**

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.  
Pursuant to a change in law, this publication will appear only once in newspapers. Subsequent notices can be found at  
[www.ripleycounty.in.gov/advertisements/](http://www.ripleycounty.in.gov/advertisements/).

The county auditor and county treasurer will apply on or after **10/13/2025** 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 **10/13/2025**. 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 **10/30/2025** at the **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 **Friday, October 30, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Friday, February 27, 2026**.

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 **10/30/2025** 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.

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 Ripley 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 Ripley County Treasurer.

Dated: **09/16/2025**

692500001 001-100229-01 \$9,468.50 Backman, John J IV & John J Backman V 8663 East Hoff Rd

692500003 001-100558-10 \$632.70 Schneider, Frank 12606 N Schneider Rd

692500004 001-100669-00 \$536.57 Atkinson, Lola ETAL E St Rd 46

692500005 002-100174-19 \$787.14 Raab, Mariann Dickman Merkel Rd

692500007 003-101199-00 \$913.71 Fairchild, Ryan 409 South Main St

692500008 004-100047-00 \$2,860.80 Meyer, Brian N 44 Pine Grove Dr

692500009 004-100073-13 \$2,636.55 Goldsmith, William R & Mary Jo 16 Hawthorn Ct

692500010 005-100138-00 \$661.29 Johnson, Anna K 5780 St Rd 129

692500011 005-100159-01 \$273.75 Lipperd, Ernest W & Dolly M Revocable Trust, The 4986 South U.S. 421

692500013 007-100022-03 \$1,878.70 Denny, James N 6510 N Baseline Rd

692500016 008-100093-00 \$4,077.08 Walker Truck & Trailer Services, Inc. 4810 N Old Milan Rd

692500017 008-100324-00 \$1,422.55 Bills, Wallace E 8950 East Co Rd 650 North

692500018 008-100665-00 \$2,313.67 Buckhave, Brandon M 7689 North Spades Rd

692500021 008-102027-00 \$1,960.64 Clinton Chapel Trustees Church 9643 N Spades Rd

692500023 009-100099-00 \$3,336.47 Jones, Daisy D 273 N Marion St

692500024 009-100154-00 \$1,104.24 Reynolds, Charlotte A 6718 West Versailles St

692500029 013-100351-04 \$5,409.59 Gale, Robert 13331 North Co Rd 100 West

692500030 014-100246-00 \$354.50 McFarland, Alvin Jacob 701 Wood St

692500032 014-100436-00 \$440.64 McGuire, Jo Ann 401 Wood St

692500033 016-100046-00 \$1,359.91 Akmal, Kainat 3571 W Wilson St

692500034 017-100070-01 \$3,113.44 Fronk, Donald R 158 West Fairground Ave

692500035 017-100156-00 \$2,758.01 Hammond, Nicholas A 111 N Lynn Street

692500036 017-100473-00 \$5,078.57 Barton-Hibbard, Naomi 904 Columbia St

692500037 017-100741-00 \$4,027.89 Rios, Zachary A 117 Ripley St

692500038 018-100446-01 \$1,142.49 Borgman, Casey W & Eldred W 9944 W Co Rd 600 N

692500039 018-100469-00 \$2,909.32 Tekulve, Sarah E & Micah J Hewitt Co Rd 500 N

692500042 020-100144-00 \$4,165.78 Alan Investments III, LLC 313 Western Ave

692500043 021-100057-00 \$1,354.64 Dewitt, Gary 201 East Tyson St

692500044 021-100339-00 \$782.04 Vanosdol, Danny & Amanda 218 Water St

692500045 022-100019-00 \$2,402.23 York, Betty K 1437 N County Line Road

Total Properties: **30**

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  
**16th day of September, 2025.**

**Amy Copeland**, Auditor,  
Ripley County, Indiana.