

NOTICE OF REAL PROPERTY  
TAX SALE  
Ripley County Indiana  
Beginning 10:00 AM Local Time,  
November 1, 2024  
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 10/15/2024 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 Ripley County Superior Court and served on the county auditor and treasurer before 10/15/2024. 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 11/01/2024 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 Monday, November 03, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, March 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 11/01/2024 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](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: 09/24/2024

692400001 001-100012-05 \$563.76  
Jung, Charles Scott Pt Seqr 20-10-13  
11.043a N St Mary'S Rd Sunman 47041

692400003 001-100339-00 \$1,975.07  
Jung, Charles Scott Pt Se 1/4 Swqr  
20-10-13 1.317a 15138 N St Marys Rd  
Sunman 47041

692400004 001-100343-00 \$2,789.55  
Jung, Michael William & Wife S 1/2  
Swqr 20-10-13 2.521a 15101 N St  
Marys Road Sunman 47041

692400009 001-100669-00 \$295.69  
Atkinson, Lola ETAL Pt Part Of  
Napier Nwqr Sub 6 32-10-13 .37a E St  
Rd 46 Sunman 47041

692400010 002-100174-19 \$623.15  
Raab, Mariann Dickman PT SWQR 27-10-  
12 Tract A 0.0259A (Non-buildable  
tract) Merkel Rd Batesville 47006

692400013 003-100316-00 \$3,065.50  
Freese, Laura F Bienenke & Haverkos Pt  
Lots 19 & 20 139 Vine St Batesville  
47006

692400015 004-100117-02 \$54,332.63  
Camden Holding, Llc Pt Sw1/4 Se1/4  
21-10-12 3.5a 1490 Lammers Pike  
Batesville 47006

692400016 004-100117-07 \$825.82  
Camden Holdings, LLC Pt Swqr Seqr  
21-10-12 1.0A Lammers Pike  
Batesville 47006

692400017 005-100557-00 \$415.23  
Norman, Theresa Friendship Acres Lot  
8 1.41a 4848 S Friendship Road  
Versailles 47042

692400020 006-100287-00 \$1,810.82  
Dobbs, James Pt Nel/4 Nwqr 23-8-11  
1a 657 W Fairground Rd Osgood 47037

692400021 006-100356-00 \$758.58  
Comer, Mark & Marsha Pt Neqr 24-8-10  
3.50a Pt Neqr 24-8-10 2.9931a Buying  
on land contract 5-24-12 addendum  
filed 4-5-17 5453 W Fairground Rd  
Osgood 47037

692400024 008-100084-00 \$3,547.67  
Walker Truck & Trailer Services,  
Inc. Pt Nwqr 18-8-13 1.365a N Old  
Milan Rd Milan 47031

692400025 008-100125-07 \$1,747.42  
Burdette, Robert Joe Pt Swqr 34-9-12  
1.50a Pt Swqr 34-9-12 1.50a 4289  
East Co Rd 700 North Sunman 47041

692400026 008-100314-00 \$324.38  
Rothermel, Deborah A et al Pt Neqr  
11-8-12 2.6349a 5997 E Co Rd 550  
Milan 47031

692400028 008-100628-00 \$1,880.96  
Niese, Cynthia Ann Schwing Sub 6 Pt  
Lot 4 8624 North Co Rd 800 East  
Sunman 47041

692400030 012-100052-03 \$8,911.58  
Rich, Devin Lee Pt Seqr 23-7-11  
3.6980a Pt Swqr 23-7-11 1.5061a (The  
3.6980a & 1.5061a = 5.2041a on  
survey) 2569 S Us 421 Versailles  
47042

692400032 015-100049-01 \$4,218.43  
Johnson, Jerry W & Brenda S Pt Nwl/4  
Neqr 25-8-12 2.08a 807 W Ellis St  
Milan 47031

692400033 015-100094-00 \$451.43  
Volz, Chris E Jr Etal Woolery Add Pt  
Lot 20 St Rd 101 Milan 47031

692400034 016-100060-00 \$1,700.28  
Werner, Thomas J & Judith S Nap Lot  
41 8875 Versailles St Napoleon 47034

692400035 017-100001-00 \$1,478.39  
Bullard, Alice I Osgood Lot 275 220  
N Sycamore St Osgood 47037

692400036 017-100717-00 \$557.68  
Johnson, Ralph E, Jr Osgood Lot 327  
130 N Lynn St Osgood 47037

692400038 019-100044-00 \$411.96  
Webb, Dwight & Marilyn R Pt Nwqr 29-  
7-11 3a 3998 W Co Rd 350 S  
Versailles 47042

692400039 019-100359-00 \$388.67  
Koch, Paul & Debi Pt Swqr 17-6-11  
15.21a Us Hwy 421 Versailles 47042

692400041 020-100061-01 \$8,002.43 A  
& M Realty, Llc Pt Seqr 17-9-13  
3.427a 8925 East Co Rd 1000 North  
Sunman 47041

692400043 021-100067-00 \$45,307.87  
Versailles FD Partners, LLC Smith  
Add: Lots 21, 22, 23 & 24 319 S  
Adams St Versailles 47042

692400044 021-100421-00 \$3,306.83  
Vanosdol, Joyce A A E Wood Sub 1 Lot  
2 A E Wood Sub 1 N 1/2 Lot 3 950 S  
State Rd 129 Versailles 47042

**Total Properties: 26**

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  
24th day of September, 2024.

Amy Copeland, Auditor, Ripley County  
Indiana.