NOTICE OF REAL PROPERTY
TAX SALE
Ripley County Indiana
Beginning 10:00 AM Local Time,
October 28, 2026
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 ripleycounty.in.gov.

The county auditor and county treasurer will apply on or after 10/09/2026 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 10/09/2026. 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 10/28/2026 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 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 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 Thursday, October 28, 2027 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Thursday, February 25, 2027.

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 10/28/2026 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 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: 09/24/2026

692600001 001-100669-00 $782.97 Atkinson, Lola ETAL E St Rd 46 Sunman IN 47041

692600002 002-100174-19 $952.13 Raab, Mariann Dickman Merkel Rd Batesville IN 47006

692600003 003-100185-00 $1,761.89 Cockerill, Michael D 233 N Township Line Road Batesville IN 47006

692600004 003-101200-00 $11,890.17 EYM Realty of Indiana, LLC N St Rd 229 Batesville IN 47006

692600006 004-100099-00 $6,405.80 Knight, Kurt & Jennifer 117 Callery Pear Batesville IN 47006

692600007 005-100150-00 $655.40 Oney, Scott & Dana 705 East Co Rd 650 South Versailles IN 47042

692600009 005-100200-03 $1,265.56 Franklin, Tanner 7529 S County Road 150 W Madison IN 47250

692600010 005-100267-00 $1,925.82 Sallquist, Steven & Chrysa 2438 East State Rd 62 Canaan IN 47224

692600011 005-100267-03 $278.15 Sallquist, Steven & Chrysa 2360 E State Rd 62 Canaan IN 47224

692600014 005-100625-00 $1,864.65 Powers, Richard D & Linda 4794 S Friendship Rd Versailles IN 47042

692600015 005-100646-02 $875.53 Haller, Shane W 6382 S Friendship Rd Versailles IN 47042

692600016 006-100114-00 $1,709.99 Forwalt, Jerry 3666 N Old Michigan Rd Osgood IN 47037

692600017 006-100280-00 $224.24 Lindley, Amy West Co Rd 300 North Osgood IN 47037

692600020 008-100125-07 $1,749.42 Burdette, Robert Joe 4289 East Co Rd 700 North Sunman IN 47041

692600021 008-100327-07 $8,050.56 Smith, Tyler B 4063 E Prattsburg Road Milan IN 47031

692600022 008-100379-00 $7,242.07 Jkjbw Property Limited Partnership 4478 N State Rd 101 Milan IN 47031

692600023 008-100414-03 $335.21 Ollman, Christon E County Road 575 N Milan IN 47031

692600024 008-100414-11 $323.62 Ollman, Christon E County Road 575 N Milan IN 47031

692600025 008-100443-00 $921.68 Struckman, Amanda Ann 4886 East State Rd 350 Milan IN 47031

692600026 008-100468-03 $4,360.77 Fechtman, Robert W, Trustee of the Annalise Martin Supplemental Care Trust Agreement 4445 North Co Rd 800 East Milan IN 47031

692600028 010-100314-01 $1,589.98 Jenkins, Clarence & Cassandra 11416 N St Rd 421 Osgood IN 47037

692600029 012-100052-03 $8,293.21 Rich, Devin Lee 2569 S Us 421 Versailles IN 47042

692600032 014-100250-00 $1,601.23 Lewis, Rose & Elizabeth 406 N Warpath Dr Milan IN 47031

692600033 014-100251-00 $273.75 Lewis, Rose & Elizabeth 403 N Main St Milan IN 47031

692600036 014-100440-00 $381.93 Halpin, Jennifer J 312 N Washington St Milan IN 47031

692600037 016-100035-00 $456.22 Reynolds, Ronald Jr W Napolean Main St Batesville IN 47006

692600038 016-100035-01 $488.08 Reynolds, Ronnie Jr 3437 W Napolean Main St Napoleon IN 47034

692600039 016-110122-00 $3,836.17 Abrams, Charles L & Charlene 9058 North U.S. 421 Osgood IN 47037

692600040 017-100037-00 $5,455.59 Hamon, Marvin W 540 S Buckeye St Osgood IN 47037

692600043 017-100392-00 $309.03 Stinson, Tammy M 540 Leslie St Osgood IN 47037

692600045 018-100398-00 $324.33 Hester, Erin M & Brad C Stickels 295 S Co Rd 400 W Holton IN 47023

692600046 019-100216-00 $939.38 Reynolds, Aaron 3211 West Co Rd 850 South Madison IN 47250

692600051 020-100348-03 $5,874.16 Schmidt, Karyl K, Revocable Trust, The 981 Eastern Ave Batesville IN 47006

692600053 022-100171-00 $2,112.61 Robinson, Sebastian D & Donyelle S Wisman 1468 S Friendship Rd Milan IN 47031

692600054 022-100565-00 $493.01 Hammons, David 5619 East U.S. 50 East Milan IN 47031

692600055 022-100646-00 $1,297.80 Courter, Steven & Angela K 2466 State Rd 101 Milan IN 47031

692600056 022-110008-01 $6,416.69 Hoffrogge, Donald Sr & Diane M 7415 E Co Rd 50 S Dillsboro IN 47018

Total Properties: 37

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, 2026.

Amy Copeland, Auditor,
Ripley County, Indiana.