

**NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE**

Wabash County Indiana
Beginning 10:00 AM Local Time,
March 13, 2026

Courthouse - Commissioners' Room 2nd Floor

STATE OF INDIANA

Wabash County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Wabash County Commissioners, notice is hereby given that the following described tracts or items of real property are 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.wabashcounty.in.gov.

The minimum sale prices listed below are less than the minimum sale prices when offered in the immediately preceding county tax sale held under Section 5 of IC 6-1.1-24 and include all fees and expenses of the county directly attributable to the Commissioners' Certificate Sale. The Wabash County Commissioners will accept bids for the certificates of sale, for the price referred to in IC 6-1.1-24-6.1(a)(3), by public auction on **03/13/2026** at 10:00 AM Courthouse Time at **Courthouse - Commissioners' Room 2nd Floor**. 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.

Pursuant to IC 6-1.1-24-5.1, a business entity that seeks to register to bid in an Indiana Commissioners' Certificate Sale must provide to the county treasurer, a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State.

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.

A person redeeming each tract or item of real property after the sale of the certificate must pay: (A) the amount of the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale; (B) ten percent (10%) of the amount for which the certificate is sold; (C) the attorney's fees and costs of giving notice under IC 6-1.1-25-4.5; (D) the costs of a title search or of examining and updating the abstract of title for the tract or item of real property; (E) all taxes and special assessments on the tract or item of real property paid by the purchaser after the sale of the certificate plus interest at the rate of ten percent (10%) per annum on the amount of taxes and special assessments paid by the purchaser on the redeemed property; and (F), all costs of sale, advertising costs, and other expenses of the county directly attributable to the sale of the certificate.

If the certificate is sold for an amount more than the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale and the property is not redeemed, the owner of record of the tract or item of real property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

Indiana law prohibits a person who owes delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale, from purchasing tracts or items of real property at a

tax sale. Prior to bidding at a tax sale, each bidder must affirm under the penalties for perjury that he or she does not owe delinquent taxes, special assessments, penalties, interest, costs directly attributable to a prior tax sale, amounts from a final adjudication in favor of a political subdivision in this county, any civil penalties imposed for the violation of a building code or ordinance of this county, or any civil penalties imposed by a health department in this county. Further, each bidder must acknowledge that any successful bid made in violation of the above statement is subject to forfeiture. In the event of forfeiture, the bid amount shall be applied to the delinquent taxes, special assessments, penalties, interest, costs, judgments, or civil penalties of the ineligible bidder, and a certificate will be issued to the county executive.

The Commissioners 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 the start or during the duration of the auction. The Auditor's Office does not warrant the accuracy of the key numbers or street addresses published herein and any misstatement in the key number or street address does not invalidate an otherwise valid sale.

Dated: 01/21/2026

852500020 85-07-05-104-076.000-002 \$200.00 HOWARD DEBRA
FR NW1/4 5-29-7 N 60' MARKET ST

852500028 85-19-27-401-144.000-006 \$200.00 GILBERT THELMA
MCKELVEY & JACKSONS PT 22X280 27-26-7 .18AC WALNUT ST

852500035 85-14-10-133-040.000-009 \$200.00 DARAKAR HILL-
CREST FUELMART INC WALNUT HILLS LOT 70 1451 GARFIELD ST

852500042 85-14-11-402-116.000-009 \$200.00 LEACH DONALD L
PT SW1/4 N RIVER 11-27-6 .04AC 693 CALHOUN ST

852500043 85-14-11-404-026.000-009 \$200.00 DMI CONSULTING
INC HANNAS EASTERN W1/2 LOT 108 & 23X132 LOT 107 453 E
MAIN ST

852500044 85-14-12-111-013.000-009 \$200.00 JONES HOWARD
C BD OF TRADE 345 MINNIE ST

852500045 85-14-40-123-030.000-009 \$200.00 TUDOR CATHY
ANN (DILLON) E & H SUBDIV CHAR SEC PT OL 29 .23AC 511
BOND ST

852500047 85-14-40-234-002.000-009 \$200.00 VIGAR CHAD M
COLLINS PT LOT 2 & PT LOT 4 472 FALLS AVE

852500049 85-14-40-234-024.000-009 \$200.00 EBERLY BRAD M &
APRIL M STURGIS PT W PT LOT 8 FALLS AVE

852500050 85-14-40-302-027.000-009 \$200.00 JOHNSON RICH-
ARD A E & H SUB CHAS SEC 15-27-6 .08AC MILL ST

852500051 85-14-40-302-028.000-009 \$200.00 JOHNSON RICH-
ARD A PT CHARLIE RES 15-27-6 .085AC MILL ST

852500052 85-14-40-304-061.000-009 \$200.00 WILCOX MICHAEL
& COLLEEN MC CARTYS S1/2 W50' LOT 6 MILLS ST 978 MILL ST

852500056 85-14-58-103-001.000-009 \$200.00 KING JAVILYN
BENTS & HUTCHENS N1/2 LOT 21 & 22 447 HUTCHENS ST

852500063 85-09-01-101-182.000-011 \$200.00 U S RAILROAD
VEST CORP PT NW1/4 01-28-05 .1991AC N ARNOLD ST

852500064 85-09-02-201-011.000-011 \$200.00 U S RAILROAD
VEST CORP PT NE1/4 2-28-5 .1386AC W ADAMS ST

852500065 85-01-35-401-010.000-012 \$200.00 FEATHERS LILLIE
MAY TWIN LAKES EST UNIT 2 LOT 7 BLK 5 CRAPPIE RD

852500066 85-01-35-401-018.000-012 \$200.00 ROBERTS PATRI-
CIA M TWIN LAKES EST UNIT 2 LOT 3 BLK 5 CRAPPIE RD

852500069 85-01-35-401-031.000-012 \$200.00 ROBERTS PATRI-
CIA M TWIN LAKES EST UNIT 2 LOT 16 BLK 4 CRAPPIE DR

852500070 85-01-35-401-033.000-012 \$200.00 ROUSCH JOSEPH
P & JOSEPH L TWIN LAKES EST UNIT 2 LOT 17 BLK 4 CRAPPIE RD

852500071 85-01-35-401-035.000-012 \$200.00 ROUSCH JOSEPH
P & JOSEPH L TWIN LAKES EST UNIT 2 18/4 CRAPPIE RD

852500075 85-01-35-401-045.000-012 \$200.00 MIKELL BETTY
LOU TWIN LAKE EST UNIT 2 LOT 13 BLK 3 MINNOW DR

852500076 85-01-35-401-049.000-012 \$200.00 MAPLES JAMES
BLAIN & EFFIE MAE TWIN LAKES EST UNIT 2 LOT 14 BLK 3 BLUE-
GILL RD

852500077 85-01-35-401-050.000-012 \$200.00 FREELAND ANNA
TWIN LAKES EST UNIT 2 9/3 BASS RD

852500078 85-01-35-401-051.000-012 \$200.00 MAYES PAUL
TWIN LAKES EST UNIT 2 LOT 15 BLK 3 BLUEGILL RD

852500079 85-01-35-401-053.000-012 \$200.00 MAYES PAUL
TWIN LAKES EST UNIT 2 LOT 16 BLK 3 BLUEGILL RD

852500080 85-01-35-401-054.000-012 \$200.00 ROBERTS PATRI-
CIA M TWIN LAKES EST UNIT 2 LOT 7 BLK 3 BASS RD

852500081 85-01-35-401-065.000-012 \$200.00 HUDSON CARL
TWIN LAKES EST UNIT 2 LOT 2 BLK 3 TURTLE DR

852500082 85-01-35-401-066.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 2 LOT 1 BLK 3 TURTLE DR

852500085 85-01-35-403-030.000-012 \$200.00 MINOR HAROLD R
& ALICE A TWIN LAKES EST UNIT 1 6/8 9B 71 BLUEGILL RD

852500086 85-01-35-403-042.000-012 \$200.00 STANTON DANIEL
C SR TWIN LAKES EST UNIT 1 11/6 TURTLE RD

852500087 85-01-35-403-047.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 1 LOT 14 BLK 6 BLUEGILL
RD

852500088 85-01-35-403-049.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 1 LOT 15 BLK 6 BLUEGILL
RD

852500089 85-01-35-403-050.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 1 LOT 6 BLK 6 BASS RD

852500090 85-01-35-403-052.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 1 LOT 5 BLK 6 BASS RD

852500091 85-01-35-403-054.000-012 \$200.00 MOREHEAD STE-
VEN MICHAEL TWIN LAKES EST UNIT 1 LOT 4 BLK 6 BASS RD

852500101 85-06-15-200-068.000-012 \$200.00 HOLMES SHIRLEY
MENDENHALL W 13' OF LOT 9 LUKENS LAKE RD

Total Number of Properties: 36

I hereby certify that the above real properties have been offered in one tax sale, have not received a bid for at least the amount required under I.C. 6-1.1-24-5 and have been identified in a resolution of the Board of Commissioners for Wabash County, Indiana, to be offered for sale.

Shelly Bauccho, Auditor,
Wabash County, Indiana

HSPAXLP