

**NOTICE OF REAL PROPERTY  
COMMISSIONERS' CERTIFICATE SALE  
Fulton County Indiana  
Beginning 10:00 AM Local Time,  
February 17, 2026  
Commissioners' Meeting Room  
STATE OF INDIANA  
Fulton County**

Pursuant to the laws of the Indiana General Assembly and by resolution of the Fulton 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 <https://www.co.fulton.in.us/>. 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 Fulton 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 **02/17/2026** at 10:00 AM Courthouse Time at **Commissioners' Meeting Room**. 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. 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](http://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

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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: 12/24/2025

252500019 001-123043-00 \$25.00 Wilborn Janice L Lot 14 Blk 15 Tipp Shores Unit 3 South Of Zina Dr Rochester IN 46975

252500022 002-103032-00 \$25.00 Cherry Sunnyboy & Jewel Sec B Lots 472 Thru 475 Sec B Lots 528 Thru 531 Kings Lake Resort 525 N Rochester IN 46975

252500023 002-103065-00 \$25.00 Conner Reola Sec 1 Lots 9 Thru 12 Edmond Resort Properties. 600 N Rochester IN 46975

252500024 002-104016-00 \$25.00 Mc Donald Joe L Sec C Lot 46 Kings Lake Resort 5312 State St. Rochester IN 46975

252500027 002-108041-00 \$25.00 Haynes Michael Sec B Lots 107, 108 & 109 Kings Lake Resort Indiana St Rochester IN 46975

252500028 002-110024-00 \$25.00 Jenkins William & Theresa Lots 27 Thru 32 Less N Parts Sec 1 Edmond Resort Properties. 600 N Rochester IN 46975

252500031 002-113017-00 \$25.00 Green Abell & Stewart Bess Jt Ten W/R Surv Sec F Lots 132 thru 137 & 159 Kings Lake Resort Washington St Rochester IN 46975

252500032 002-113045-00 \$25.00 Minter Nancy E & John F Sec B Lots 166 & 167 Kings Lake Resort. Indiana St Rochester IN 46975

252500034 002-113150-00 \$25.00 Hendrickson Earl Wayne Sec V Lot 58 Kings Lake Resort West Of 900 W Rochester IN 46975

252500035 002-113152-00 \$25.00 Luster Bjorn Sec V Lot 55 Kings Lake Resort West Of 900 W Rochester IN 46975

252500036 002-116041-00 \$25.00 Pugh Davida Yvette; Pugh Kevin D; & Pugh Chandra G Sec B Lots 60, 61 & 62 Kings Lake Resort North Of Prairie St Rochester IN 46975

252500040 002-123007-00 \$25.00 Wallace E Sec B Lots 238 & 239 Kings Lake Resort. Prairie St Rochester IN 46975

252500041 002-123044-00 \$25.00 Whorton Philip & Mary Sec B Lots 92 thru 94 Kings Lake Resort North Of Prairie St Rochester IN 46975

252500043 002-124044-00 \$25.00 Whorton Philip & Mary Sec B Lots 348 thru 350 Kings Lake Resort West Of Wabash St Rochester IN 46975

252500047 003-103012-00 \$25.00 Oden Angela M Lot 25 Rooney's C St & 650e Rochester IN 46975

252500074 005-118101-00 \$25.00 Maners Emmett E Lot 13 Shaffers Lakeside Add. Burns Ave. Nyona Lk. Macy IN 46951

252500075 005-119019-00 \$25.00 Kozlowski Brett M M D N 1/2 S 1/2 Ne 16-29-3 .67a N Sunset Blvd Macy IN 46951

252500082 006-107003-80 \$25.00 Casey Preston Scott Lot 118 O P Qcd Incorrect Desc 012104 #0400287 401 N Jefferson St Fulton IN 46931

252500083 006-108018-00 \$25.00 Casey Preston Scott Lot 117 Original Plat Less Sw Cor. 401 N Jefferson St Fulton IN 46931

252500097 009-100100-00 \$25.00 Liming Karl & Gwendolyn Lots 2 & 3 Less W Pt A & W Addition 23-30-3 Contract To Schmucker 400 E Rochester IN 46975

252500132 012-106001-00 \$25.00 Harlow David A & Cindy A 20' 4 E Side Lot 61 Troutman's 19' 2 In M Pt Lot 61. Troutman's 215 E Main St Kewanna IN 46939

Total Number of Properties: 21

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 Fulton County, Indiana, to be offered for sale.

Katherine Adamson, Auditor,  
Fulton County, Indiana.