

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Shelby County Indiana
Beginning 10:00 AM Local Time,
February 25, 2026
County Annex

STATE OF INDIANA

SHELBY County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Shelby 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 shelbycounty73.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 Shelby 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 02/25/2026 at 10:00 AM Courthouse Time at County Annex . 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: 01/03/2026

- 732500001 730728200077.000001 \$447.00 Mary Jones SEND W2 NE 30 X 406 LANE 28 13 7 .28A N KNIGHTSTOWN RD SHELBYVILLE IN 46176-0000
- 732500007 730729100030.000002 \$500.00 INDIANA LAND TRUST COMPANY AS TRUSTEE UNDER THE PROVIS PT E/2 NW 29 13 7 .26 AC RAMADA INN I-74 & ST RD 9 SHELBYVILLE N RILEY HWY SHELBYVILLE IN 46176-0000
- 732500009 730729300089.000002 \$500.00 INDIANA LAND TRUST COMPANY PT N2 SW OUTLOT 29 13 7 (1.67-.78) .77 AC SURVEY N RILEY HWY SHELBYVILLE IN 46176-0000
- 732500018 730732300304.000002 \$500.00 SECOND CHANCE PROPERTIES LLC NOBLE ST ADJ TR PT LT37 215 N NOBLE ST EMPTY LOT SHELBYVILLE IN 46176-0000
- 732500019 730732300314.000002 \$500.00 CASA RICCA INVESTMENTS LLC J WALKER MECH PT LT12 131 E MECHANIC ST SHELBYVILLE IN 46176-0000
- 732500025 731104300071.000002 \$500.00 C P Morgan Communities LP PT E2 SW 4 12 7 .05 AC survey AMOS RD SHELBYVILLE IN 46176-0000
- 732500026 731104400055.000002 \$500.00 Shelby Industrial Development Inc PT SE 4 12 7 .05 AC (2006 PAY 2007-PARCEL NOT TAXED PREVIOUSLY) 907 S CLARK RD SHELBYVILLE IN 46176-0000
- 732500027 731105100065.000002 \$209.00 JOHN MOSS T&B HEND TOMPKINS PT LT 11 **SEE NOTES** W HENDRICKS ST-STRIP OF LAND SHELBYVILLE IN 46176-0000
- 732500033 731105200009.000002 \$500.00 BILLY J KINGSTON HALE & HALE HEND PT LT6 S NOBLE ST (VACANT) 224 S NOBLE ST PARKING LOT SHELBYVILLE IN 46176-0000
- 732500047 731106100155.000002 \$500.00 Michelle K Musgrave UNPL TR ELLIOTT PT NW 6 12 7 .12 AC 616 VICTOR PLACE SHELBYVILLE RIVER ROAD SHEL-BYVILLE IN 46176-0000
- 732500051 731106200206.000002 \$500.00 Todd & Christina Leffler MONT 3RD MILLER PT W2 LT47 **SEE NOTES** 413 W HENDRICKS ST- EMPTY LOT SHEL-BYVILLE IN 46176-0000
- 732500071 730633200022.000004 \$500.00 INDY ACQUISITION GROUP I, LLC NE COR NE PT TR G 33 13 6 .54 AC 4115 W 100 N SHELBYVILLE IN 4115 W 100 NORTH SHELBYVILLE IN 46176-0000
- 732500081 730312300089.000008 \$500.00 Mark Myer PT NW 12 14 7 .12 AC W MAIN ST-LITTLE PIECE OF LAND MORRISTOWN IN 46161-0000
- 732500085 730313100021.000008 \$500.00 Brian Crouch RIDGELANDS PHASE ONE(LOT V-3 + 10' SPT V-2) ZONING LOT 8 HANOVER DR-LOT MORRISTOWN IN 46161-0000
- 732500086 730313100051.000008 \$500.00 Brian Crouch RIDGELANDS PHASE ONE (14' NPT LOT G-9) - 14' SPT ZONING LOT 6 **SEE NOTES** ABBEY CT-STRIP OF LAND MORRISTOWN IN 46161-0000
- 732500092 731408300003.000010 \$230.00 Loren E Glass SW 8 11 6 .36A **SEE NOTES** 600 W-STRIP OF LAND EDINBURGH IN 46124-0000
- 732500096 731229400028.000011 \$500.00 Salem Keith MIDDLETOWN PT LOT 20 2 X 148 1/2 MIDDLETOWN RD-STRIP OF LAND WALDRON IN 46182-0000
- 732500097 731229400029.000011 \$500.00 Ronald L Douglas MIDDLETOWN N2 LT19 **SEE NOTES** 6946 E MIDDLETOWN RD-LOT WALDRON IN 46182-0000
- 732500098 731229400031.000011 \$500.00 Beverly A Adkins PT NE SE 29 12 8 .10A **SEE NOTES** 6904 E MIDDLETOWN ROAD-LOT WALDRON IN 46182-0000
- 732500099 731229400032.000011 \$500.00 Beverly A Adkins PT NE SE 29 12 8 .25A 6896 E MIDDLETOWN ROAD-LOT WALDRON IN 46182-0000
- 732500113 731523100097.000014 \$310.00 ANDREW SCOTT PHARES GENEVA EPT LT 19 9284 S GENEVA MAIN ST-BACK LOT FLAT ROCK IN 47234-0000
- 732500117 731604400019.801014 \$500.00 Oak Cable Systems IMPROVEMENT ONLY (GEN OFF)ON #5-21-12 MISC-BOOK 74 PAGE 910-913 303 W WASHINGTON ST-IMP ONLY SAINT PAUL IN 47272-0000
- 732500118 731609200009.000014 \$500.00 Homesports Inc CRENSHAW SUB PT SEC9 LT16 CRENSHAW DR-SLIVER OF LAND ST PAUL IN 47272-0000
- 732500119 731604400059.000015 \$500.00 Thomas J Young ST PAUL STEPHEN PT LT2 10FT NSD COUNTY LINE RD SAINT PAUL IN 47272-0000
- 732500121 730524200050.000018 \$500.00 William H Billman BOGGSTOWN STRICKLER N2 SEC24 LT5 2607 N SAND CREEK DR BOGGSTOWN IN 46110-0000
- 732500124 731413100017.000021 \$500.00 Donna Kay Romine PT E/2 NW 13 11 6 .02 AC W 850 SOUTH- SLIVER OF LAND FLAT ROCK IN 47234-0000
- 732500127 731435100127.000021 \$500.00 Harvey Woodall FLAT ROCK NADINGS 1ST MAIN SEC35 LT18 11269 S MAIN STREET-LOT FLAT ROCK IN 47234-0000

Total Number of Properties: 27

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 Shelby County, Indiana, to be offered for sale.

Amy L. Glackman, Auditor,

Shelby County, Indiana.

HSPAXLP