

NOTICE OF REAL PROPERTY
TAX SALE
Tipton County Indiana
Beginning 10:00 AM Local Time,
October 10, 2025
1st Floor Commissioners' Room

Tipton 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 <https://www.tiptongov.com/county/>.

The county auditor and county treasurer will apply on or after 09/23/2025 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 Tipton County Circuit Court and served on the county auditor and treasurer before 09/23/2025. 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 10/10/2025 at the 1st Floor 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 Monday, October 12, 2026 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, February 09, 2026.

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 10/10/2025 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 Tipton 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 Tipton County Treasurer.

Dated: 08/29/2025

802500004 001-00936-00 \$2,413.22 Garmon, Melvin J. Taft & Angela Marie 803 Oak St 001-00936-00 and 001-00937-00 are to be sold and redeemed together.

802500005 001-00937-00 \$373.28 Garmon, Melvin J. Taft & Angela Marie Vacant 1/2 lot north of 803 Oak St 001-00936-00 and 001-00937-00 are to be sold and redeemed together.

802500007 001-01129-00 \$639.15 E.A.C. Enterprise, LLC 625 W Madison St Vacant lot 001-01129-00 and 001-01130-00 are to be sold and redeemed together.

802500008 001-01130-00 \$424.95 E.A.C. Enterprise, LLC Vacant lot between 625 Madison St & 217 4th St 001-01129-00 and 001-01130-00 are to be sold and redeemed together.

802500010 001-01432-00 \$3,740.70 Kendall, Tommy N & Rita J 124 First St

802500011 001-01632-00 \$962.80 Nelson, Lucia 612 Sycamore St

802500012 001-01894-00 \$2,559.67 Oldham, Debra K & Culbertson, Brian 122 Diehl St

802500013 001-01925-00 \$17,450.92 Stecker, Timothy P. 124 Fourth St

802500014 001-01947-00 \$3,058.79 Nelson, Avery 933 N Independence St

802500015 001-02024-00 \$4,938.74 Pope, Kevin L 121 Market Rd

802500016 001-02128-00 \$2,729.50 Gupta, Vinod C C: Hensley, Everett & Beth 1008 N Main St

802500018 001-02272-00 \$1,409.40 Welcome Home Rentals, LLC 804 Oak St 001-02272-00 and 001-02274-00 are to be sold and redeemed together.

802500019 001-02273-00 \$1,730.40 Welcome Home Rentals, LLC 416 Harrison St

802500020 001-02274-00 \$336.60 Welcome Home Rentals, LLC 804 Oak St 001-02272-00 and 001-02274-00 are to be sold and redeemed together.

802500021 001-02275-00 \$2,571.70 Welcome Home Rentals, LLC 802 Oak St

802500023 001-02404-00 \$1,577.23 Brown, Philip & Therese 238 Green St

802500024 001-02495-00 \$3,210.15 Pearson, Joni M. 302 N Main St

802500025 001-02764-00 \$3,940.21 Henry, Jeremy J & Anita Renee 238 S East St

802500027 001-02911-00 \$1,782.13 Culp, Isaac J 226 W Madison St

802500028 001-02920-00 \$4,456.50 Brown, Philip Keith & Teri Smith 421 Poplar St 001-02920-00 and 001-02921-00 are to be sold and redeemed together.

802500029 001-02921-00 \$451.50 Brown, Philip Keith & Teri Smith Lot behind 421 Poplar St 001-02920-00 and 001-02921-00 are to be sold and redeemed together.

802500030 002-00038-00 \$1,095.30 McCullough, Michael 903 N Church St 002-00038-00 and 002-00441-00 are to be sold and redeemed together.

802500031 002-00146-00 \$752.55 Smith, Robert W 821 N Church St 002-00146-00 and 002-00147-00 are to be sold and redeemed together.

802500032 002-00147-00 \$237.10 Smith, Robert W 1/2 vacated st north of 821 N Church St 002-00146-00 and 002-00147-00 are to be sold and redeemed together.

802500033 002-00232-00 \$6,245.15 McCullough, Michael T 909 N Church St

802500034 002-00441-00 \$356.75 McCullough, Michael N 1/2 vacated Trenton St south of 903 N Church St 002-00038-00 and 002-00441-00 are to be sold and redeemed together.

802500035 003-00014-00 \$1,076.11 Schoeller, Debra 411 College St

802500036 003-00028-00 \$1,513.59 Beacon Property Partners, LLC 118 McClellan St

802500037 003-00046-00 \$2,654.27 Stephens, Kimmit E & Linda C C: Graham, Wade Southeast of and behind 201 S McClellan St

802500038 003-00079-00 \$106.28 Brown, Charles E & Penny E 413 McClellan St 003-00079-00 and 003-00080-00 are to be sold and redeemed together.

802500039 003-00080-00 \$60.45 Brown, Charles E & Penny E Vacant lot SE of and adjacent to 413 McClellan St 003-00079-00 and 003-00080-00 are to be sold and redeemed together.

802500040 003-00212-00 \$1,890.10 Miller, Daniel 618 Main St 003-00212-00 and 003-00213-00 are to be sold and redeemed together.

802500041 003-00213-00 \$2,029.30 Miller, Daniel 600 Main St 003-00212-00 and 003-00213-00 are to be sold and redeemed together.

802500042 003-00257-00 \$283.05 Strange, LLC Vacant lot W of and adjacent to 200 N Independence St 003-00257-00 and 003-00258-00 are to be sold and redeemed together.

802500043 003-00258-00 \$629.85 Strange, LLC 200 N Independence St 003-00257-00 and 003-00258-00 are to be sold and redeemed together.

802500044 003-00310-00 \$5,042.35 Helvey, Brandon Dale & Telina Marie 817 A S Independence St (behind 815 & 817 S Independence)

802500045 003-00313-00 \$312.83 Shaw, David & Chelsea Vacant lot E of and adjacent to 313 E Canal St 003-00313-00 and 003-00314-00 are to be sold and redeemed together.

802500046 003-00314-00 \$1,815.54 Shaw, David & Chelsea 313 E Canal St 003-00313-00 and 003-00314-00 are to be sold and redeemed together.

802500047 003-00332-00 \$1,825.47 Schill, Kagome & Esmeralda 210 Nutter St

802500048 003-00376-00 \$418.53 Dillon, Charles 215 E Wall St

802500049 003-00384-00 \$286.62 Lee, Joyce A Vacant lot (shed) northwest of 503 W Main St

802500051 003-00644-00 \$1,900.52 Deering, Levi & Julianne 504 W Main St

802500052 003-00737-00 \$249.85 Beacon Property Partners, LLC 511 W Sherman St

802500053 004-00059-00 \$307.54 Arnett, Michelle R Lot north of 508 S West St 004-00059-00, 004-00060-00, and 004-00061-00 are to be sold and redeemed together.

802500054 004-00060-00 \$3,972.58 Arnett, Michelle R 508 S West St 004-00059-00, 004-00060-00, and 004-00061-00 are to be sold and redeemed together.

802500055 004-00061-00 \$337.95 Arnett, Michelle R Lot W of vacated alley behind 508 N West St 004-00059-00, 004-00060-00, and 004-00061-00 are to be sold and redeemed together.

802500056 004-00107-00 \$620.00 Ellis, Robert T, Jr 204 E NORTH ST

802500057 004-00195-00 \$511.00 Brown, Philip Keith & Therese Mari Behind 208 N Main St 004-00195-00 and 004-00196-00 are to be sold and redeemed together.

802500058 004-00196-00 \$3,814.46 Brown, Philip Keith & Therese Mari 208 N Main St 004-00195-00 and 004-00196-00 are to be sold and redeemed together.

802500060 004-00304-00 \$972.77 King, Frankie 205 E College St

802500062 005-00338-00 \$2,204.38 Clark, Joshua J 1606 N 250 W

802500068 006-00576-00 \$2,645.73 Flaty, Patricia A 3546 S US 31

802500069 006-00645-00 \$836.16 Shepherd, Pepper & Cline, Daryl 28 N 800 W

802500072 006-00877-00 \$2,435.36 Roe, Daniel V 804 S 725 W

802500073 006-00914-00 \$705.46 Shank, Cameron J. South side of 123 S Meridian St

802500074 006-01150-00 \$1,944.49 Roe, Tina & Dan 864 S 725 W

802500076 007-00117-00 \$3,986.54 Hewitt, Cody 617 E 625 N

802500077 007-00248-00 \$7,877.63 Perez, Guillermo 3237 W 400 N

802500079 007-00740-00 \$95.83 McClure, David Ray Vacant lot E of 105 N Reno Rd 007-00740-00, 007-00741-00, 007-00742-00, and 007-00743-00 are to be sold and redeemed together.

802500080 007-00741-00 \$415.33 McClure, David Ray Lot w/ barn SE of 105 N Reno Rd 007-00740-00, 007-00741-00, 007-00742-00, and 007-00743-00 are to be sold and redeemed together.

802500081 007-00742-00 \$95.83 McClure, David Ray Vacant lot S of 105 N Reno Rd 007-00740-00, 007-00741-00, 007-00742-00, and 007-00743-00 are to be sold and redeemed together.

802500082 007-00743-00 \$502.41 McClure, David Ray 105 N Reno Rd 007-00740-00, 007-00741-00,

007-00742-00, and 007-00743-00 are to be sold and redeemed together.

802500083 007-01164-00 \$1,370.89 Taylor, David C & Sarah R & Stagno, Nancy L 3332 W 400 N

802500084 007-01242-00 \$1,963.86 Spotts, Ricky 106 Michael Ln

802500086 008-00058-00 \$301.31 Roudebush, James R & Nancy M Lee Vacant lot on west side of 3636 E 150 S

802500088 008-00195-00 \$2,441.81 Parr, Robin E. 4636 E 100 S

802500089 008-00282-00 \$4,926.72 Brummet, Ora H & Betty J & STEVEN D BRUMMET 1948 S 700 E

802500090 008-00367-00 \$3,495.19 Five Star Realtor Group, LLC 3435 E SR 28

802500091 008-00632-00 \$1,070.07 Hill, Donald J Trustee R/T/A C: JEFF & MARSHA MADDOX 6886 E 350 S

802500094 008-01437-00 \$752.18 Phillips, Lorann Gaye 122 N Harmony St

802500095 008-01481-00 \$2,724.52 Gibson, Amanda J 6142 E 550 S

802500096 008-01605-00 \$189.22 Davis, Samuel E & Jody K Vacant ground east of creek, west of SR 213 on 550 S

802500097 009-00873-00 \$5,878.61 Ade, George & Kathryn 10769 W 600 N

802500098 009-01360-00 \$1,219.79 Cline, John Matthew & Kala Taylor Nicholson-Cline 7478 W 350 N

802500100 010-00498-00 \$6,924.86 Breedlove, James Glen 6838 N 500 E

Total Properties: **75**

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
29th day of August, 2025.

Jon DeBaun, Auditor,
Tipton County, Indiana.