

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
DeKalb County Indiana
Beginning 10:00 AM Local Time,
March 11, 2025
Online - www.zeusauction.com

STATE OF INDIANA

DeKalb County

Pursuant to the laws of the Indiana General Assembly and by resolution of the DeKalb 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.co.dekalb.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 DeKalb 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).

The public auction will be conducted as an electronic sale under IC 6-1.1-24-2(b)10, at the following web site: www.zeusauction.com. The public auction will begin on 03/11/2025 at 10:00 AM local time. The properties in the online auction will commence closing at 1:00 PM local time on 03/11/2025 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

If you are interested in participating in this public auction, registration information and the procedures you must follow to bid are available online at <https://www.zeusauction.com>. In order to participate, you must become a member of the auction web site (www.zeusauction.com). You must read, understand and agree to the rules of sale and payment terms. **Once you become a member of the auction web site, you must register for the DeKalb County auction, specifically. Registration for the sale closes March 7, 2025 at 4:00 PM local time.**

Please note that in order to bid in the online public auction, you must both complete IRS Form W-9 and agree to the registration statement described at IC 6-1.1-24-5.3(c) electronically, through the auction web site. 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: 01/14/2025

172400015 02-11-16-100-008 \$25.00
ZAP Distributing LLC North of CR 58
Saint Joe 46785

172400033 08-12-06-309-013 \$25.00
Unknown South of 75A & W of SR 8
Saint Joe 46785

172400054 16-05-33-377-020 \$25.00
Harper, Leslie L. & Doster, Robert
J.A. (Joint Tenants) Across from
1013 W Quincy St Garrett 46738

172400057 17-02-06-230-001 \$25.00
M.E. & M.J., LLC III W State St E of
S Union Ave Ashley 46705 17-02-06-
230-001, 17-02-06-230-002, and 17-
02-06-230-003 are to be sold and
redeemed together.

172400058 17-02-06-230-002 \$25.00
M.E. & M.J., LLC III 124 W State St
Ashley 46705 17-02-06-230-001, 17-
02-06-230-002, and 17-02-06-230-003
are to be sold and redeemed
together.

172400059 17-02-06-230-003 \$25.00
M.E. & M.J., LLC III S of W State St
Ashley 46705 17-02-06-230-001, 17-
02-06-230-002, and 17-02-06-230-003
are to be sold and redeemed
together.

172400063 18-06-28-180-007 \$25.00
Pheasant Run I Joint Venture Martz
Dr N of Portage Pass Auburn 46706

172400071 18-06-30-503-016 \$25.00
Brandon Street, LLC W 5th St E of
Brandon St Auburn 46706

172400080 18-06-32-101-029 \$25.00
First Guaranty Mortgage Corporation
350 W 9th St Auburn 46706

172400081 18-06-32-129-009 \$25.00
Hines, Beecher D. & Lee Ann
Hippensteel-Hines E of 113 W 10th St
Auburn 46706

172400084 18-06-32-195-009 \$25.00
Miller, David J. & Betty L. Und. 1/2
int & Miller, Jacob, Jr. Und 1/2 int
S of 211 E 10th St Auburn 46706

172400087 18-06-32-328-007 \$25.00
Unknown N of E Ensley Ave Auburn
46706

172400100 18-06-33-126-004 \$25.00
Forum Group Inc E 7th St S of 100
Duesenberg Dr Auburn 46706

172400101 18-06-33-151-014 \$25.00
Unknown W of 125 Zona Dr Auburn
46706

172400102 18-06-33-155-011 \$25.00
Graber Enterprise, Inc. S of 1004
Allison Blvd Auburn 46706

172400103 18-06-33-200-010 \$25.00
Graber Homes, Inc. State Road 8
Common Area of Hunter's Glen Auburn
46706

172400104 18-06-33-200-011 \$25.00
Graber Homes, Inc. State Road 8
Common Area of Hunter's Glen Auburn
46706

172400105 18-06-33-305-006 \$25.00
Graber Homes, Inc. N of 1308 Walker
Ct Auburn 46706

172400112 23-07-02-454-002 \$25.00
Platter, Michelle L W Main St S of
124 N Western Ave Butler 46721

172400126 23-07-12-128-001 \$25.00
Unknown US Highway 6 Butler 46721

172400130 26-05-34-304-005 \$25.00
Hendrickson, Shawna 314 E Covell St
Garrett 46738

172400131 26-09-03-101-001 \$25.00
Unknown E of 122 W Quincy St Garrett
46738

172400132 26-09-03-106-014 \$25.00
Frost, Lucinda M. 202 E King St
Garrett 46738

172400135 26-09-03-128-007 \$25.00
Freeman, Terry Lee & Lori Ann S of E
Quincy St Garrett 46738

172400136 26-09-03-132-004 \$25.00
Cragger, Kess E of S Walsh St Garrett
46738

172400137 26-09-03-132-005 \$25.00
Cragger, Kess E of S Walsh St Garrett
46738

172400138 26-09-03-132-006 \$25.00
Cragger, Kess E of S Walsh St Garrett
46738

172400144 26-09-03-167-002 \$25.00
Unknown S Randolph St N of 704 S
Franklin St Garrett 46738

172400149 26-09-03-210-001 \$25.00
Unknown S 1st St N of 903 E King St
Garrett 46738

172400150 26-09-03-210-004 \$25.00
Unknown N of 905 E King St Garrett
46738

172400151 26-09-03-210-010 \$25.00
Unknown N of 915 E King St Garrett
46738

172400154 26-09-03-303-001 \$25.00
Unknown N of 701 S Franklin St
Garrett 46738

172400156 26-09-03-312-001 \$25.00
Zartman, Allen E. & Mary Etta 801 S
Lee St Garrett 46738

172400160 26-09-04-228-001 \$25.00
Unknown N Ijams St S of W Quincy St
Garrett 46738

172400161 26-09-04-232-021 \$25.00
Gayheart, Mark & Emogene 114 S
Peters St Garrett 46738

172400162 26-09-04-257-001 \$25.00
Unknown S of W Warfield St & E of S
Hamsher St Garrett 46738

172400163 26-09-04-257-002 \$25.00
Unknown S of W Warfield St & E of S
Hamsher St Garrett 46738

172400165 26-09-04-295-001 \$25.00
Unknown S of W Warfield St & E of S
Guilford St Garrett 46738

172400166 26-09-04-401-037 \$25.00
Baer Land Development Company, LLC E
of 709 W 2nd Ave Garrett 46738

172400171 30-11-15-351-011 \$25.00
Unknown W of School St Saint Joe
46785

172400174 31-06-03-152-023 \$25.00
Alan Investments III LLC E of 120
Lockhart St Waterloo 46793

172400180 31-06-03-332-006 \$25.00
Unknown W of Waterloo Incubator & S
of E Marion St Waterloo 46793

172400181 31-06-03-332-010 \$25.00
Unknown W of Waterloo Incubator & N
of E Van Vleek St Waterloo 46793

Total Number of Properties: 43

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 Dekalb
County, Indiana, to be offered for
sale.

Susan Sleeper, Auditor, Dekalb County
Indiana.