

NOTICE OF REAL PROPERTY  
COMMISSIONERS' CERTIFICATE SALE  
Owen County Indiana  
Beginning 10:00 AM Local Time,  
April 30, 2024  
Commissioner's Meeting Room, 2nd  
Floor, Courthouse

STATE OF INDIANA

Owen County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Owen 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.owencounty.in.gov](http://www.owencounty.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 Owen 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 **04/30/2024 at 10:00 AM Courthouse Time at Commissioner's Meeting Room, 2nd Floor, Courthouse**. 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 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: 03/13/2024

602300037 60-16-12-100-150.000-017  
\$500.00 Brewer Darin 3454 River Camp Rd Spencer 47460

602300042 60-01-21-100-010.020-018  
\$500.00 Lewis Faye 12457 Base Line Rd Paragon 46166

602300050 60-03-21-200-230.000-019  
\$500.00 Dodge David Thomas & Dodge William Albert State Road 243 Cloverdale 46120

602300052 60-03-21-400-050.720-019  
\$500.00 Niendorf Vera A Trustee Living Trust 11946 Dallas Rd Cloverdale 46120

602300053 60-03-21-400-050.730-019  
\$500.00 Niendorf Vera A Trustee Living Trust 11936 Dallas Rd Cloverdale 46120

602300055 60-03-21-400-060.170-019  
\$500.00 Snyder Danny Dallas Rd Cloverdale 46120

602300064 60-03-29-200-060.110-019  
\$500.00 Usrey David F & Margaret U Viviani 11326 Oak Grove Church Rd Poland 47868

602300068 60-03-29-400-210.600-019  
\$500.00 Schmitt Giles & Kathryn E 10880 Private Rd 525w Poland 47868

602300072 60-03-29-400-220.480-019  
\$500.00 Brewer Darin 10631 Lakewood Dr W Poland 47868

602300078 60-03-32-100-150.000-019  
\$500.00 Skaggs Jason D 5470 Forest Ln Poland 47868

602300081 60-03-33-100-030.370-019  
\$500.00 Eaves Betty 4689 Wildflower Rd Poland 47868

602300083 60-03-33-100-030.440-019  
\$500.00 Dewey James R 10007 Brann Rd Poland 47868

602300084 60-03-33-100-030.450-019  
\$500.00 Dewey James R 10009 Brann Rd Poland 47868

602300085 60-03-33-100-030.460-019  
\$500.00 Dewey James R 10011 Brann Rd Poland 47868

602300086 60-03-33-100-030.480-019  
\$500.00 Dewey James R & LexiAnne Dewey 4694 Hunters Cove Poland 47868

602300089 60-03-33-100-032.050-019  
\$500.00 Smith Jackie A 4527 Pine Cove Way Poland 47868

602300091 60-03-33-102-050.063-019  
\$500.00 Bower Lewis C & Garnet V Pine Ridge Rd Poland 47868

602300101 60-14-11-300-250.040-020  
\$300.00 Megenhardt Brock E Main St Coal City 47427

602300114 60-15-01-300-250.000-020  
\$500.00 Purcell Paul E & Margaret 3470 Shepard Rd Freedom 47431

602300124 60-03-22-203-130.090-021  
\$300.00 Stoddard James 4200 State Hwy 42 Cloverdale 46120

602300190 60-10-19-200-100.001-027  
\$500.00 Winders Robert K W State Hwy 46 Spencer 47460

**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 Owen County, Indiana, to be offered for sale.

Sheila Reeves, Auditor, Owen County Indiana.