NOTICE OF REAL PROPERTY
TAX SALE
Owen County Indiana
Beginning 10:00 AM Local Time,
October 07, 2026
Online - www.zeusauction.com

Owen 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 www.owencounty.in.gov.

The county auditor and county treasurer will apply on or after 09/18/2026 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 Owen County Circuit 2 Court and served on the county auditor and treasurer before 09/18/2026. 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.

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 10/07/2026 at 10:00 AM local time. The properties in the online auction will commence closing at 12:00 PM local time on 10/07/2026 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

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 Thursday, October 07, 2027 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Thursday, February 04, 2027.

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 10/07/2026 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 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 Owen County auction, specifically.**

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 at the Owen 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 Owen County Treasurer.

The period to register for the sale begins on September 05, 2026 and closes on October 05, 2026. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.

The tracts or real property included in this list will be sold at public auction to the highest bidder, subject to the right of redemption.

*** In order to remove a property from the sale, payment must be received by 04:00 PM local time on Tuesday, October 6, 2026. All payments must be made in cash or certified funds made payable to the Owen County Treasurer and sent to Owen County Treasurer, 60 South Main Street, Room 102A, Spencer, IN 47460. ***

Please note that the dollar amounts for the tracts or items of real property listed herein may not include amounts certified to the County Treasurer for collection under IC 6-1.1-22-13.5 or added to the tax liability for ineligible deductions claimed under IC 6-1.1-12-37 subsequent to the creation of the list described at IC 6-1.1-24-1 or, alternatively, this publication. The County may require successful bidders to pay said amounts (as applicable) as part of the purchase price, or otherwise, at the close of the online auction.

Dated: 09/02/2026

602600001 60-17-01-300-181.000-016 $188.35 Yeager Merlyn D II & Courtney Hardscrabble Rd

602600004 60-17-15-400-360.000-016 $5,394.50 Filis Jennifer Kay OConnor 5247 Little Flock Rd

602600005 60-17-34-300-420.510-016 $810.87 Deckard Stephanie R 1763 Fox Cave Rd

602600008 60-16-10-200-150.000-017 $1,000.80 Waltman Kevin Dean II 4005 Sweet Birch Lane

602600010 60-16-12-100-090.000-017 $200.56 James Julie A River Camp Rd

602600011 60-16-12-100-150.000-017 $327.21 Brewer Darin 3454 River Camp Rd

602600012 60-16-20-100-030.121-017 $1,249.47 Walworth Amanda M 5569 Main St

602600014 60-16-24-100-050.000-017 $6,250.27 Williams Joseph Anthony 5933 Adel Rd

602600015 60-16-24-100-060.000-017 $253.98 Williams Joseph Anthony Adel Road

602600018 60-16-30-300-110.000-017 $1,473.85 Todd Sidonia F & Jonathan A 7406 Gloryville Rd

602600019 60-01-33-100-010.210-018 $2,774.04 Parks Cathy L 7366 Ellis Lake Rd

602600020 60-07-12-200-050.000-018 $875.96 Macy Angela Michelle & Frances J Shields 3846 Truesdel Rd

602600021 60-08-07-200-080.000-018 $1,630.31 Jacques Charles & Claudinette Jean Baptiste 8246 Smith Rd

602600023 60-03-21-100-110.350-019 $471.80 Bostedt William J 4722 Lakeside Dr

602600024 60-03-21-100-120.150-019 $613.14 Sandusky Donnie D Jr State Hwy 243 60-03-21-100-120.150-019 and 60-03-21-100-120.160-019 are to be sold and redeemed together.

602600025 60-03-21-100-120.160-019 $961.94 Sandusky Donnie D Jr 4884 Wilson Village Rd 60-03-21-100-120.150-019 and 60-03-21-100-120.160-019 are to be sold and redeemed together.

602600027 60-03-21-100-120.190-019 $642.21 Rose Russell L 4818 Wilson Village Rd

602600028 60-03-21-100-120.330-019 $296.73 Smith Deric Dewayne 4891 Wilson Village Rd

602600029 60-03-21-200-150.000-019 $2,370.85 Belcher Lori L 12372 State Hwy 243

602600030 60-03-21-200-190.000-019 $1,394.22 Hebert Joseph P State Hwy 243

602600031 60-03-21-200-250.000-019 $580.06 Butkus John F Revocable Living Trust & Phyllis Butkus Revocable Living Trust 12455 State Road 243

602600032 60-03-21-200-330.000-019 $1,331.36 Hatcher Shawn D State Hwy 243

602600034 60-03-21-400-050.720-019 $4,732.94 Niendorf Vera A Trustee Living Trust 11946 Dallas Rd

602600035 60-03-21-400-050.730-019 $3,352.99 Niendorf Vera A Trustee Living Trust 11936 Dallas Rd

602600036 60-03-21-400-060.170-019 $3,063.64 Snyder Danny Dallas Rd

602600037 60-03-28-100-040.000-019 $898.87 Roads Brandi D State Hwy 42

602600039 60-03-28-100-070.860-019 $733.22 Roads Brandi D 11247 Hidden Ct

602600040 60-03-28-100-350.000-019 $1,661.81 Burton Madison A 4861 State Hwy 42

602600041 60-03-28-300-600.040-019 $795.23 Mayhew Scott Pr 1075 N

602600042 60-03-29-200-090.500-019 $342.24 Weaver Dawson D & Colleen N Private Rd 1115n

602600043 60-03-29-200-090.530-019 $648.08 Doughty Thomas M & Ronda L Steele State Hwy 42

602600044 60-03-29-300-110.190-019 $222.43 Luna Rogelio Jr & Rogelio Luna Sr 10820 Mccracken Dr

602600045 60-03-29-400-200.040-019 $2,354.12 Mayhew Scott Alan 5645 St Rd

602600046 60-03-29-400-200.090-019 $354.74 Lynch Kim & Robert Cown Jr 10830 Private Rd 570 West

602600047 60-03-29-400-210.010-019 $702.34 Cress Jenniffer 5611 State Hwy 42

602600048 60-03-29-400-210.150-019 $205.69 Farbman Group Inc State Hwy 42

602600049 60-03-29-400-210.410-019 $903.11 Windgate Properties LLC 10801 Pr 550 W

602600050 60-03-29-400-210.430-019 $2,463.47 Mayhew Scott A Sr & Jennifer M Mayhew & Scott A Mayhew Jr 10835 Pr 525 W

602600051 60-03-29-400-210.450-019 $383.57 Franklin Michael Allen 10910 Pr 525 W

602600052 60-03-29-400-210.600-019 $5,008.77 Schmitt Giles & Katheryn E 10880 Private Rd 525w

602600053 60-03-29-400-220.400-019 $414.43 Denaut Walter Daniel II Lakewood Dr

602600054 60-03-29-400-220.410-019 $869.78 Denaut Walter Daniel II 10634 Lakewood Dr W

602600055 60-03-29-400-240.190-019 $918.13 Jackson Dallas & Tanya 10606 Lakewood Dr 60-03-29-400-240.200-019 and 60-03-29-400-240.190-019 are to be sold and redeemed together.

602600056 60-03-29-400-240.200-019 $704.66 Jackson Dallas Scott 10601 Lakewood Dr 60-03-29-400-240.200-019 and 60-03-29-400-240.190-019 are to be sold and redeemed together.

602600057 60-03-30-100-110.000-019 $1,577.67 Rutenberg Victoria 6962 State Hwy 42

602600058 60-03-32-100-200.000-019 $285.02 Thomas William 5522 Forest Ln

602600059 60-03-33-100-030.370-019 $3,313.04 Eaves Betty 4689 Wildflower Rd

602600060 60-03-33-100-030.440-019 $1,454.42 Dewey James R 10007 Brann Rd

602600061 60-03-33-100-030.450-019 $1,454.42 Dewey James R 10009 Brann Rd

602600062 60-03-33-100-030.460-019 $1,276.15 Dewey James R 10011 Brann Rd

602600063 60-03-33-100-030.480-019 $636.81 Dewey James R & LexiAnne Dewey 4694 Hunters Cove

602600064 60-03-33-100-030.600-019 $363.82 Hubner William E 4683 Hunter Cove Rd

602600065 60-03-33-100-032.290-019 $2,519.33 Fagg Gary A & Cheryl L Walton 10160 Brann Rd

602600068 60-03-33-102-050.067-019 $5,039.31 RJs Services & Sales LLC 10469 Pine Ridge Rd

602600069 60-03-33-102-050.121-019 $310.10 Hoskins Eddie D & Meyer Michael L Deer Run Rd

602600070 60-03-33-102-050.194-019 $4,395.91 Tuddy Jason 4031 Winding Way

602600072 60-03-33-102-050.212-019 $295.13 Kapp Lou Ann Hackburn Ridge

602600073 60-03-33-102-050.220-019 $943.98 Kapp Lou Ann 10009 Hackburn Ridge

602600074 60-03-33-102-050.223-019 $833.77 Spinks Sam 10015 Twin Oak Rd

602600076 60-04-23-104-070.000-019 $1,188.12 Brown Porsha Jill W Dam Rd

602600077 60-04-24-200-070.000-019 $1,995.84 Brown Porsha Jill W Dam Rd

602600078 60-04-24-200-090.000-019 $717.65 Brown Porsha Jill W Dam Rd

602600079 60-04-25-300-150.000-019 $3,040.67 Nees Wayne & Roberta L 10801 W Dam Rd

602600080 60-04-26-300-060.000-019 $1,038.13 Pittman Porsha J 9339 State Hwy 42

602600082 60-04-35-300-210.000-019 $2,028.86 Gray Thomas 9227 Morgan Rd

602600083 60-04-36-100-050.000-019 $10,672.74 Douglas Robert L 10001 Owl Hollow Rd

602600084 60-04-36-100-060.000-019 $7,484.39 Douglas Robert L Jr 9985 Owl Hollow Rd

602600085 60-04-36-304-190.001-019 $516.44 Gibson Ron D & Sheri R Bullerdick Rd

602600086 60-05-01-100-020.000-019 $1,981.21 Rubeck Scot & Megan Owl Hollow Rd

602600087 60-05-01-100-090.000-019 $1,819.88 Rubeck Scot & Megan Owl Hollow Rd

602600089 60-06-07-100-090.000-019 $498.65 Farrand Herbert Lower Cliff Rd

602600091 60-14-02-200-040.240-020 $3,757.23 Pipes John Wayne II & Gianni Pipes 2743 Beech Church Rd

602600093 60-14-14-400-260.000-020 $845.39 Fishman David 5178 State Hwy 157

602600097 60-03-22-203-130.030-021 $2,295.57 Douglas Robert L 4214 St Hwy 42

602600098 60-03-22-203-130.331-021 $367.58 Gambill Nancy H 4336 Almond Rd

602600099 60-03-26-100-350.000-021 $1,334.50 Borjas Luis A Lechuga 11055 Camp Otto Rd

602600100 60-03-27-400-280.390-021 $1,055.81 Robson Mark & Stephanie 10845 Lawrence Dr

602600101 60-03-34-300-280.000-021 $345.11 Lee Joshua Cunot Cataract Rd

602600102 60-03-35-400-130.090-021 $1,086.91 Warner David M II 2848 N Cataract Rd

602600103 60-06-04-100-010.000-021 $894.79 Lee Joshua Oak Rd

602600104 60-11-09-300-220.001-022 $1,130.25 Julius Clara Belle W State Hwy 46

602600105 60-11-15-400-215.010-022 $685.01 Ramirez Victoria & Jorge Alberto Ramirez Lamarca 534 Smith Bend Dr

602600107 60-12-14-100-010.000-022 $3,345.52 Hart Tessa Ann 8521 State Hwy 246

602600108 60-12-09-400-280.000-023 $465.90 Fulk Gregory K 10542 State Hwy 246

602600109 60-12-09-400-320.010-023 $1,744.54 Smith Richard T & Markeedia 1551 N Humpty Dumpty Rd

602600110 60-12-10-200-070.000-023 $5,175.32 Drake Cody Allen & Nicole Ann 2147 Lutheran Street

602600111 60-12-10-300-160.000-023 $682.32 Jennings James Kyle 10346 State Hwy 246

602600112 60-12-10-300-250.000-023 $727.31 Jennings James Kyle Marion St

602600113 60-12-10-300-260.000-023 $303.92 Milligan John B & Eva M Marion St

602600114 60-12-15-100-190.150-023 $2,660.24 Hendrickson Dewey & Brandi 9919 Chambers St

602600115 60-12-15-100-190.210-023 $3,200.62 Jennings James Kyle 9870 State Hwy 246

602600117 60-12-15-100-230.000-023 $2,654.19 Hendrickson Richard 1300 N Byerly Rd

602600119 60-12-15-200-270.070-023 $1,818.31 Hendrickson Richard Ray Andrew 10095 Marion St

602600120 60-12-15-200-270.090-023 $722.39 Jennings James Kyle 10139 Marion St

602600122 60-12-15-200-270.315-023 $643.56 Jennings James Kyle 10055 State Hwy 246

602600124 60-12-15-200-270.540-023 $3,475.81 Hendrickson Richard R A 10124 State Hwy 246

602600125 60-12-15-200-270.850-023 $594.07 Allstatt David & Charlotte 9986 Patricksburg Rd

602600128 60-12-19-100-040.000-023 $552.54 Edwards Danny Steven & Sheila D Marion Rd

602600129 60-12-20-200-090.000-023 $4,528.70 Edwards Danny Steven & Sheila D 96 Marion Rd

602600130 60-12-20-203-100.000-023 $391.29 Edwards Danny Marion Rd

602600131 60-12-34-102-020.050-023 $1,872.93 Canerday Patricia 9992 Keith Road

602600136 60-07-19-200-130.000-024 $329.08 Harrington Terry L 1395 Cuba Rd

602600137 60-07-28-400-160.190-024 $229.15 Savage Jacob Uriah Lakeside Dr

602600145 60-05-35-300-160.080-025 $591.96 Lich Debra Harris & Sarah Lynn Clifford 3994 Anderson Rd

602600146 60-05-36-400-340.000-025 $659.42 Spencer Cory David & Tina Jo Bent Stream Ln

602600147 60-06-21-300-120.000-025 $2,362.87 Rottach Inc 5356 Lennox Rd

602600149 60-06-30-100-030.640-025 $3,279.02 Bolin Fredrick L Jr 6651 North Dr

602600150 60-06-33-304-110.110-025 $573.60 Mize Joshua Wayne 4079 Phaedrus Rd

602600151 60-06-33-304-110.120-025 $1,531.04 Mize Joshua Wayne 4085 Phaedrus Rd

602600154 60-02-26-100-060.031-026 $313.13 Duncan Joseph & Tiffany 11303 High Street

602600156 60-02-32-100-180.000-026 $712.06 Mullis Katrina 10231 N Us Hwy 231

602600157 60-07-08-300-270.000-026 $2,478.16 Thweatt David R 444 Bush Rd

602600158 60-10-05-300-090.000-027 $5,792.92 Parker Ray Thomas & Theresa 2941 Rocky Hill Rd

602600159 60-10-07-100-010.020-027 $1,772.64 Houser Clarence H Jr & Susan 46 Bass Haven Ln

602600160 60-10-09-400-380.000-027 $554.59 Williams John R & Carolyn 1921 Country Club Rd

602600162 60-10-11-400-360.000-027 $1,728.45 Phillips Danny L 1690 Macville Rd

602600163 60-10-12-100-120.000-027 $526.93 Land Visor Williams Rd

602600164 60-10-15-200-050.000-027 $1,658.55 Jewell Coleman 1292 N Us Hwy 231

602600165 60-10-17-100-070.000-027 $974.79 Amick Anthony 1420 Livingston Ln

602600166 60-10-17-100-080.000-027 $1,794.79 Amick Anthony 1416 Livingston Ln

602600167 60-10-17-100-140.000-027 $282.39 Heckman Amber N Livingston Ln

602600168 60-10-19-200-100.001-027 $341.23 Winders Robert K W State Hwy 46

602600169 60-10-22-300-080.010-027 $635.08
Winders Linda K Park Hill Dr

602600170 60-10-23-400-210.000-027 $3,383.83
Ridgeway Paul 95 Concord Rd

602600172 60-10-29-200-240.000-027 $929.18 Smith
Calvin S Us Hwy 231

602600173 60-10-31-200-220.000-027 $4,703.12
Flynn Richard & Bruce Stwalley 1845 S Us Hwy 231

602600174 60-10-31-200-290.140-027 $734.31
Brooks Christopher Lanes Center Dr

602600177 60-10-32-400-340.000-027 $4,300.34 King
Lydia M 374 Pea Ridge Rd

602600178 60-10-32-400-400.000-027 $147.90 New
Fredrick J & Stacy A 273 Pea Ridge Rd

602600179 60-10-34-300-130.000-027 $1,309.91
Anderson Marvin & Tamala 1756 Freeman Rd

602600188 60-07-25-200-110.203-029 $1,795.09
Powers Barbara Joan & Seitz Mary Jo Redbud Ln

602600189 60-07-25-200-130.430-029 $2,368.01
Creek Wayne E 5234 Orange Grove Rd

602600190 60-07-25-200-150.086-029 $1,090.71
Oltman William Geroge 5100 Orange Grove Rd

602600191 60-07-25-400-380.000-029 $980.48
Dwinell Ricky 4341 Hollybrook Rd

602600196 60-08-32-200-330.590-030 $2,937.06
Roemer-Sentissi Anne 126 E South St

602600198 60-08-32-200-330.995-030 $2,642.01
Mason Robert J & Sarah M 123 E North St

602600200 60-10-30-400-290.000-027 $894.25
Reynolds Sheryl & Dustin 1201 S US Hwy 231

Total Properties: 141

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
24th day of August, 2026.

Sheila Reeves, Auditor,
Owen County, Indiana.