

NOTICE OF REAL PROPERTY  
TAX SALE

Hancock County Indiana  
Beginning 10:00 AM Local Time,  
September 19, 2025  
Online - [www.zeusauction.com](http://www.zeusauction.com)

Hancock 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.hancockin.gov>.

The county auditor and county treasurer will apply on or after 09/02/2025 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 Hancock County Circuit Court and served on the county auditor and treasurer before 09/02/2025. 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.

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](http://www.zeusauction.com). The public auction will begin on 09/19/2025 at 10:00 AM local time. The properties in the online auction will commence closing in batches at 03:30 PM local time on 09/19/2025

at [www.zeusauction.com](http://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 Monday, September 21, 2026 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, January 19, 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 09/19/2025 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](http://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](http://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 Hancock 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 Hancock 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 Hancock County Treasurer.

**The period to register for the sale begins on August 06, 2025 and closes on September 18, 2025 at 4:00 PM local time. 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 12:00 PM local time on Thursday, September 18, 2025. All payments must be made in cash or certified funds made payable to the Hancock County Treasurer and sent to Hancock County Treasurer, 111 American Legion Place, Greenfield, IN 46140. \*\*\*

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: 08/20/2025

302500004  
30-04-17-200-006.001-003  
\$3,173.90 **Garner, Wayne D Jr** SW SW 17-17-8 1.966AC 9507 N Nashville Rd 30-04-18-100-015.000-003 and 30-04-17-200-006.001-003 are to be sold and redeemed together.

302500005  
30-04-18-100-015.000-003 \$616.81 **Garner, Wayne D Jr** SE NE 18-17-8 .912AC N Nashville Rd Rear Unimproved triangular lot located in front of residential parcel 30-04-18-100-015.000-003 and 30-04-17-200-006.001-003 are to be sold and redeemed together.

302500006  
30-04-20-402-003.000-003

\$2,343.82 **VanAlst, Jillian** TREES L3 & L10 8420 N Nashville Rd

302500011  
30-04-26-401-001.000-004  
\$3,293.40 **Jones, Joey M**  
SOWERWINE N PT L466 701 S Railroad St

302500012  
30-04-26-401-011.002-004  
\$2,044.81 **Jones, Nathaniel & Courtney** SOWERWINE L17 513 Main Street

302500015  
30-04-26-403-010.000-004 \$378.50  
Deerburg, Ruby C/O **Egar Jones Betty Jones** ORIG SD 20' L27 B3 Main St Vacant lot between 2 buildings

302500017  
30-05-26-400-011.001-006  
\$3,683.31 **Barnes, Jennifer L FLOYD**  
MEEKS MS PT L1 & L 2 26-16-5 1.309AC 7028 W 100 N

302500018  
30-05-35-100-001.002-006  
\$3,093.66 **Sims, Bonnie D** NMD W NE 35-16-5 .464AC 729 N Buck Creek Rd 30-05-35-100-001.002-006, 30-05-35-100-007.005-006 and 30-05-35-100-002.001-006 are to be sold and redeemed together.

302500019  
30-05-35-100-002.001-006  
\$3,651.86 **Sims, Bonnie D** W NE 35-16-5 .515AC 729 N Buck Creek Rd 30-05-35-100-001.002-006, 30-05-35-100-007.005-006 and 30-05-35-100-002.001-006 are to be sold and redeemed together.

302500020  
30-05-35-100-007.005-006 \$308.45  
**Sims, Bonnie D** NW SW NE 35-16-5 .201AC N Buck Creek Rd Triangular parcel located behind residential parcel 30-05-35-100-001.002-006, 30-05-35-100-007.005-006 and 30-05-35-100-002.001-006 are to be sold and redeemed together.

302500021  
30-06-33-100-014.000-006 \$942.31  
**Griffin, Thomas & Jane** SMD NE 33-16-6 1.000AC N 300 W Rear

302500022

30-06-33-100-015.000-006 \$942.31  
Griffin, Thomas & Jane SND NE 33-16-6 1.000AC N 300 W

302500023

30-05-35-100-007.001-007 \$807.69  
Hert, Jeffrey A NE 35-16-5 .493AC  
Hickory Ln 3rd vacant lot from cul-de-sac

302500024

30-05-35-301-026.000-007 \$229.89  
Lich, Mary L CUMBERLAND VLG BLK "A" 12345 Buckley Blvd

302500025

30-06-23-201-033.001-008  
\$1,080.04 Coomler, Robert S & Virginia C RILEY VLG PH2 L76  
Fountain Lake Dr 30-06-23-201-035.001-008 and 30-06-23-201-033.001-008 are to be sold and redeemed together.

302500026

30-06-23-201-035.001-008  
\$1,547.82 Coomler, Robert S & Virginia C RILEY VLG PH2 L78 78  
Fountain Lake Dr 30-06-23-201-035.001-008 and 30-06-23-201-033.001-008 are to be sold and redeemed together.

302500027

30-07-04-300-029.004-008 \$465.51  
Lamb, Ray A & Angela L SW SW 4-16-7 .199AC E 500 N Unimproved lot behind 2nd house on E 500 N from N Main St & E 500 N

302500031

30-07-28-302-003.000-009  
\$7,026.59 Holmes, Jennifer Ellen  
SHERWOOD HILLS S3 L183 1340 Greenhills Rd

302500032

30-07-30-100-008.002-009 \$519.63  
Mann, Brian Real Estate  
Investments Inc NE 30-16-7 .626AC  
Franklin St Approx 46 ft wide parcel on N Franklin St behind row of houses on W Muskegon Dr

302500033

30-07-31-300-015.000-009  
\$29,792.36 Stillinger Real Estate LLC  
ED E SW 31-16-7 4.701AC 1780 W Main St 30-11-06-200-002.002-009

and 30-07-31-300-015.000-009 are to be sold and redeemed together.

302500035

30-07-32-201-051.001-009 \$677.52  
Burelison, Rose Mary LAYNE CREST  
S C L188 807 School St

302500042

30-07-33-301-001.001-009  
\$3,398.34 Owens, Brian C WP&B  
2ND L1 B1 625 N Swope St

302500044

30-07-33-401-017.000-009  
\$4,221.29 Attack Life II LLC  
CHANDLER L83 1014 E Second St

302500045

30-11-05-101-003.000-009 \$ 646.72  
Johns, Thomas E WM P WILSON L 4  
319 West Osage St

302500046

30-11-05-101-012.000-009  
\$3,836.21 Truett, Bruce JUNC RR ED  
L5 B2 315 W South St

302500047

30-11-05-102-044.001-009  
\$1,848.60 Scott, Brian P & Beth A  
ORIG ADD MD L 102 BLK 28 239 W South St

302500048

30-11-05-102-056.000-009 \$430.09  
Central Properties Inc ORIG PT ED L  
106 VAC ALLEY 12 X 93 FT S  
Pennsylvania St

302500049

30-11-05-107-004.000-009  
\$5,297.40 Sellmeyer, Sharron L  
PIERSON S1/2 L 1 415 S  
Pennsylvania Street

302500050

30-11-05-201-004.002-009  
\$3,221.58 Waymire Richard B  
STUARTS L 1 & PT L 2 B 4 701 W Main St

302500052

30-11-05-303-124.000-009 \$11,475.60  
Gonzalez, Sherri Lynn & Rosendo SANDALWOOD S 1 L 124  
637 Sedgewick Ln

302500054

30-11-06-200-002.002-009  
\$4,741.29 Stillinger Real Estate LLC  
NED NW 6-15-7 1AC 1780 W Main St  
30-11-06-200-002.002-009 and

30-07-31-300-015.000-009 are to be sold and redeemed together.

302500061

30-08-26-300-021.000-011  
\$11,098.50 Cooper, Timothy Donn  
E SW 26-16-8 13.11ac 930 N 1050 E

302500062

30-08-35-300-004.002-011  
\$1,892.44 Jenkins, Stephen Allen & Kim M NW SW 35-16-8 .17 S  
Carthage Road Unimproved lot between 2 residences

302500063

30-08-35-303-045.000-011 \$192.58  
Stanley, Brian J ORIG C-VILLE 20' SS  
L25 & 26 S East St Unimproved rectangular parcel approx 220 ft N of Dye Dr on S East St

302500067

30-10-32-400-017.000-012  
\$1,974.51 Scott, Brian SE 32-15-6  
17.5AC S 400 W S of US 52 - large unimproved semi wooded parcel

302500068

30-10-32-400-021.002-012 \$770.78  
Scott, Brian P SE SE 32-15-6 5.676 S  
400 W S of US 52 - large unimproved semi wooded parcel

302500069

30-10-32-400-024.000-012 \$711.45  
Scott, Brian P PT SE SE 32-15-6  
5.676 S 400 W S of US 52 - large unimproved semi wooded parcel

302500070

30-10-29-100-006.001-013  
\$2,045.96 Wheeler, John T & Susan L NW SE 29-15-6 .144AC E Main  
Street Triangular unimproved semi wooded lot E of N Sugar Creek Dr

302500071

30-10-29-200-010.000-013  
\$20,120.29 STILLINGER REAL ESTATE, LLC SWD SW 29-15-6  
.319AC 19 E Main St

302500072

30-09-02-102-019.000-015  
\$9,062.10 Pool Carol L Rev Lvg Trust  
GLN OAKS VLG S 2 L 18 155 Derbyshire Dr

302500074

30-01-14-104-012.000-018  
\$17,044.02 Furgason, Joel

HIGHLAND SPRINGS S4 L51 & L52  
9707 N Briarway Ln  
302500078  
30-01-35-203-087.000-018  
\$7,888.62 Tran, Mai N & Tung T  
Nguyen AUSTIN TRACE S3 L87 6820  
N Abilene Way  
Total Properties: 42

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 20th day of August 2025.  
Debra Carnes, Auditor,  
Hancock County, Indiana.