

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Fulton County Indiana
Beginning 10:00 AM Local Time,
March 20, 2024
Commissioners' Meeting Room

STATE OF INDIANA

Fulton County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Fulton 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.

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 Fulton 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 March 20, 2024 at 10:00 AM Courthouse Time at Commissioners' Meeting Room. 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.

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: 01/31/2024

252300001 001-102014-00 \$25.00
Bedell James Behind Poplar Dr

252300008 001-105008-00 \$25.00
Eikenberry Wilbur G & Adonis L
Walnut Lane

252300009 001-110012-00 \$25.00 Quick
Joseph W Sr Lot 10 Blk 14 Tipp
Shores Unit 3. Zina Dr

252300011 001-112004-76 \$25.00
Johnson Steve Jr Lot 9 Blk 11 Tipp
Shores Unit 2 6137 Cedar Ln

252300012 001-116008-00 \$25.00
Maiden England LLC Old St Rd 17

252300013 001-116009-00 \$25.00
Maiden England LLC Madison St

252300019 001-118012-04 \$25.00
Wicker Angel Lots 23 & 24 Blk 24
Unit 4 Tipp Shores 9300 Troy Dr

252300025 002-101004-00 \$25.00 Adams
May & Stella Prairie St

252300026 002-101016-00 \$25.00 Lewis
Deandre East Of Sr 17

252300027 002-101020-00 \$25.00 Artis
Minnie Alice Rear Old St Rd 17

252300028 002-101021-00 \$25.00 Artis
Neal State St

252300029 002-101109-00 \$25.00
Clinger Ryan & Darlina North Of
Prairie St

252300030 002-102007-00 \$25.00 Baker
Sherman St Rd 17

252300031 002-102018-00 \$25.00
Baymon Anna & Hardister Lubertha 525
N

252300033 002-102079-15 \$25.00
Kelley Jason West Of Sr 17

252300034 002-102081-37 \$25.00 Brown
James Behind 525 N

252300035 002-102124-00 \$25.00
Johnson Katie L Sec E Lots 128 & 129
Kings Lake Resort South Of Oakwood
St

252300036 002-102138-00 \$25.00
Bonner Frank Sec 1 Lots 6 & 23 Kings
Lake Monterey Land Dev Off Of 1000 W

252300037 002-103002-00 \$25.00 Cain
Willa Mae & Patricia Behind Elm St

252300038 002-103047-53 \$25.00
Cochran Esther L Trust Sec 1 Lots 35
& 50 Kings Lake Monterey Land Dev.
West Of Sr 17

252300039 002-104016-00 \$25.00 Mc
Donald Joe L 5312 State St.

252300040 002-104032-00 \$25.00 Dial
Betty & Day Angelo St Rd 17

252300041 002-105020-00 \$25.00 Jones
Robert L Jr East of 1000 W

252300043 002-107013-00 \$25.00
Jacobs James & Maxine East Of 1000 W

252300044 002-107043-00 \$25.00 Gray
Ulicious I Etal 525 N

252300045 002-107059-00 \$25.00
Griffin Glenn & Ollie West Of 1000 W

252300047 002-107061-00 \$25.00
Griffin Lawrence Oklahoma St

252300048 002-107064-50 \$25.00
Griffin Roberta West Of Sr 17

252300051 002-108021-00 \$25.00
Harris George & Jennie West Of Sr 17

252300052 002-108026-00 \$25.00
Harris Pearl H Prairie St

252300053 002-108042-00 \$25.00
Clinger Darlina & Clinger Shawine
Behind Prairie St

252300054 002-108057-00 \$25.00 Hicks
Juanita E 1000 W

252300055 002-109001-00 \$25.00 Ivey
Henry 525 N

252300056 002-109065-00 \$25.00 Hobbs
J L 1000 W

252300057 002-110007-00 \$25.00
Jackson Byron B; Jackson Diane K; &
Jackson Gail Y Old Sr 17

252300058 002-110027-00 \$25.00 Jiles
Roosevelt & Ophelia Sec A Lots 54 &
55 Kings Lake Resort. Indiana St

252300059 002-110054-00 \$25.00
Jackson Pearl L 525 N

252300060 002-110061-00 \$25.00
Joyner Blanton & Margaret West Of
1000 W

252300061 002-110119-00 \$25.00 Clinger Ryan & Darlina North Of Prairie St	252300081 002-115049-00 \$25.00 Everly Eric West Of 900 W	Edmond Resort Properties. West Of 1000 W
252300062 002-110190-00 \$25.00 Clinger Ryan & Darlina East Of State St	252300082 002-116018-00 \$25.00 Perry Ovell C North Of 525 N	252300104 002-123083-00 \$25.00 Williams Wilfred & Margaret West Of Sr 17
252300063 002-110191-00 \$25.00 Clinger Ryan & Darlina Calumet St	252300083 002-116019-00 \$25.00 Perry Ovell C 525 N	252300105 002-123092-00 \$25.00 Kelley Jason State Rd 17
252300064 002-110404-00 \$25.00 Mills Ben Calumet St	252300084 002-116025-00 \$25.00 Pittman Isaiah & Lee Bertha East Of 1000 W	252300106 002-123098-00 \$25.00 Wilson Samuel & Lillian Old State Rd 17
252300065 002-111008-00 \$25.00 Wood Tim & Garnes Karen North Of Prairie St	252300085 002-116049-00 \$25.00 Russack Paul Joseph West Of 900 W	252300107 002-123113-00 \$25.00 Wolford Lydia Ann East Of 1000 W
252300067 002-111018-00 \$25.00 King Ethel D 525 N	252300086 002-117049-00 \$25.00 Karatzikos Thomas West Of 900 W	252300108 002-123123-00 \$25.00 Wright Edward & Erma Sec B Lots 83 & 84 Kings Lake Resort. North Of Prairie St
252300068 002-111054-00 \$25.00 Jackson Pearl L 525 N	252300087 002-118020-00 \$25.00 Reynolds Thelma Sec K Lots 26 Thru 30 Kings Lake Resort Virginia St	252300109 002-125092-00 \$25.00 Kelley Jason State Rd 17
252300069 002-112009-50 \$25.00 Givens Anna & Mc Elroy Dorothy Calumet St	252300088 002-118032-30 \$25.00 Wood Tim & Garnes Karen Calumet St	252300112 002-179027-10 \$25.00 Williams Jeffro & Pauline Old State Rd 17
252300070 002-112037-00 \$25.00 Lyles William & Evelyn North Of Prairie St	252300089 002-119032-00 \$25.00 Smith John R Prairie St	252300113 002-179028-00 \$25.00 Clinger Darlina & Kuykendoll Eugene South Of Oakwood St
252300071 002-112138-00 \$25.00 Bonner Frank Sec 1 Lots 38 & 47 Kings Lake Monterey Land Dev Off State Rd 17	252300091 002-119079-00 \$25.00 Swarn Herbert S & Rose M East Of 1000 W	252300114 002-179029-00 \$25.00 Clinger Darlina & Kuykendoll Eugene South Of Oakwood St
252300072 002-113001-00 \$25.00 Basile Adam 1000 W	252300092 002-120010-00 \$25.00 Clinger Darlina Sec C Lots 159 Thru 162 Kings Lake Resort State St	252300115 003-103039-00 \$25.00 Day Dorothy 1383 Village Ln
252300073 002-113026-00 \$25.00 Maxwell Edward 600 N	252300093 002-120011-00 \$25.00 Baker Tanya-Li L St Rd 17	252300122 004-111008-00 \$25.00 Kesler Kenneth L & Sandra; Kesler James E; & Kesler Kenneth L 407 N Maple St
252300074 002-113028-00 \$25.00 Drane William Drane L Drane M Calumet St	252300094 002-120019-00 \$25.00 Theus George; Theus Rachel; Theus Betty; & Theus Shelia West Of Sr 17	252300157 010-103011-00 \$25.00 Walls Donald T & Walls Sharon R Elm St
252300075 002-113049-00 \$25.00 Rauch Tina West Of 900 W	252300095 002-120046-00 \$25.00 Claiborne William 525 N	Total Number of Properties: 88
252300076 002-113076-00 \$25.00 Morris Thomas & Mary North Of Washington St	252300097 002-122005-00 \$25.00 Vaughn Frederick O & Maxine L Calumet St	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 Fulton County, Indiana, to be offered for sale.
252300077 002-113151-00 \$25.00 Rau Mike West Of 900 W	252300098 002-123001-00 \$25.00 Walker Alberta West Of Wabash St	Christina Sriver, Auditor, Fulton County Indiana.
252300078 002-113153-00 \$25.00 McFerrin Justin West Of 900 W	252300101 002-123038-00 \$25.00 White Delbert W North Of Prairie St	
252300079 002-113154-00 \$25.00 Boik Robert West Of 900 W	252300102 002-123056-00 \$25.00 Williams Furniss C Etal East Of State St	
252300080 002-113156-00 \$25.00 Williams Jeff West Of 900 W	252300103 002-123077-00 \$25.00 Williams Susie Sec 2 Lots 419 & 420	