

NOTICE OF REAL PROPERTY  
TAX SALE  
Fountain County Indiana  
Beginning 10:00 AM Local Time,  
September 19, 2025  
Commissioners' Room

Fountain 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.fountaincounty.net/>.

The county auditor and county treasurer will apply on or after 09/01/2025 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 Fountain County Circuit Court and served on the county auditor and treasurer before 09/01/2025. 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.

Such sale will be held on 09/19/2025 at the Commissioners' Room and that sale will continue until all tracts and real property have been offered for sale. 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.

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) thirty-five dollars (\$35) 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 Tuesday, January 20th, 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 bidding on the tax sale for an Indiana county, you may register online at <https://sriservices.com/>. This registration is good for all counties that SRI services. You need to register only once for all counties. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. If you do not have access to a computer with Internet service you may register the morning of the sale.

Please arrive the morning of the tax sale at least 30 minutes before the beginning time to be assured you will receive your bid number before the start of the sale.

Please bring your registration form and W9 form with you the morning of the tax sale. You will be able to print these forms from the registration web site.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Fountain 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 Fountain County Treasurer.

Dated: 09/07/2025

232500001 23-10-21-206-001.000-001 \$1,378.53  
THOMPSON ROBERT C & ELLEN R HOWELL-  
THOMPSON 1338 S Mountain Rd

232500002 23-11-10-302-001.000-001 \$2,207.66  
BOLIN KENT A PENNY K BLACKBURN JONATHAN R  
BOLIN AS EQUAL TIC WITH LIFE ESTATE TO JAMES R  
BOLIN 702 S Epperson Rd

232500003 23-11-11-400-001.000-001 \$3,562.57  
POTTER JAMES W & ALEXANDER CHRISTOPHER DANE  
1882 E Twin Lakes Rd

232500004 23-11-11-403-001.000-001 \$886.58  
POTTER JAMES W & ALEXANDER CHRISTOPHER DANE  
1902 E Twin Lakes Rd

232500006 23-11-12-108-026.000-002 \$741.01  
Shields Mitchell Across from 201 W Main St

232500007 23-11-12-202-001.000-002 \$1,684.45  
Steinsdoerfer Jennifer 403 N Hobson St

232500008 23-11-12-212-008.000-002 \$395.82  
RITTER JULIANN ELIZABETH vacant lot corner of Park  
Ave and Cherry St.

232500009 23-01-25-109-001.000-003 \$860.81 Green  
Royse L & Jennifer S 2055 E Railroad St

232500011 23-02-21-305-001.001-003 \$1,150.20  
SPENCER MATTHEW & JENNIFER East of 5773 N 820 E

232500013 23-14-26-102-001.000-004 \$361.06  
CHRIST WILLIAM G W of 4161 S Coffing Brothers Rd

232500014 23-14-35-410-017.000-004 \$217.30  
McKinny Keith Lot across from 3001 W State Rd 234

232500015 23-15-20-203-024.000-004 \$2,660.69  
Jackson Darin 3672 S Cates Rd

232500018 23-17-19-406-001.000-005 \$4,827.01  
JIMERSON PATRICE D 2720 E Lutheran Church Rd

232500019 23-01-26-210-001.000-007 \$249.51  
Waggoner Phyllis Ag land across from 1848 E River Rd

232500020 23-01-26-401-001.000-007 \$316.91 Long  
G E Ag Land across from 1848 E River Rd

232500021 23-01-34-105-001.000-007 \$1,007.62  
HOWARD VICTOR L III 5128 N 325 E

232500022 23-04-09-401-001.000-007 \$2,647.80  
Desutter Daniel A As Trustee Of The Poston Land  
Trust Ag Land across from 1156 E State Rd 28

232500023 23-04-15-100-001.000-007 \$3,037.90  
Desutter Daniel A As Trustee Of The Poston Land  
Trust SE of Prop across from 1156 E State Rd 28

232500024 23-04-16-201-001.000-007 \$7,667.78  
Desutter Daniel A As Trustee Of The Poston Land  
Trust Ag Land SW of Prop Across from 1156 E State  
Rd 28

232500026 23-04-05-110-004.000-008 \$798.65 Head  
Charles D & Bernadette 725 N Perry St

232500028 23-04-05-118-012.000-008 \$999.62 806  
East Summit Street Land Trust 806 E Summit St

232500030 23-04-06-204-010.000-008 \$521.89  
Purcell Edward A 209 Mulberry St

232500031 23-04-06-204-016.000-008 \$4,148.14  
Purcell Edward A 604 N 2nd St

232500033 23-04-06-217-006.000-008 \$92,202.74  
Bradbury Kenneth L II 501 E Summit St

232500034 23-04-06-310-081.001-008 \$1,403.68  
KODINA LLC 206 W Pike St

232500035 23-04-06-311-006.001-008 \$2,204.46  
Howard Todd D 705 S Union St

232500036 23-04-06-311-008.000-008 \$31,914.29  
Odore Quintin L 210 W Bond St

232500037 23-04-06-403-007.000-008 \$1,402.48  
Edmonson Helen M 709 E Summit St

232500040 23-04-06-405-004.002-008 \$2,473.66  
GRANT DEVIN & MEGHAN 413 E Washington St

232500041 23-04-07-108-003.000-008 \$6,887.34  
MADDEN MICHAEL GRAY 908 S Perry St

232500042 23-04-07-205-012.000-008 \$3,523.02  
KNECHEL W SHANE & TAMMY 705 S Perry St

232500043 23-04-07-210-048.000-008 \$774.04 Henry  
Alan 412 E Sycamore St

232500045 23-04-08-110-003.000-008 \$4,703.61  
WIPPEL HEATHER M 125 Suzie Ln

232500047 23-08-24-211-010.000-012 \$893.55  
MILLER JAMES 116 N Main St

232500048 23-09-19-110-002.000-012 \$3,937.85  
Peevler Scott Coleman 205 S Main St

232500049 23-08-01-412-076.000-013 \$592.03  
CADLE CHASITY A 110 S Adams St

232500050 23-04-30-203-044.000-014 \$398.43  
Rhonda J Lot E of 315 E McBride Rd

232500051 23-05-28-404-001.000-014 \$2,529.11  
MCDANIEL DUSTIN S & AMI L FOSTER AS H&W 1371  
W Covered Bridge Rd

232500053 23-06-22-404-001.000-015 \$1,876.67  
Robinson Charles; Lee Ann & Rebekka Robinson 971  
N Sandhill Rd

232500054 23-06-24-111-001.000-015 \$1,167.38  
Shelby Frank Y Partial Rd/Right of Way Shelby Lane

232500055 23-13-11-203-001.000-015 \$215.04  
Waclaw John Edward; Kendall Rosemary W/Life  
Estate To Genevieve L Waclaw N of 581 S River Rd

232500056 23-06-26-426-051.000-016 \$3,805.52  
WARNER LISA B 1212 3rd St

232500057 23-05-35-221-083.000-016 \$1,102.63  
Thomas Joshua M 515 1st St

232500058 23-06-35-225-166.000-016 \$3,292.72  
Smith Gary G 101 3rd St

232500060 23-06-36-100-114.000-016 \$1,863.53  
Deffenbaugh Carol M 816 Jefferson St

232500063 23-06-36-243-034.000-016 \$4,233.10  
Holliday Jason R 102 Elm Dr

232500064 23-07-23-300-001.000-017 \$25,394.80  
Leas Farms Inc 916 N 140 W

232500065 23-07-23-302-001.000-017 \$4,013.39  
James Jessica A 916 N 140 W

232500067 23-08-19-207-001.000-017 \$9,259.91  
MJAR FUTURES LLC 1176 N Us Highway 41

232500070 23-11-06-300-078.000-018 \$1,557.49  
Sandlin Taffney J 107 E 4th St

232500071 23-11-06-440-001.000-018 \$599.33  
LOY  
RANDELL & CRYSTAL LOY 801 E Washington St

232500072 23-11-05-443-031.000-018 \$1,840.16  
March Cindy K 113 Sugar St

232500073 23-11-06-455-036.000-018 \$21,123.58  
TRI  
STAR FOOD MART INC 913 E 2nd St

232500074 23-11-07-100-006.000-018 \$366.71  
Rehmel Jonathon Lot N of 111 E Jackson St

232500075 23-11-07-100-033.000-018 \$644.39  
Rehmel Jonathon 111 E Jackson St

232500076 23-11-07-100-059.001-018 \$1,145.17  
BOWMAN DONALD & JENNIFER 210 W Van Buren St

232500077 23-11-07-100-062.001-018 \$1,239.88  
Chambers Charles Leland 500 S Main St

232500080 23-12-01-308-006.000-018 \$2,658.48  
Indyre LLC 812 Knob Hill Dr

232500082 23-12-01-453-013.000-018 \$6,748.75  
SAVVY IN LLC 304 Dewey St

232500083 23-12-01-454-023.000-018 \$1,775.37  
Haymaker Mark & Lisa 300 N College St

232500084 23-12-01-454-034.000-018 \$2,174.47  
Matney Dee Jay & Kimberly A 505 W 2nd St

232500085 23-12-01-466-023.000-018 \$1,241.58  
Haymaker Mark A Sr 309 W 2nd St

232500086 23-12-01-467-001.003-018 \$1,276.31  
CARTER MARTHA I 116 S Perry St

232500087 23-12-01-473-001.000-018 \$4,152.86  
TERESAS GARDEN CENTER LLC 504 W 2nd St

232500088 23-12-12-203-001.000-018 \$512.86  
BIENEMAN JEFFREY D Lot N of 412 Helm St.

232500089 23-12-12-204-001.000-018 \$516.93  
BIENEMAN JEFFREY D Lot N of 412 Helm St.

232500090 23-12-12-205-001.000-018 \$2,449.34  
Mjar Futures LLC 404 S Pleasant St

232500091 23-12-12-207-001.000-018 \$1,550.81  
CARTER MARTHA I 116 S Perry St

232500092 23-12-12-212-001.000-018 \$1,097.38  
Lowe Billy Joe & Debra Sue 118 S Perry St

232500093 23-12-12-213-001.000-018 \$1,179.29  
LOWE BILLY JOE 200 S Perry St

232500094 23-12-12-225-021.000-018 \$416.93  
MITCHELL MELISSA AND BRYAN COX AS JTWR05 602  
W Van Buren St

232500095 23-12-12-260-010.000-018 \$272.57  
Keeling David & Dorothea M 712 S Homestead St

232500096 23-12-12-260-013.000-018 \$763.92  
DAWSON STEVEN & KISIAH 719 S Homestead St

232500097 23-12-31-302-001.000-019 \$1,283.62  
BAINBRIDGE RYAN & BAINBRIDGE JACOB AS TENANTS  
IN COMMON E of 2219 S Stringtown Rd

232500098 23-12-31-302-001.001-019 \$602.02  
BAINBRIDGE RYAN & BAINBRIDGE JACOB AS TENANTS  
IN COMMON WSE of 2505 State Rd 32

232500099 23-14-01-409-001.000-019 \$2,240.83  
SMITH GARY G 2666 S Stringtown Rd

232500101 23-15-04-309-001.000-019 \$745.25  
Riley  
Hope & Robinson Lee Ann Riley 2723 S Barker Rd

232500102 23-15-05-404-001.001-019 \$3,507.45  
ALLEN CLAYTON & SHIREENA M 1701 1705 W 700 S

232500103 23-11-32-403-001.000-020 \$1,742.32  
Cook Jonathan W Sr & Catherine B 716 E State Rd 32

232500104 23-15-13-100-002.000-020 \$1,003.89  
SMITH RODNEY E 3208 S Kingman Rd

232500105 23-15-13-203-009.000-020 \$259.31  
Billings Curtis D 3226 S Meridian Rd

232500108 23-15-15-306-038.000-020 \$317.15  
TROOP JOSEPH 3522 W Mill Creek Dr

232500109 23-15-15-400-038.000-020 \$358.44  
Stachler Robert 3407 Elm Dr

232500110 23-15-15-400-118.000-020 \$300.92  
Lawrence Ingrid M; Peevey Gundula & Jewett William  
H 1059 Cherry Ct

232500117 23-16-08-307-001.000-020 \$5,639.08  
Gee  
Jeffrey D 554 E 800 S

232500118 23-16-16-408-001.000-020 \$424.67  
Shaw  
Marvin W & Helen M Ag Land E of 3483 S 270 E

232500119 23-16-20-300-001.000-020 \$3,783.08  
EVERGREEN LODGE LLC 3911 S Us Highway 41

232500120 23-16-20-302-001.000-020 \$1,329.34  
Akard Wm Stephen & Marsha L Trustees Under The  
Wm Stephen & Marsha L Akard Living Trust Dated  
July 13, 2017 450 E 1000 S

232500121 23-15-25-345-001.000-021 \$16,948.28  
USA PROUD LLC 624 E State St

232500123 23-15-36-132-001.000-021 \$843.05  
HAWKINS MYNDI L & TIMOTHY 19 E Lincoln St

Total Properties: 90

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  
7th day of August, 2025.

Kim Johnson, Auditor,  
Fountain County, Indiana.