

NOTICE OF REAL PROPERTY
TAX SALE
Benton County Indiana
Beginning 01:00 PM Local Time,
October 07, 2025
Courthouse Commissioners' Room

Benton 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.bentoncounty.in.gov>.

The county auditor and county treasurer will apply on or after 09/19/2025 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 Benton County Circuit Court and served on the county auditor and treasurer before 09/19/2025. 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 10/07/2025 at the Courthouse 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 commencing on the same date/time listed above. All location updates will be posted at 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) 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 **Wednesday, October 07, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Wednesday, February 04, 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 10/07/2025 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 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 Benton 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 Benton County Treasurer.

Dated: 08/13/2025

042500004 04-11-28-444-002.000-002 \$5,232.28 Horwedel Lowell C & Dorothy A H/W PT NE1/4 SE1/4 SE1/4 28-24-06 .437A 404 N Meadow St

042500005 04-11-33-114-009.000-002 \$5,580.97 Horwedel Lowell C & Dorothy A H/W PT SE1/4 NE1/4 33-24-06 .297A 51 X 78.4 X 51 X APPR 140 415 S Main St

042500006 04-11-33-114-011.000-002 \$12,657.14 Horwedel Dorothy A PT SE1/4 NE1/4 33-24-06 3.015A 380.68x130x415.86x125.26 410 S Main St

042500010 04-08-15-221-093.000-004 \$50,418.34 Tomecko Vivian JACOBS ADD LOT 10 64X138 107 N Lincoln Ave

042500011 04-08-15-222-021.000-004 \$2,027.79 Martin Ryan S & Tiffany J H/Wife OP LOT 92 S1/2 66X66 201 E 2nd St

042500012 04-08-15-224-047.000-004 \$4,610.40 Flynn Douglas E OP S 6' LOT 1355 6X100 & ALL LOTS 1358-1359-1360 23X100 EA 205 S GRANT 205 S Grant Ave

042500013 04-08-15-441-017.000-004 \$1,367.89 Dorsey Mark D & Mika P H/W FOWLERS ADD OUTLOTS PT LOT 49 75X150 1107 E 11th St

042500014 04-08-16-100-016.000-004 \$2,180.47 Gosnell Kathryn PT E1/2 16-25-08 .48A 404 S Adeway

042500017 04-13-19-200-011.000-007 \$1,411.81 Butler Curtis D & Theresa L H/W PT W1/2 NW1/4 19-24-08 1.00A 177X246 101 N Old Us Hwy 41

042500018 04-14-13-443-022.000-007 \$3,812.63 Allen Jessica MAUZYS 2ND ADD LOTS 23 & 24 60X120 EA 301 N Washington St

042500019 04-14-13-444-030.000-007 \$1,926.98 Curtis Lavonna MAUZYS 1ST ADD LOT 20 60X120 On contract to Juan Salvador & Jacqueline Sanches 308 N Center St

042500021 04-14-24-111-097.000-007 \$990.10 Speer Kimi J OP LOT 1 BLK 8 60X120 108 S Clinton St

042500022 04-14-24-111-099.000-007 \$7,011.21 Swierk Michael E OP LOT 7 BLK 5 105 S Clinton St

042500023 04-14-24-111-114.000-007 \$1,969.88 Sabina Jesus & Viridiana Perez H/ W OP LOT 5 & 6 BLK 1 60X120 EA 302 E Main St

042500028 04-14-24-112-085.000-007 \$534.62 Two States Investments Llc SMITHS 1ST ADD LOT 12 & 1/2 Vacated alley E 6x60 60X120 107 S Smith St

042500029 04-14-24-113-003.000-007 \$440.69 Two States Investments Llc PT SW1/4 NE1/4 24-24-09 .17A 60X126 201 S Smith St

042500030 04-14-24-113-004.000-007 \$519.59 Two States Investments Llc PT SW1/4 NE1/4 24-24-09 .17A 60X126 203 S Smith St

042500032 04-14-24-114-023.000-007 \$10,971.13 Burns Gary Michael & Dauna Marie Beck-Burns MC KNIGHT & SPIES ADD LOTS 13 & 14 60X120 EA 208 S Clinton St 208 S Clinton St

042500034 04-15-35-111-018.000-009 \$778.
87 Perez Adriana PT NE1/4 NE1/4 35-24-10
.29A 203 S 6th St

042500035 04-15-35-111-019.000-009 \$3,121.
69 Kanton John Dennis & Cynthia
Cichocki-Kanton a married couple WHITES
ADD LOT 27-28 66X132 EA 308 E Beech St

042500036 04-15-35-112-035.000-009 \$338.
52 Claybaugh Adam OP LOT 63 66X132 on
contract 9/3/09 David & Lucerito Barrera
h/wife 107 E Elm St

042500038 04-15-35-112-089.000-009 \$3,50
4.99 Castillo Roque & Nicolasa H
H/Wife FOWLERS ADD LOT 18 69X132 & LOT
19 N 24X132 On contract to Porfirio
Hernandez Hernandez 11/4/22
2022001713 102 E Walnut St

042500040 04-12-18-443-011.000-011 \$732.
50 Newman Jennifer L JUSTUS 3RD ADD -
LOT 6 BLK 3 - 301 VINE ST 301 W Vine St

042500041 04-12-18-443-072.000-011 \$2,06
8.25 Henry Alan PT SW1/4 SE1/4 18-24-07
.24A on contract to Joey Henry
12/22/2008 107 N Crown St

042500042 04-12-18-444-011.000-011 \$1,218
.04 Winters Amber D. Chaffee & William R
Winters Jr, PT SE1/4 SE1/4 18-24-07 .58A
104X242 308 E Luin St

042500043 04-12-18-444-022.000-011 \$2,38
5.93 Preston Norman JUSTUS 1ST ADD BLK 1

LOTS 1 & 4 W 53X60 EA 306 E WILSON
ST 306 E Wilson St

042500044 04-12-18-444-033.000-011 \$676.
75 Winchester William PT SE1/4 SE1/4
18-24-07 .16A 60X120 401 E Smith St

042500045 04-12-18-444-059.000-011 \$301.
49 Eximius Properties Llc OP LOT 5 BLK 2
22'3"X29'10" IN NE CORNER 106 N Howard St

042500046 04-12-18-444-060.000-011 \$307.
17 Eximius Properties Llc OP LOT 5 BLK 2
40'2"X20 (CENTER) & UPPER STORY 104 N
Howard St

042500047 04-12-18-444-062.000-011 \$431.
72 Eximius Properties Llc OP LOT 5 BLK 2
24X120 (CENTER) 113 E Smith St

042500048 04-12-18-444-119.000-011 \$2,610
.50 Wainscott Mark R & Albina B H/Wife PT
SE1/4 SE1/4 18-24-07 .36A 62.5X252.7 208 S
Michigan St

042500049 04-03-08-200-003.002-014 \$4,6
89.56 Estes William & Rosemary H/W PT E1/2
NW1/4 08-26-08 1.94A 673-00097-02
548-00099-00 1652 W 800 N

042500050 04-04-23-331-071.000-015 \$4,72
3.15 Heseltine Pamela Carol OP LOT 109
88X176 108 E 5th St

042500052 04-04-23-332-070.000-015 \$2,5
12.78 Wooten Lester W FLINNS SUB DIV LOT
1-2-3-4-5 50X135 EA 107 S Spring St

042500053 04-03-03-600-004.000-016 \$2,9
27.82 Estes William D & Rosemary A H/W PT
SW1/4 NW1/4 03-26-08 3.194A 8569 N St Rd
55

042500054 04-03-13-400-007.000-016 \$274
.85 Warner Flossie A & Dolores
Lazo FULLETON ADD TO WADENA LOT 1 W
60 FT 60X120 641-00005-00 0 600 N

042500055 04-04-06-223-031.000-017 \$1,17
0.22 Lanie Vina & Kevin Laffoon RAUB-OP
LOT 1 BLK 3 60X120 8908 w 850 N 8908 W
850 N

042500056 04-04-06-223-032.000-017 \$38
0.81 Booty Peter Sr RAUB-OP LOT 8 60X120
BLK 3 8468 N 890 W

Total Properties: 38

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
13th day of August, 2025.

Beth Budreau, Auditor,
Benton County, Indiana.