

NOTICE OF REAL PROPERTY  
COMMISSIONERS' CERTIFICATE SALE  
Elkhart County Indiana  
Beginning 10:00 AM Local Time,  
April 23, 2024  
Elkhart County Administration  
Building, Room 104,  
117 North Second Street,  
Goshen, Indiana

STATE OF INDIANA

Elkhart County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Elkhart 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. This publication will be made three times in newspapers. A copy will also be published at [www.elkhartcounty.com](http://www.elkhartcounty.com).

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 Elkhart 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 April 23, 2024 at 10:00 AM Courthouse Time at Elkhart County Administration Building, Room 104, 117 North Second Street, Goshen, Indiana. 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.zausauction.com](http://www.zausauction.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.

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](http://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: 02/28/2024

202300014 05-12-330-003-001 \$30.00  
SAUCEDO GABRIELA LOT 165FT S  
INTERSECT WALTERS ST & WAYNE ST S OF  
ALLEY

202300021 05-13-229-003-001 \$30.00  
DEWITT MITCHELL R & TRACY L DEWITT  
32FT W OF ALLEY ADJ W SIDE TURNER &  
NORWOOD ADD SEC 13 EX N 1/2 .12A  
28210 MARKLE ST

202300047 05-13-427-019-002 \$30.00  
BUSH SAMMIE C & HENRIETTA ATTN HOWIE  
KEVIN 2711 HAWTHORNE ST.

202300049 16-06-101-002-003 \$30.00  
YORK EDWARD J MARANATHA SUB SEC 1  
LOT 8 S COUNTY ROAD 42

202300084 12-34-463-008-008 \$30.00  
US RAILROAD VEST CORP ADJ NE 211 W  
LINCOLN

202300085 12-35-326-007-008 \$30.00  
CARRIAGE INC AN IN CORP ADJ SW 230  
WABASH

202300089 06-11-376-018-009 \$30.00  
CASTELVECCHI LORETTA & LORETTA O  
SCOTT JT TEN SUMMIT RIDGE SE TRI FC  
LOT 9 ADJ SW 23644 WOODSDALE CT

202300103 06-20-277-012-009 \$30.00  
VALLEY VIEW HILLS INC OFF SE COR NE  
EX 6A EX 8.67A SEC 20 .33A 58377  
COUNTY RD 9

202300106 06-23-101-049-009 \$30.00  
SOMMERS TIMOTHY C 153.1X300.2-  
329.08FT W & 260FT S NE COR W1/2 NW  
EX .35A SEC 23 .70A ADJ W 58073  
COUNTY RD 13

202300107 06-23-127-019-009 \$30.00  
STULL HARRY & SUSAN MILLERS RIVER MN  
3RD RECREATION AREA ADJ NE 23675  
RIVER MANOR BLVD

202300115 06-26-408-014-009 \$30.00  
ALBERTIN ERICA LINCOLN HEIGHTS EX  
S1/2 LOT 53 ADJ N 59647 DUSHANE AVE

202300129 06-36-280-004-009 \$30.00  
HERSBERGER FORREST C & SHELLEY L SE  
COR SE NE EX .03A ROW SEC 36 .71A  
ADJ W 21901 COUNTY RD 45

202300142 06-18-176-005-011 \$30.00  
SCEARSE MARK A FIELDHOUSE W SIDE LOT  
329 (TIF 99) 1825 LEININGER

202300145 06-18-251-010-011 \$30.00  
MONTTOYA JOSE OAKLAND PARK W 55.53FT  
LOT 16 EX ROW (TIF 99) ADJ E 1506 W  
HIVELEY AVE

202300146 06-18-251-016-011 \$30.00  
MONTTOYA JOSE PT W1/2 NE1/4 NO OF  
OAKLAND PARK ADD EX 3.33A SEC 18  
(TIF 99) .38A 1506 HIVELEY

202300162 06-04-357-003-012 \$30.00  
HODGES DON R S M BEESONS 23FT2IN E  
SIDE LOT 2 LOT 3 (TIF 110) 309 STATE  
ST.

202300175 06-05-182-020-012 \$30.00  
SMITH RONALD S EST OF 216 W  
WASHINGTON

202300184 06-05-357-020-012 \$30.00  
SHOUFLER DAVID W ADJ NE 626 W  
FRANKLIN

202300185 06-05-386-001-012 \$30.00  
CRALL HOLDINGS LLC C/O J JOHN  
MARSHALL 637 W FRANKLIN

202300188 06-05-455-002-012 \$30.00  
TAG HOLDINGS LLC BABCOCKS LOT 15 &  
16 & N 41' LOT 14 & VAC ALLEY BET  
(TIF 75) 121 W W FRANKLIN

202300201 06-06-477-049-012 \$30.00  
SOLOMON DENEAN ADJ E 710 W LEXINGTON  
AVE

202300209 06-07-232-009-012 \$30.00  
ALLMAN BRUCE L & PATRICIA ALLMAN ADJ  
SW 1200 HUDSON ST

202300215 06-07-326-015-012 \$30.00  
NEELY CHARLES R LINCOLN PLACE LOT 72  
81.54FT S 1513 EL RENO ST

202300216 06-07-326-016-012 \$30.00  
NEELY CHARLES R LINCOLN PLACE LOT 71  
122.31FT S 1513 EL RENO ST

202300218 06-07-430-026-012 \$30.00  
WARREN ELLA ADJ E 1216 W WOLF AVE

202300226 06-08-103-017-012 \$30.00  
CARPENTER ROBERT ESTATE OF ADJ NE  
924 W MARION ST

202300231 06-08-107-002-012 \$30.00  
MILLER PHIL ADJ NE 935 W MARION ST

202300232 06-08-107-030-012 \$30.00  
SETTLE JAMES WESLEY ADJ NE 812  
HARRISON ST

202300233 06-08-108-011-012 \$30.00  
GIBSON SHAWN 41.25FT NE 828 HARRISON  
ST

202300235 06-08-110-008-012 \$30.00  
MORALES CHRISTINA MATHER &  
MCNAUGHTON S 43 1/2FT OF E 41 1/4FT  
LOT 467 611 S EIGHTH

202300236 06-08-110-015-012 \$30.00  
ANDERSON JAMES E 806 MASON

202300237 06-08-126-002-012 \$30.00  
TAX EASE FLORIDA REO LLC 514 S  
EIGHTH

202300239 06-08-126-017-012 \$30.00 1  
ELKHART INVESTMENTS LLC 621 W MARION

202300242 06-08-128-015-012 \$30.00  
STANKOVICH STANLEY JR 517 S FOURTH

202300243 06-08-129-005-012 \$30.00  
719 HARRISON STREET LAND TRUST 719  
HARRISON

202300244 06-08-129-023-012 \$30.00  
MARSHALL J JOHN 706 MASON ST

202300247 06-08-229-004-012 \$30.00  
BRIGMAN TONI M 221 ST JOSEPH ST

202300248 06-08-229-026-012 \$30.00  
WINTER ROBERT 224 DR KING DR

202300250 06-08-232-003-012 \$30.00  
REID JON EDWARD & SHELESE ADJ SW  
910 BENHAM CT

202300251 06-08-233-008-012 \$30.00  
ELKHART HOUSING PARTNERSHIP INC ADJ  
NW 926 S 3RD ST

202300255 06-08-276-006-012 \$30.00  
TORRES PETRA 256 PARK AVE

202300257 06-08-277-026-012 \$30.00  
WARFIELD CHARLES ADJ NW 1023 S 3RD  
ST

202300261 06-08-278-012-012 \$30.00  
ROLLINS JOHN H ADJ SE 1028 S 3RD ST

202300262 06-08-279-009-012 \$30.00  
FALL RIVER CAPITAL LLC ADJ E 253  
PARK AVE

202300263 06-08-282-004-012 \$30.00  
PRIEM WILLIAM M ADJ E 137 PARK AVE

202300268 06-08-307-006-012 \$30.00  
SUGGS THOMAS L & PEARL M 1716  
OAKLAND AVE

202300272 06-08-385-007-012 \$30.00  
REYES JOSE N WOLFS 5TH LOT 86 ADJ W  
805 CONCORD AVE

202300281 06-08-429-016-012 \$30.00  
CORBIN NORMAN L & KIMBERLY K ADJ W  
144 W GARFIELD AVE

202300287 06-08-451-003-012 \$30.00  
CURRY HERMAN B ADJ N 1814 S 6TH ST

202300299 06-09-131-020-012 \$30.00  
FARISH DAREN ADJ S 916 PRINCETON ST

202300300 06-09-132-020-012 \$30.00  
JENSEN CHELSEA D ADJ SE 617 CHARLES  
ST

202300301 06-09-156-007-012 \$30.00  
LIDY JOSEPH J STUDEBAKER E 30.2FT OF  
LOT 107 & NE COR LOT 109 (TIF 136)  
1129 RICHMOND

202300302 06-09-156-010-012 \$30.00  
LIDY JOSEPH J STUDEBAKER MIDDLE  
94.81FT LOTS 107 & 109 (TIF 136)  
1201 RICHMOND

202300303 06-09-156-016-012 \$30.00  
WHEELCHAIR HELP ORG INC STUDEBAKER  
PT LOT 108 & 109 & LOTS 130 & 131 &  
PT OF VAC RAILROAD AVE BETW LOTS  
(TIF 136) 1123 RICHMOND

202300304 06-09-166-009-012 \$30.00  
TAPIA EDUARDO ALFONSO LEDESMA  
PLEASANT POINT ADD PT LOT 14 (TIF  
136) ADJ NW 1405 S MAIN ST

202300315 06-09-377-001-012 \$30.00  
SMITH BRENDA K MARK BRENDA K  
ALLENDALE LOT 217 ADJ NW 1706 LANE  
AVE

202300317 06-09-451-016-012 \$30.00  
LEKRAM LLC HUDSON STERLING LOTS 29 -  
43 & VACATED ALLEY ADJ (TIF 111)  
1801 STERLING AV

202300321 06-10-156-009-012 \$30.00  
ELKINS J DAVID PAULS EAST BEND ADD  
EX N 25FT LOT 27 25FT S 1306 E  
INDIANA AVE

202300324 06-15-302-009-012 \$30.00  
MOMPEROUSSE JEANRENEL HAZEL PARK LOT  
44 (TIF 136) 60FT W NW INT YUMA AVE  
& WARRANT ST

202300325 06-15-302-010-012 \$30.00  
MOMPEROUSSE JEANRENEL HAZEL PARK LOT  
45 (TIF 136) NW INT YUMA AVE &  
WARREN ST

202300327 06-15-307-004-012 \$30.00  
ROSS HARVEY RAY & DEBRA ANN ROSS H&W  
HAZEL PARK LOT 56 & N1/2 VAC ALLEY  
ADJ S (TIF 136) 1907 YUMA

202300341 06-16-276-061-012 \$30.00  
HOCKING BRAD MONGERS S ALLENDALE LOT  
53 EX W PT (TIF 136) 2676 S MAIN ST

202300362 11-06-351-008-014 \$30.00  
ROBERTS MARCI L & MICHAEL E SWARTZ  
W&H PT S1/2 W1/2 SW1/4 SEC 6 .30A  
ADJ S 21955 SHIRLEY DR

202300365 11-21-401-026-014 \$30.00  
BURGER ROBERT LEE & MARY ANN ADJ SE  
64936 ORCHARD DR

202300397 11-09-456-013-015 \$30.00  
GRISE KAREN LEE SECOND SOUTH ADD  
72FT X 45 1/2 SW COR LOT 93 & VAC

6FT MONROE ST ADJ SO SIDE EX PT (TIF  
97) ADJ W 419 S 3RD ST

202300402 11-10-288-011-015 \$30.00  
CARNEY NELLIE ADJ S 1714 DYKSTRA ST

202300403 11-10-288-016-015 \$30.00  
KINTER ROBERT S & TERESA ADJ E 214 S  
23RD ST

202300418 11-22-132-005-015 \$30.00  
MAST BRIAN C & CHERYL L MAST H&W  
50X140-1317.8FT N 310.88FT W SE COR  
NW SEC 22 .0805A ADJ E 908 LEROY  
STREET

202300433 15-28-103-005-018 \$30.00  
HOSKINS MANUFACTURING COMPANY 200 FT  
N 71651 STATE ROAD 15

202300434 15-28-103-007-018 \$30.00  
HOSKINS MANUFACTURING COMPANY 100 FT  
N 71651 STATE ROAD 15

202300435 15-28-103-008-018 \$30.00  
HOSKINS MANUFACTURING COMPANY ADJ N  
71651 STATE ROAD 15

202300461 09-36-107-007-025 \$30.00  
WOLFE CHARLES EX TRI 172X87X179FT EX  
E PT LOT 48 SEN & WHISLERS & S1/2  
VAC ALLEY ADJ N ADJ S 304 S SPRING  
ST

202300474 02-16-302-024-026 \$30.00  
JAWORSKI DEBORAH MARIE ADJ N 51646  
LAKELAND ROAD

202300477 02-16-376-011-026 \$30.00  
CAMPANELLO ENTERPRISES LLC REPLAT  
SIMONTON LAKE MANOR SECOND SEC 1 LOT  
8 EX MID 50FT FOR RD EX W PT ADJ W  
51896 DOWNEY ST

202300490 02-24-127-044-026 \$30.00  
MYRICK LYNNDELL L & JODI K MYRICK  
H&W HASTINGS HEATON LAKE SD LOTS 158  
& 159 ADJ N 22683 LAKE SHORE DR

202300516 02-31-277-035-026 \$30.00  
SAUCEDO GABRIELA IN SE PT NE EX 1A  
EX .83A SEC 31 .02A ADJ S 54362  
COUNTY ROAD 5

202300554 02-34-101-050-027 \$30.00  
WAGNER JENNIFER L REPLAT AUTUMN  
RIDGE LOT 21 2135 AUTUMN RIDGE LN

Total Number of Properties: 77

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 Elkhart  
County, Indiana, to be offered for  
sale. Given under my hand and seal  
this 28<sup>th</sup> day of February, 2024.

Patricia A. Pickens, Auditor,  
Elkhart County Indiana.