NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Whitley County Indiana
Beginning 09:00 AM Local Time,
April 08, 2026
Online - www.zeusauction.com

STATE OF INDIANA

Whitley County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Whitley 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. Pursuant to a change in law, this publication will appear only once in newspapers. Subsequent notices can be found at www.whitleycounty.in.gov.

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 Whitley 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).

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. The public auction will begin on 04/08/2026 at 09:00 AM local time. The properties in the online auction will commence closing at 03:00 PM local time on 04/08/2026 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

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). 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 Whitley County auction, specifically.** Registration will begin on March 09, 2026 and will close on April 07, 2026 at 3:00 PM local time.

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 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: 02/10/2026

922500016 92-06-03-567-013.300-004 $250.00
Crutchfield, Timothy 0 N Walnut St

922500017 92-06-10-558-101.013-004 $250.00 Asset Recovery Associates Llc 119 N Elm St

922500019 92-06-11-000-242.000-004 $250.00
Wayne Reclamation & Recycling Inc C/O Wayne Brockman E Ellsworth St

922500020 92-06-11-000-243.000-004 $250.00
Wayne Reclamation & Recycling Inc E Ellsworth St

922500021 92-06-11-000-250.900-004 $250.00
Wayne Reclamation & Recycling Inc C/O Wayne Brockman E Ellsworth St

922500022 92-06-11-500-323.029-004 $250.00
Testworth Laboratories S Main St

922500028 92-06-11-601-122.903-004 $250.00
Wayne Reclamation & Recycling Inc 702 E Ellsworth St

922500029 92-06-11-601-229.003-004 $250.00
Wayne Reclamation & Recycling Inc C/O Wayne Brockman E Ellsworth St

922500059 92-02-32-500-317.004-008 $250.00
Krider, Thad L 103 W Main St

922500075 92-04-22-000-305.001-009 $250.00
Bouey, Joseph E & Woods, Norma J E State Rd 205

922500079 92-04-27-000-403.000-009 $250.00
Bouey, Joseph E & Woods, Norma J E State Rd 205

922500080 92-04-27-000-406.001-009 $250.00
Hartman, James R E State Rd 205

922500085 92-04-13-000-324.001-010 $210.00
Crooks, David L W Whitley St

922500086 92-03-02-000-336.900-011 $250.00
Vorhies, George R Jr. E Schug Rd

Total Number of Properties: 14

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 Whitley County, Indiana, to be offered for sale.

Tiffany Deakins, Auditor,
Whitley County, Indiana.