

NOTICE OF REAL PROPERTY  
TAX SALE  
Adams County Indiana  
Beginning 10:00 AM Local Time,  
October 30, 2025  
Commissioners' Room, Room 100 Adams County  
Service Complex

Adams 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 [www.co.adams.in.us](http://www.co.adams.in.us).

The county auditor and county treasurer will apply on or after 10/14/2025 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 Adams County Circuit Court and served on the county auditor and treasurer before 10/14/2025. 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 10/30/2025 at the Commissioners' Room, Room 100 Adams County Service Complex 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) 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 Friday, October 30, 2026 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, February 27, 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 10/30/2025 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 Adams 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 Adams County Treasurer.

Dated: 09/10/2025

012500003 01-08-16-101-006.003-008 \$8,378.89  
Hilty, Phillip I 2499 S US HIGHWAY 27 BERNE IN 46711-0000

012500004 01-08-32-404-066.000-010 \$2,926.10  
Mfam group Inc 618 CENTER BERNE IN 46711-0000

012500005 01-08-33-301-132.500-010 \$210.00  
FLUECKIGER, DAVID L 256 N HARRISON BERNE IN 46711-0000

012500006 01-08-33-301-281.000-010 \$1,017.08  
MLB Ventures LLC 163 BEHRING BERNE IN 46711-0000

012500007 01-08-33-301-281.500-010 \$13,911.36  
MLB Ventures LLC 163 Behring ST BERNE IN 46711-0000

012500008 01-02-33-400-014.000-014 \$43,110.96  
ZMKD, LLP 1704 NUTTMAN AVE DECATUR IN 46733-0000

012500009 01-02-34-301-072.000-014 \$3,219.84  
MYERS, DON M & HELEN M 409 N 7TH ST DECATUR IN 46733-0000

012500010 01-02-34-311-006.000-014 \$4,032.50  
Ellinger, Mary E Reinking 809 WALNUT ST DECATUR IN 46733-0000

012500012 01-06-19-100-014.000-015 \$3,057.15  
Rabon, Tierra 2919 N SALEM RD DECATUR IN 46733-0000

012500013 01-11-04-100-015.000-018 \$5,645.32  
MLB Services LLC 465 FULTON BERNE IN 46711-0000

012500014 01-11-04-101-005.000-018 \$11,180.30  
Billington, Matthew 262 LEHMAN ST BERNE IN 46711-0000

012500015 01-11-29-211-001.000-019 \$2,116.50  
CASA RICCA INVESTMENTS LLC 110 W LINCOLN ST GENEVA IN 46740-0000

012500017 01-05-30-300-005.000-020 \$4,678.97  
SLUSHER, DANIELLE D 2905 W 100 N MONROE IN 46772-0000

012500018 01-05-09-300-029.000-021 \$297.58  
GILLESPIE, DAWSON L 4005 N 100 W DECATUR IN 46733-0000

012500020 01-05-02-301-179.000-022 \$5,976.75  
Soto, Ruben Jr (1/3 int) & Hermelinda Hernandez (1/3 int) & Dolores Soto (1/3 int) 1034 PARKVIEW DR DECATUR IN 46733-0000

012500021 01-05-03-103-013.000-022 \$3,258.13  
BROWN, JERRY M 803 W MONROE ST DECATUR IN 46733-0000

012500023 01-05-03-103-066.000-022 \$2,657.52  
PROPERTY CONNEXIONS, LLC 133 N 8TH ST DECATUR IN 46733-0000

012500025 01-05-03-300-037.500-022 \$1,108.50 JRG  
PROPERTY, LLC S 11TH ST - Between 957 S & 975 S 11th St DECATUR IN 46733-0000

012500026 01-05-03-306-001.000-022 \$321.00 JRG  
PROPERTY, LLC 710 SCHIRMAYER ST DECATUR IN 46733-0000

012500027 01-05-03-306-079.000-022 \$417.92  
GEIMER, JERRY 916 Schirmeyer St DECATUR IN 46733-0000

012500028 01-05-03-400-056.500-022 \$4,815.85  
SOTO, MIGUEL A & KARLA K SOTO 929 RUSSELL ST DECATUR IN 46733-0000 01-05-03-400-056.500-022 and 01-05-03-400-080.000-022 are to be sold and redeemed together.

012500029 01-05-03-400-080.000-022 \$348.18 SOTO,  
MIGUEL A & KARLA K Russell ST - Strip between 929 & 1003 Russell St DECATUR IN 46733-0000 01-05-03-400-056.500-022 and 01-05-03-400-080.000-022 are to be sold and redeemed together.

012500030 01-05-04-300-003.000-022 \$389.78  
Country Enterprises Inc N 100 W - RR Property Landlocked behind I-O Properties DECATUR IN 46733-0000

012500031 01-05-04-301-026.000-022 \$1,632.50 JRG  
PROPERTY, LLC 761 W 500 N DECATUR IN 46733-0000

012500034 01-05-09-200-019.000-022 \$2,263.21 GKB  
Enterprises, LLC Wooded Area behind East OAK GROVE PL DECATUR IN 46733-0000

Total Properties: 25

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

10th day of September, 2025.

Tony Mellicamp, Auditor,  
Adams County, Indiana.