

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Decatur County Indiana
Beginning 10:00 AM Local Time,
March 25, 2026
County Courthouse – Meeting Room

STATE OF INDIANA

Decatur County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Decatur 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 <https://decaturcounty.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 Decatur 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 **03/25/2026** at 10:00 AM Courthouse Time at County Courthouse - Meeting Room. 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.

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**

162500035 16-14-31-340-031.000-014 \$100.00
McCullough Glen A 606 E Schott St
162500037 16-10-10-000-023.000-015 \$100.00
Reece Joshua E & Cassie M S Lake Mc Coy Dr
162500038 16-10-10-000-024.000-015 \$100.00
Reece Richard David 977 S Lake Mc Coy Dr
162500039 16-10-10-000-028.000-015 \$100.00
SSS 30 LLC 999 S Lake Mc Coy Dr

162500042 16-10-10-310-010.000-015 \$100.00

Reece Codie 4491 E North Rd

162500043 16-10-10-310-011.000-015 \$100.00

Schmidt Richard Jr & Wendy 4485 E North Rd

162500044 16-10-10-310-012.000-015 \$100.00

Schmidt Richard Jr & Wendy 4477 E North Rd

162500045 16-10-10-310-020.000-015 \$100.00

McCullough Glen C/O George Browning 4455 E North Rd

162500046 16-10-10-310-023.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500047 16-10-10-310-027.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500048 16-10-10-310-030.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500049 16-10-10-310-030.020-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500050 16-10-10-310-030.100-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500051 16-10-10-310-030.200-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500052 16-10-10-310-038.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500053 16-10-10-310-041.000-015 \$100.00

Gilbert Derek K 4408 E Shady Ln

162500054 16-10-10-310-046.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500055 16-10-10-310-055.000-015 \$100.00

Orozo Joe 4380 E Sunny Ln

162500056 16-10-10-310-056.000-015 \$100.00

Orozo Joe 4398 W Sunny Ln

162500057 16-10-10-310-059.000-015 \$100.00

Oliger Casy 4408 E Sunny Ln

162500058 16-10-10-310-060.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500060 16-10-10-310-067.000-015 \$100.00

Wichlinski Matthew J 820 S Boulevard Rd

162500061 16-10-10-310-070.000-015 \$100.00

Seymour Rental Homes LLC Creswood Resort

162500072 16-11-02-420-072.000-016 \$100.00

Salinas Christina Ann 430 N Monfort St

Total Number of Properties: **24**

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 Decatur County, Indiana, to be offered for sale.

Christy Smiley, Auditor,
Decatur County, Indiana.