

NOTICE OF REAL PROPERTY
TAX SALE
Dubois County Indiana
Beginning 09:00 AM Local Time,
September 11, 2026
Online - www.zeusauction.com

Dubois 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.duboiscountyn.in.gov>.

The county auditor and county treasurer will apply on or after 08/25/2026 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 Dubois County Circuit Court and served on the county auditor and treasurer before 08/25/2026. 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.

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 09/11/2026 at 09:00 AM local time. The properties in the online auction will commence closing in batches at 02:00 PM local time on 09/11/2026 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

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) thirty dollars (\$30) 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 Monday, September 13, 2027 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, January 11, 2027.

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 09/11/2026 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 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 Dubois County auction, specifically.**

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 at the Dubois 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 Dubois County Treasurer.

The period to register for the sale begins on August 11, 2026 and closes on September 08, 2026. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.

The tracts or real property included in this list will be sold at public auction to the highest bidder, subject to the right of redemption.

*** In order to remove a property from the sale, payment must be received by 12:00 PM local time on Thursday, September 10, 2026. All payments must be made in cash or certified funds made payable to the Dubois County Treasurer and sent to Dubois County Treasurer, One Courthouse Square, Room 104, Jasper, IN 47546. ***

Please note that the dollar amounts for the tracts or items of real property listed herein may not include amounts certified to the County Treasurer for collection under IC 6-1.1-22-13.5 or added to the tax liability for ineligible deductions claimed under IC 6-1.1-12-37 subsequent to the creation of the list described at IC 6-1.1-24-1 or, alternatively, this publication. The County may require successful bidders to pay said amounts (as applicable) as part of the purchase price, or otherwise, at the close of the online auction.

Dated: 07/23/2026

192600002 19-10-07-400-042.000-001 \$960.59 Chad Erwin 001-06110-00 PT SW SE 7-2-4 .24A (Cons. .24A) 1934 S STATE ROAD 162

192600003 19-06-14-304-402.000-002 \$236.36 Breanne Renae Arnold 018-04150-00 VICTORY VILLA 6TH LOT 97B E 37TH ST 19-06-14-304-402.000-002 and 19-06-14-304-403.000-002 are to be sold and redeemed together.

192600004 19-06-14-304-403.000-002 \$282.13 Breanne Renae Arnold 018-04151-00 VICTORY VILLA 6TH LOT 98A 161 E 37TH ST 19-06-14-304-402.000-002 and 19-06-14-304-403.000-002 are to be sold and redeemed together.

192600005 19-06-15-200-027.000-002 \$370.14 Charles Frederick Roberts 018-08371-01 PT NW NW 15-1-5 .12A 1015 FAIRVIEW AVE

192600006 19-06-23-303-705.000-002 \$3,083.64 Patricia E Kiefer 018-17451-00 SUMMIT HEIGHTS S 1/2 LOT 15 & PT LOT 12 2306 SUNSET DR

192600007 19-06-25-303-315.000-002 \$1,743.33 Mark A Guy 018-25810-00 SCHUMAKER SUBDIV LOTS 73 & 74 1015 FAIRVIEW Ave

192600008 19-06-26-103-308.000-002 \$7,790.92 BNJ Properties and Realty LLC 018-22100-00 PT SW NE 26-1-5 .16A 1503 NEWTON ST

192600009 19-06-26-103-416.000-002 \$234.75 D & C Holmes LLC 018-27250-00 OTHMAR ECKERLES 1ST ADD PT LOT 12 1606 Newton St 19-06-26-103-417.000-002 and 19-06-26-103-416.000-002 are to be sold and redeemed together.

192600010 19-06-26-103-417.000-002 \$7,638.23 D & C Holmes LLC 018-27250-10 OTHMAR ECKERLES 1ST ADD PT LOT 13 1606 NEWTON ST 19-06-26-103-417.000-002 and 19-06-26-103-416.000-002 are to be sold and redeemed together.

192600014 19-06-26-301-569.000-002 \$319.78 Christina J Cruz 018-14290-10 BURGER ADD PT LOT 2 BLK 5 W 13th St 19-06-26-301-569.000-002 and 19-06-26-301-570.000-002 are to be sold and redeemed together.

192600015 19-06-26-301-570.000-002 \$3,739.46 Christina J Cruz 018-14290-00 BURGER ADD LOT 1 BLK 5 420 W 13TH ST 19-06-26-301-569.000-002 and 19-06-26-301-570.000-002 are to be sold and redeemed together.

192600016 19-06-26-403-217.000-002 \$1,082.54 Robert L and Suzanne M Eckert 018-20740-00 MAURICE DE ST PALAIS 4TH ADD PT LOT 47 109 E THIRTEENTH ST

192600017 19-06-27-403-102.001-002 \$308.97 Rick W Stradtner 018-35650-01 PT SW SE 27-1-5 .016A W 13TH ST

192600018 19-06-35-101-602.000-002 \$3,054.91 Curtis A Judy 018-34930-00 MCCRILLUS 1ST LOT 22 323 E 5TH ST

192600020 19-11-01-202-330.000-002 \$9,640.48 Ronald C Kunz 018-20100-00 SUNSET PLACE LOT 3 840 SUSANNA AVE

192600023 19-03-21-300-111.001-003 \$249.49 Hobart E Andry Revocable Trust 002-02150-01 PT W1/2 FRAC 21-1-5 .06A N PORTERSVILLE RD E

192600025 19-13-03-201-232.000-004 \$229.76
Musgrave, Ira D and E Jeanne Lindow 003-04680-00
OAK FOREST ADD LOTS 36 37 PERSIMMON DR Lake
Helmerich, Lot 36 & 37

192600026 19-13-03-201-312.000-004 \$541.82
Nelson Wayne and Carlene M Johnson 003-03320-00
OAK FOREST ADD LOT 90 WEEPING WILLOW DR Lake
Helmerich, Lot 90

192600027 19-13-03-201-323.000-004 \$205.91
Elnora June Farmer 003-02260-00 OAK FOREST ADD
LOT 81 BLACK OAK DR Lake Helmerich, Lot 81

192600028 19-13-03-201-326.000-004 \$208.82
Stephen L James 003-01780-00 OAK FOREST ADD LOT
78 OAK FOREST DR Lake Helmerich, Lot 78

192600029 19-13-03-203-209.000-004 \$220.84
Megan Hendrey 003-04970-00 REPLAT OF LAKE
HELMERICH SUBDIV LOT 76 MICHAEL DR Lake
Helmerich, Log 76

192600030 19-13-26-100-033.002-004 \$3,877.46
Todd W Borman 003-01340-02 PT SE NE 26-3-6 .68A
7060 W 1025 S

192600031 19-13-35-300-010.001-004 \$4,150.81
Larry Lee Schurz 003-07475-00 NE SE SW 35-3-6 10A
11852 S 720 W

192600033 19-01-15-400-026.000-006 \$1,901.57
Michael J Lewinski 004-01160-01 PT SE SE 15-1-3
2.155A 10073 E STATE ROAD 56

192600034 19-01-21-400-024.000-006 \$797.89
Samuel A and Shirrill A Smith and Millisa Reece 004-
03250-00 PT SW SE 21-1-3 1.95A 8675 E STATE ROAD
56

192600036 19-08-06-100-006.005-006 \$1,777.90
Bobbi J Wilson 004-03850-05 PT NW NE 6-1-3 1A
5822 N DUBOIS RD NE

192600038 19-08-28-300-014.003-009 \$758.66 Roger
and Sandy Deich 006-02930-03 PT NW SW 28-1-3 1A
8355 E ELLSWORTH RD

192600039 19-00-52-000-000.701-011 \$5,926.40
Acadian Energy LLC Oil / Gas Lease - W / Rasche: 4-1S-
4W & Leistner: 33-1N-4W

192600043 19-10-35-200-408.000-013 \$6,315.75 BNJ
Properties and Realty LLC 008-06580-00 PT NE NW
35-2-4 .40A 4494 E STATE ROAD 64

192600046 19-09-25-203-810.000-015 \$1,637.68
Cynthia A Bayer 013-01330-00 ECKERTS ADD LOTS 4
& 5 107 W 2ND ST

192600049 19-07-27-300-018.946-017 \$683.54
William Barning 011-08241-01 BEAVER LAKE CABIN
Lot 219F 1021 N 310 E

192600050 19-07-36-200-018.000-017 \$3,742.77
Donald L Linda L Sander 011-04248-10 PT SE NW 36-
1-4 1.35A 5322 E STATE ROAD 164

192600051 19-07-12-301-113.000-018 \$1,669.67
David L Hall 021-05170-00 DUBOIS LOTS 83 & 84 4457
N 4TH ST

192600052 19-07-29-300-041.000-018 \$6,837.87
Esau Tucker 021-00040-00 PT NW SW 29-1-4 .70A
1314 E JASPER DUBOIS RD

192600053 19-00-55-000-172.701-019 \$1,565.37 Leta
M Perry Irrevocable Trust Oil & Gas Lease / Harold
Bartelt: 7-3S-5W

192600055 19-14-10-203-111.000-019 \$190.25 Jose J
Miranda Rivas 012-04251-00 PT SW NW 10-3-5 .01A S
US 231 Next to 7390 S US Highway 231

192600056 19-11-34-103-314.000-020 \$493.85
Veronica Dubon 017-15410-00 JANDEBEURS ADD PT
12 E 9th St Next to 814 N Washington St

192600057 19-11-34-204-515.000-020 \$2,532.64
Karan Garewal 017-06361-00 BRETZ 1ST ADD LOT 20
508 E 7th St

192600058 19-11-34-301-538.000-020 \$194.38 Gary
P Graves 017-13800-00 ORIG PT INLOT 1 JACKSON ST
Next to 422 Jackson St

192600059 19-11-34-303-602.002-020 \$190.25 Jay E
King 017-03870-02 HBURG ORIG PT INLOT 80 N
GEIGER ST Next to 219 N Geiger St

192600060 19-11-34-402-426.000-020 \$5,014.30
Pamela Vaughn 017-01940-00 GEIGER ADD PT LOT 24
417 N WASHINGTON ST

192600061 19-11-34-403-628.000-020 \$2,050.51
Jacquelyn Eisenhut and Heather J Eisenhut 017-
06030-00 JOHN R MITCHELL ADD PT LOT 1 & PT LOT 2
BLK D 707 E 2ND ST

192600062 19-14-03-102-706.000-020 \$383.69 John
F Voegerl and Nancy L 017-10902-00 PT NW NE 3-3-5
.013A E 1ST AVE Next to 803 E 1st St

Total Properties: 43

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
23rd day of July 2026.

Sandra L. Morton, Auditor,
Dubois County, Indiana.