

NOTICE OF REAL PROPERTY  
TAX SALE

Wells County Indiana

Beginning 10:00 AM Local Time,  
October 10, 2025  
Courthouse

Wells 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.wellscounty.org](http://www.wellscounty.org).

The county auditor and county treasurer will apply on or after 09/23/2025 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 Wells County Circuit Court and served on the county auditor and treasurer before 09/23/2025. 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 10/10/2025 at the Courthouse 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 Tuesday, October 13, 2026 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Monday, February 09, 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 10/10/2025 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 Wells 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 Wells County Treasurer.

Dated: 08/20/2025

902500001 90-11-26-500-002.000-001 \$455.05 Hess, Sara Elizabeth 200 W Keystone IN 46759 001-00343-00, 001-00342-00 and 001-00344-00 are to be sold and redeemed together.

902500002 90-11-26-500-003.000-001 \$280.77 Hess, Sara Elizabeth 200 W Keystone IN 46759 001-00343-00, 001-00342-00 and 001-00344-00 are to be sold and redeemed together.

902500003 90-11-26-500-004.000-001 \$483.06 Hess, Sara Elizabeth 200 W Keystone IN 46759 001-00343-00, 001-00342-00 and 001-00344-00 are to be sold and redeemed together.

902500004 90-11-17-200-005.000-001 \$3,348.49 Zehner, Zachary S 8455 S 500 W Poneto IN 46781

902500006 90-08-21-100-001.000-003 \$2,711.35 Mittlestedt, Robert A 3024 S Sr 1 Bluffton IN 46714

902500008 90-08-21-100-003.000-003 \$2,964.95 Bowman, Jeffrey L/Sharon E 2764 E 300 S Bluffton IN 46714

902500010 90-06-19-502-003.000-010 \$3,134.16 Hall, Christopher 6930 E Market Craigville IN 46731

902500012 90-09-03-200-004.000-013 \$2,067.65 Captain, Ronnie/Barbara 2958 W Sr 124 Bluffton IN 46714

902500014 90-09-29-200-001.000-013 \$1,737.05 Daugherty, Joshua J 4736 W 400 S Liberty Center IN 46766

902500015 90-09-16-400-015.000-013 \$3,739.67 King, James Jr/Kimberly K 3105 W Cherry Liberty Center IN 46766

902500017 90-09-15-300-022.000-013 \$736.70 Indo Advertising Corp Main Liberty Center IN 46766

902500018 90-09-29-400-002.000-013 \$3,616.71 Stinson, Bruce W/Cheryl L 4884 S 400 W Poneto IN 46781

902500019 90-09-23-100-003.002-013 \$2,655.84 Stinson, Bruce W/Cheryl L 1086 W 300 S Bluffton IN 46714

902500022 90-04-29-300-035.000-016 \$994.63 Wright Jr, Russell E 1263 N 500 W Bluffton IN 46714

902500023 90-02-15-519-013.000-009 \$6,070.67 Inostroza, Gabriel/Hollie Ann 570 Little River Trace Ossian IN 46777

902500025 90-03-04-400-001.000-019 \$4,754.32 Abner, Lilbern L / Martha 11364 N 300 W Markle IN 46770

902500026 90-08-04-200-005.000-004 \$1,730.98 Stout, Steven W/Courtney G 1021 W South Bluffton IN 46714

902500027 90-08-04-504-004.000-004 \$3,338.03 Martin, Fredrick D 823 S Johnson Bluffton IN 46714

902500028 90-08-04-511-017.000-004 \$4,621.97 Breedlove, Thomas A 515 E Arnold Bluffton IN 46714

902500031 90-08-05-505-100.000-004 \$1,885.05 Pierce, Laura K etal 1202 W South Bluffton IN 46714

902500032 90-08-04-514-016.000-004 \$3,314.80 Brickley, Dorothy B 705 W Wiley Bluffton IN 46714

902500035 90-08-04-539-256.000-004 \$2,938.27 Quillen, Shane 117 E Market Bluffton IN 46714

902500037 90-08-04-511-049.000-004 \$1,507.63 Gerber, Heather A 225 E Arnold Bluffton IN 46714

902500039 90-08-05-506-007.000-004 \$7,347.77 Studebaker Rev Trust, Virginia A 1222 W Washington Bluffton IN 46714

902500040 90-08-05-505-222.000-004 \$717.64 Studebaker Rev Trust, Virginia A Cherry Bluffton IN 46714

902500041 90-08-05-505-223.000-004 \$717.64 Studebaker Rev Trust, Virginia A Cherry Bluffton IN 46714

902500042 90-08-04-539-354.000-004 \$2,629.57 Sosenheimer, Gregory/Fry, Kellie 211 E Central Bluffton IN 46714

902500043 90-02-16-507-006.000-009 \$808.98 Wallace, Debra 811 W Lafever Ossian IN 46777

902500044 90-02-16-100-015.000-009 \$2,899.58 Bachman, Mark A 324 W Mill Ossian IN 46777

902500045 90-02-16-505-006.000-009 \$338.57 Laisure, John 710 W Lafever Ossian IN 46777

902500046 90-02-15-200-062.000-009 \$948.45 Hitchcock, Karen S 404 Christ Ossian IN 46777

902500048 90-08-31-501-008.000-005 \$3,887.81 Hartman, Larry G / Sheryl L 5835 S Meridian Rd Poneto IN 46781

902500049 90-09-36-501-008.000-014 \$2,780.78 Unique Real Estate Solutions III 5957 Grape Poneto IN 46781

902500050 90-09-36-500-005.000-014 \$1,036.83 Velasquez, Tracy Lynn 53 Walnut Poneto IN 46781

902500051 90-09-36-502-011.000-014 \$430.35 Ginger, Billy W 104 W Washington Poneto IN 46781

902500053 90-09-36-501-020.000-014 \$731.03 Your First Choice LLC Washington Poneto IN 46781

902500054 90-09-36-502-038.000-014 \$2,103.69 Ginger, Billy A/Amy A 5969 S Market Poneto IN 46781

902500055 90-04-02-500-006.000-018 \$3,179.98 VanDoorn, Danny K/Norma L 1056 W Hancock Uniondale IN 46791

902500056 90-03-04-503-007.000-022 \$7,056.82 Tolson, George L Marzane Rd Zanesville IN 46799

902500057 90-03-03-500-011.000-022 \$3,943.80 Slater, Eric/Lanette L 2591 W Rock Hill Ln Zanesville IN 46799

Total Properties: 40

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  
20th day of August, 2025.

Lisa McCormick, Auditor,  
Wells County, Indiana.