

NOTICE OF REAL PROPERTY
TAX SALE
Wells County Indiana
Beginning 10:00 AM Local Time,
October 15, 2026
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.

The county auditor and county treasurer will apply on or after **09/22/2026** 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 Wells County Circuit Court and served on the county auditor and treasurer before **09/22/2026**. 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.

Such sale will be held on **10/15/2026** 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 commencing on the same date/time listed above. All location updates will be posted at 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 15, 2027** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Friday, February 12, 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 **10/15/2026** 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 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: **08/25/2026**

902600009 90-08-03-400-005.000-003 \$7,513.49 Gerber, Kelby M 3974 E Elm Grove Rd Bluffton IN 46714

902600010 90-08-15-100-003.000-003 \$762.74 Creek, Carol Diane 2111 S 350 E Bluffton IN 46714

902600011 90-08-28-300-006.000-003 \$2,869.99 Smith, Linda C/Ronald D 4995 S 200 E Bluffton IN 46714

902600014 90-08-04-501-002.000-004 \$35,930.78 Montalto At Bluffton, LLC 1100 S Main Bluffton IN 46714

902600015 90-08-04-503-115.000-004 \$649.95 Speheger, Daniel R Jersey 3rd Lot N of Silver on W side Bluffton IN 46714 90-08-04-503-255.000-004 and 90-08-04-503-115.000-004 are to be sold and redeemed together.

902600016 90-08-04-503-167.000-004 \$1,495.68 Watson, Shelby / Sara 781 S Clark Ave Bluffton IN 46714 90-08-04-503-168.000-004 and 90-08-04-503-167.000-004 are to be sold and redeemed together.

902600017 90-08-04-503-168.000-004 \$820.89 Watson, Shelby / Sara Corner Lot Clark/Silver on NE side Bluffton IN 46714 90-08-04-503-168.000-004 and 90-08-04-503-167.000-004 are to be sold and redeemed together.

902600018 90-08-04-503-255.000-004 \$5,399.86 Speheger, Daniel R 810 S Jersey St Bluffton IN 46714 90-08-04-503-255.000-004 and 90-08-04-503-115.000-004 are to be sold and redeemed together.

902600022 90-08-04-505-154.000-004 \$3,701.65 Hale, Nicholas J/Heather M 425 E Silver St Bluffton IN 46714

902600023 90-08-04-514-015.000-004 \$1,102.02 Roth, Madream/Stotlar, Kathy 526 S Jersey St Bluffton IN 46714

902600024 90-08-04-516-066.000-004 \$1,769.48 Swinford, Sarah 527 S Marion Bluffton IN 46714

902600026 90-08-04-539-206.000-004 \$5,226.58 Miller, Nathan Allan 328 E South St Bluffton IN 46714

902600027 90-08-04-539-386.000-004 \$3,887.07 Zirkelbach, William J Jr/Anna M etal 226 W South St Bluffton IN 46714

902600028 90-08-05-100-022.000-004 \$1,314.63 Schmucker, Marlin Lancaster Lot E of Sunnysglenn Estate Lot 50 Bluffton IN 46714

902600029 90-08-05-500-040.000-004 \$4,556.07 Pettit, Ryan/Annemarie Pine 654 S Bond St Bluffton IN 46714

902600031 90-08-05-505-042.000-004 \$6,939.50 Land & Sand LLC 1308 W Washington St Bluffton IN 46714

902600032 90-08-31-501-008.000-005 \$5,674.48 Hartman, Larry G / Sheryl L 5835 S Meridian Rd Poneto IN 46781

902600034 90-07-17-300-014.000-006 \$1,965.90 Sprunger, Kent B 2737 SE Mulberry St Bluffton IN 46714

902600037 90-01-08-400-005.001-008 \$6,274.15 Richardson, Scott A 10423 N 750 E Ossian IN 46777

902600038 90-01-08-400-005.002-008 \$4,281.62 Richardson, Scott A 10437 N 750 E Ossian IN 46777

902600039 90-02-15-516-048.000-009 \$2,609.61 Bradtmueller, Marvin L / Rebecca 709 N Melching Dr Ossian IN 46777

902600040 90-02-16-508-013.000-009 \$2,430.72 Gulker, Irene A 402 W Lafever St Ossian IN 46777

902600043 90-05-05-100-003.001-010 \$18,961.63 Regency Ossian RE, LLC 1630 E US Highway 224 Ossian IN 46777

902600044 90-06-19-502-002.000-010 \$1,634.18 Nunley, Tracy A 2342 N West Craigville IN 46731

902600045 90-06-19-502-003.000-010 \$5,004.85 Hall, Christopher 6930 E Market St Craigville IN 46731

902600048 90-05-32-500-003.000-011 \$5,099.86 David Alan Saalfrank Revocable Living Trust 410 Meadow Ln Bluffton IN 46714

902600049 90-05-33-300-023.000-012 \$978.95 Robbins, Richard J 221 N Oak St Ext Bluffton IN 46714

902600050 90-09-01-200-001.001-013 \$2,767.27 Hall, Cheryl Sue 780 W State Road 124 Bluffton IN 46714

902600053 90-09-16-501-001.000-013 \$404.59 Blanco, Ramon/Selena Torres 3092 W Cherry, Lot behind house Liberty Center IN 46766

902600054 90-09-21-502-006.000-013 \$11,615.24 Masterson, Jan L 3136 S Main St Liberty Center IN 46766

902600057 90-09-36-500-005.000-014 \$1,802.78 Velasquez, Tracy Lynn 53 W Walnut St Poneto IN 46781

902600058 90-12-02-200-002.000-015 \$1,228.49 Fuller, Jeff L 4098 E State Road 218 Bluffton IN 46714

902600059 90-12-10-100-004.000-015 \$2,470.47 Cribbs etal, Joan R Farm 46.63 a 700S/SR 1 Both sides Bluffton IN 46714

902600061 90-12-32-400-003.001-015 \$16,576.86 Regency Montpelier RE, LLC 11640 S 200 E-90 Montpelier IN 47359

902600063 90-04-29-300-018.000-016 \$447.38 Hustad, Laurie 1272 N 500 W Bluffton IN 46714

Total Properties: **35**

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

25th day of August, 2026.

Lisa McCormick, Auditor,
Wells County, Indiana.