

NOTICE OF REAL PROPERTY  
TAX SALE  
Lake County Indiana  
Beginning 5:30 PM local time, September 12, 2025  
Online at [www.zeusauction.com](http://www.zeusauction.com)

State of Indiana  
Lake 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. The county auditor and county treasurer will apply on or after 8/13/2025 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 Lake County Circuit Court and served on the county auditor and treasurer before 8/13/2025. 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.

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](http://www.zeusauction.com)

The public auction will begin on September 12, 2025 at 5:30 PM local time. The properties in the online auction will commence closing in batches at 12:00 PM local time on September 15, 2025 at [www.zeusauction.com](http://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) fifty dollars (\$50) 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 **Wednesday, September 16, 2026** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Wednesday, January 14, 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 **9/12/2025** 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.

This list does not include properties offered for tax sale in prior years. For a full and comprehensive list of all properties eligible for sale, please refer to [www.zeusauction.com](http://www.zeusauction.com). The tax sale list may be obtained from the county auditor in an alternative form upon request.

Dated: 7/23/2025

#### **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 [www.zeusauction.com](http://www.zeusauction.com). In order to participate, you must become a member of the auction web site ([www.zeusauction.com](http://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 specifically for the Lake County auction.**

**The period to register for the sale begins on July 23, 2025 at 8:00 AM and closes on August 13, 2025 at 4:30 PM. If you do not complete the full registration process for the sale you will not be approved to bid on the auction.**

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 Lake County Tax Sale must provide a certificate of existence or foreign registration statement or

proof of registration in accordance with IC 5-23 from the Secretary of State to the Lake County Treasurer.

In addition, each bidder must download the 'BIDDER CONTRACT - RULES OF TAX SALE DOCUMENT'. Each prospective bidder must read, sign and upload the complete contract in one pdf file to the auction system as part of the registration process.

There is an annual one hundred dollar (\$100.00) paddle fee to participate in Lake County Tax Sales. If this was paid to register for the Commissioners' Certificate Sale held in 2025 you will not have to pay the fee again. If it has not been paid previously, you will be taken to a secure payment site to make your payment by ACH (electronic check). There is a one dollar (\$1.00) convenience fee for this service. In the event that you are denied for an incomplete registration the claim form will be sent within thirty (30) days after the sale. If you are prompted to pay the fee, and you have already paid it in 2025, please contact the Lake County Auditor's Office Tax Sale Department at (219) 755-3155.

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 property from the tax sale, the Amount To Remove From Sale (Amount For Judgment) must be received in the Treasurer's Office by 4:30 pm on Friday, September 12, 2025. All payments must be made in cash or certified funds. Payments must be received either by mail or in person at the Treasurer's Office located at 2293 North Main Street, Crown Point, IN 46307 by the date and time listed previously. Postmarks are not Accepted.

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.