

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Cass County Indiana
Beginning 10:00 AM Local Time,
January 26, 2023
Commissioners' Hearing Room
2nd Floor

STATE OF INDIANA

Cass County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Cass 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 www.co.cass.in.us.

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 Cass 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 **January 26, 2023 at 10:00 AM** Courthouse Time at **Commissioners' Hearing Room 2nd Floor**. 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: 12/01/2022

0922000017 004-04-016-018 \$75.00
Bishop, Joe D & Betty L Ex E 145
Indian Meadows 2 Lot 33 SW of 2209
Brookwood Drive

0922000033 008-06-006-008 \$75.00
Landis, Carl Pt Bet W Rr & Canal 32
27 2e 1.21a E of 2101 Erie Ave

0922000038 009-05-079-024 \$75.00
Humphrey, Stephen K Se Pt E 1/2 Nw
1/4 32 28 1e .087A S of 3530 W 450 N

0922000048 011-07-098-009 \$75.00
Dutch, LLC 10' Vac Alley Bet Lots 6
& 7 W of 1680 S Georgetown Jackson

0922000049 011-07-100-009 \$75.00
Banter, John & Furnivall, Janella
Georgetown O P Lot 46 Georgetown OP
Lot 45 07-100-008 1586 S Georgetown
Market

0922000057 014-08-062-033 \$75.00
Responsible Green Real Estate
Redevelopment, Inc Pt N 1/2 Sw 1/4
16 27 1e 1.50a 1411 N US 35

0922000058 014-08-062-034 \$75.00
Responsible Green Real Estate

Redevelopment, Inc Pt Se 1/4 16 27
1e 1.50a 1411 N US 35

0922000059 014-08-128-025 \$75.00
Sadler, Edward B & Dorothy Sadlers
Sub Lot 15 .02a Pt of West Sadler
Hill Rd

0922000060 015-08-070-034 \$75.00
Sanders, William L & Patsy L Pt Nw
Cor Se 1/4 E 1/2 23 27 1e .147a Rear
of 1930 Royal Center Pike

0922000061 015-08-085-006 \$75.00
Sanders, William L & Patsy L College
Hill Plat N 54 Ft Lot 62 behind 1930
Royal Center Pike

0922000062 015-08-102-021 \$75.00
Your First Choice LLC Northern
Heights Lot 139 Northern Heights Lot
138 08-102-020 1821 Grant St

0922000063 015-08-107-009 \$75.00
Clark, Tristan S Pt Thompson Lot 40
.03a S of 733 Barclay St

0922000064 015-08-108-011 \$75.00
Clark, Tristan S Pt Thompson Lot 41
S of 731 Barclay St

0922000070 017-09-015-027 \$75.00
Ware, Jerry R & Diana K Pt W 1/2 Nw
1/4 35 27 2e .464a N of 1127 S 500 E

0922000084 018-10-061-023 \$75.00
Watterson, Larry H & Tina M 30 Ft
Vac Alley S Lot 10 S of 2860 S 475 E

0922000087 021-07-045-011 \$75.00
King, Gordon & Mary Lou Galveston
Heights Lot 17 SW cor Jackson &
Howard St

0922000088 021-07-047-003 \$75.00
Clark, Tristan Galveston Hts Lot 37
Cor Howard St & SR 18

0922000089 021-07-109-001 \$75.00
Greenwood, Donald G & Julie 1 Op N
26 Ft Lot 18 Op N 26 Ft Exc W 37.4
Ft Lot 19 07-109-007 225 E Jackson
St

0922000090 021-07-109-013 \$75.00
Johnson, Connie W 22'5" S 1/2 Op Lot
20 E of 105 Main St

0922000094 021-07-109-023 \$75.00
Greenwood, Donald G & Julie L W 37.4
Ft Of N 26 Ft Op Lot 19 213 E
Jackson St

0922000101 023-02-072-013 \$75.00
Gilmore, Darrel Lee & Carolyn Jean
Op Pt 23 X 53 Ft Lot 11 109 W Center
St

0922000107 025-11-017-025 \$75.00
Clark, Tristan OP W Logan N 30 Ft
Exc E 7 Ft & Exc W 84' Lot 55 Rear
Of 110 E Miami Ave

0922000109 025-11-023-016 \$75.00
Gonzalez, Guillermo O P W Logan E
1/2 Lot 124 116 Wheatland Ave

0922000113 025-11-053-005 \$75.00
Jones, Michael & Amy D D Dyke 4 Lot
23 619 W Miami Ave

0922000125 025-11-123-012 \$75.00
Clark, Tristan S G Peterson E 7 Ft
Lot 6 bet 412 & 420 E Ottawa

0922000130 025-11-163-003 \$75.00 US
Home Ownership LLC Wade 2nd Lot 3
916 W Miami Ave

0922000131 025-11-165-004 \$75.00
Weaver, Mark Mid 48'la Rose 2nd Lot
107 E Miami Ave

0922000132 025-11-165-008 \$75.00
Weaver, Mark Mid 48 Ft La Rose 2nd
Lot 108 Rear pt of 815 N Wall St

0922000133 025-11-165-009 \$75.00
Weaver, Mark Mid 48 Ft La Rose 2nd
Lot 109 E of 218 E Miami Ave

0922000136 025-12-011-014 \$75.00
Cervantes, Armando P & Armando M A
Cromer Pt Bar Res Addn Pt Lot W
Wilkinson St W of 818 W Market St

0922000139 025-12-021-014 \$75.00
Martinez, Roberto & Maria E 1/2 W L
Brown Lot 66 W of 420 Helm St

0922000140 025-12-031-015 \$75.00
Zell, Eric 5 Ft Vac Alley Bet Lots 6
& 7 E of 830 W Melbourne Ave

0922000143 025-12-049-021 \$75.00
Milton, Robert M Wm Hankee 1 St Lot
14 W OF 708 Van Buren St

0922000152 025-12-077-003 \$75.00
Clark, Tristan J B Shultz 3rd Lot 19
bet 605 & 613 Bartlett St

0922000153 025-12-077-013 \$75.00
Strasser, Nicole J B Shultz 3rd Lot
26 626 Shultz St

0922000155 025-12-107-014 \$75.00
Hillsboro Inlet, LLC Biddle Island
Lot 41 E of 614 Reynolds St

0922000163 025-13-001-003 \$75.00
Tate, Maurice James Anderson 4 Ft X
55 Ft Lot 1 S of 409 15th St

0922000166 025-13-019-002 \$75.00
Dunn, Joseph T Cecil & Wilson 1 S
22' Lot 9 22 X 41'3 82 7th St 82 7th
St

0922000167 025-13-019-003 \$75.00
Dunn, Joseph T Cecil & Wilson 1 Mid
Pt Lot 9 29 X 41'3 80 7th St

0922000170 025-13-052-011 \$75.00
Clark, Tristan N 8' S 93' D D Dkyle 3
Blk E Lot 2 behind 1604 Woodlawn

0922000172 025-13-068-034 \$75.00
Clark, Tristan S 3 Ft of W 61 Ft 6
In Jeroloman & Fitch Lot 10 N of 508
11th St

0922000176 025-13-077-016 \$75.00
Peters, Richard J Tipton 1 S 38 ft N
93ft Lot 8 107 7th St

0922000177 025-13-079-025 \$75.00
Murray, Jeffrey T J Tipton E 6'10 N
17 5/6' S 36 5/6' Lot 21 6th St Rear
behind 212

0922000178 025-13-079-026 \$75.00
Murray, Jeffrey T J Tipton E 6'10 Of
S 19' Lot 21 6th St Rear behind 214

0922000189 025-13-125-018 \$75.00
Titus, Melissa E 1/2 Vac Pratt St W
of 1131 Woodlawn Ave

0922000196 025-13-176-028 \$75.00
Clark, Tristan W Wright 3rd 2.24 x
77.15 Lot 12 Strip E of 1426 Wright
st

0922000198 025-13-181-014 \$75.00
Rupe, Robert Omer Und 1/3 Etal
(Dorothy M Bell Life Est) E Old
Cemetery 40x88 On 11th St 621 11th
St

0922000199 025-14-006-030 \$75.00
Cervantes, Armando P & Armando
Highland Park Lot 164A W of 2601
Stadium Dr

0922000201 025-14-024-012 \$75.00
Landis, Carl E Dorner Factory Lot
123 Morton St NE End of 2100 Erie

0922000202 025-14-024-013 \$75.00
Landis, Carl E Dorner Factory Lot
124 Morton St NE End of 2100 Erie

0922000203 025-14-024-014 \$75.00
Landis, Carl E Dorner Factory Lot
125 Morton St NE End of 2100 Erie

0922000204 025-14-024-015 \$75.00
Landis, Carl E Dorner Factory Lot
126 Morton St NE End of 2100 Erie

0922000205 025-14-024-016 \$75.00
Landis, Carl E Dorner Factory Lot
127 Morton St NE End of 2100 Erie

0922000206 025-14-024-017 \$75.00
Landis, Carl E Dorner Factory Pt
Lots 110-113 .89a 22nd St NE End of
2100 Erie

0922000207 025-14-024-018 \$75.00
Landis, Carl E 23rd St Vac N Line
Morton St To S Line Alley Bet Morton
& Hendricks 32 27 2e Morton St NE
End of 2100 Erie

0922000208 025-14-025-007 \$75.00
Landis, Carl E Dorner Factory Lot
120 Hendricks St NE End of 2100 Erie
Ave

0922000209 025-14-025-008 \$75.00
Landis, Carl E Dorner Factory Lot
121 Hendricks St NE End of 2100 Erie
Ave

0922000210 025-14-025-009 \$75.00
Landis, Carl E 21st St Vac Erie Ave
To S Line Hendricks Hendricks St NE
End of 2100 Erie Ave

0922000211 025-14-025-010 \$75.00
Landis, Carl E Vac Pt 22nd St From
Morton N To Alley 32 27 2e .28a 22nd
St NE End of 2100 Erie

0922000212 025-14-025-011 \$75.00
Landis, Carl E Pt Se Cor 29 27 2e Pt
Nw Cor 32 27 2e 1.35a 2100 Erie Ave

0922000213 025-14-025-012 \$75.00
Landis, Carl E Pt Nw 1/4 32 27 2e
.40a Hendricks St NE End of 2100
Erie Av

0922000214 025-14-026-001 \$75.00
Landis, Carl Dykeman 3rd N & S Pt O
L 8 Graves St (23rd & Erie)

0922000219 025-14-107-024 \$75.00 Mc
Mahan, Donald L N La Rose 1 S 35
1/2' N 65' Lot 48 N La Rose 1 S 35
1/2' N 65' Lot 47 14-107-017,022,029
319 19th St

Total Number of Properties: 63

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 Cass County, Indiana, to be offered for sale.

Cheryl Alcorn, Auditor, Cass County
Indiana.