

NOTICE OF REAL PROPERTY  
COMMISSIONERS' CERTIFICATE SALE  
Cass County Indiana  
Beginning 10:00 AM Local Time,  
February 3, 2022  
Commissioners' Hearing Room 2<sup>nd</sup> 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.

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 **February 3, 2022 at 10:00 AM** Courthouse Time at **Commissioners' Hearing Room 2<sup>nd</sup> Floor**. At the discretion of local officials, the 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 6-1.1-24-6.3(c) 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 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](http://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: 12/16/2021

0921000011 003-02-009-018 \$40.00  
Dishmon, Tina L Pt S 1/2 Sw 1/4 9 28  
1w 1.037a behind 8238 N 900 W Royal  
Center 46978

0921000031 008-06-006-008 \$40.00  
Landis, Carl Pt Bet W Rr & Canal 32

27 2e 1.21a E of 2101 Erie Ave  
Logansport 46947

0921000062 015-08-085-006 \$40.00  
Sanders, William L & Patsy L College  
Hill Plat N 54 Ft Lot 62 behind 1930  
Royal Center Pike Logansport 46947

0921000063 015-08-102-021 \$40.00  
Your First Choice LLC Northern  
Heights Lot 139 Northern Heights Lot  
138 08-102-020 1821 Grant St  
Logansport 46947

0921000077 021-07-109-009 \$40.00  
Runyan, John Pt Mid 26 Ft O P Lot 19  
& Lot 18 07-109-003 108 S Sycamore  
St Galveston 46932

0921000078 021-07-109-023 \$40.00  
Greenwood, Donald G & Julie L W 37.4  
Ft Of N 26 Ft Op Lot 19 213 E  
Jackson St Galveston 46932

0921000138 025-13-112-001 \$40.00  
Land Info Service 401K J Tipt 4 N  
40ft W 1/2 N 60ft Lot 105 801 High  
St Logansport 46947

0921000139 025-13-125-018 \$40.00  
Titus, Melissa E 1/2 Vac Pratt St W  
of 1131 Woodlawn Ave Logansport  
46947

0921000152 025-14-024-018 \$40.00  
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 Logansport 46947

0921000154 025-14-025-007 \$40.00  
Landis, Carl E Dorner Factory Lot  
120 Hendricks St NE End of 2100 Erie  
Ave Logansport 46947

0921000155 025-14-025-008 \$40.00  
Landis, Carl E Dorner Factory Lot  
121 Hendricks St NE End of 2100 Erie  
Ave Logansport 46947

0921000156 025-14-025-010 \$40.00  
Landis, Carl E Vac Pt 22nd St From  
Morton N To Alley 32 27 2e .28a 22nd  
St NE End of 2100 Erie Logansport  
46947

0921000157 025-14-025-011 \$40.00  
Landis, Carl E Pt Se Cor 29 27 2e Pt  
Nw Cor 32 27 2e 1.35a 2100 Erie Ave  
Logansport 46947

**Total Properties: 13**

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 16th day of December, 2021.

Cheryl Alcorn, Auditor, Cass County  
Indiana.