

RESOLUTION 18-01

A RESOLUTION ESTABLISHING THE INTENT TO CONDUCT A COMMISSIONERS' SALE TO SELL TAX SALE CERTIFICATES FOR PROPERTIES THAT ARE SEVERELY DELINQUENT IN PAYMENT OF PROPERTY TAXES.

WHEREAS, there are several properties in Cass County that are severely delinquent in the payment of property taxes, having been offered for tax sales and which received no bids equal to or in excess of minimum sale price. The parcel numbers of those properties being attached to this resolution as "**Exhibit A**", and

WHEREAS, there is an assessed value associated with these properties for taxation purposes, but no taxes are being collected, therefore causing a lower than expected tax distribution to those taxing units and taxing districts within which the properties are located, and

WHEREAS, the Cass County Commissioners desire to have these properties back on the tax rolls with taxes being collected, and

WHEREAS, IC 6-1.1-24-6, *et seq.* allows for the Cass County Commissioners to acquire a lien on those delinquent properties and receive issuance of the tax sale certificates for those properties, without taking title to the properties, therefore limiting the liability and cost normally associated with taking title,

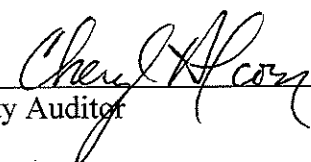
NOW, THEREFORE, BE IT RESOLVED by the Cass County Board of Commissioners that the County Executive shall acquire liens and receive tax sale certificates of the properties listed on **Exhibit A** that are severely delinquent and sell said certificates at a properly advertised Commissioner Tax Certificate sale.

PASSED AND ADOPTED by the Cass County Board of Commissioners this 4 day of September 2018.


President, Board of Commissioners


Commissioner


Commissioner

ATTEST: 
Cass County Auditor

2018 TAX SALE CERTIFICATES HELD BY THE CASS COUNTY COMMISSIONERS

Exhibit A

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
918000025	004-04-016-018	Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$2,814.47	
918000037	007-05-030-022	Dougherty, Marsha A	Pt E 1/2 SW 1/4 25 25 1e 1.106A	S Of 260 E 1250 S	\$243.82	
918000042	007-05-045-001	Sholty, Ralph E & Ruth M	S 25 Ft S Pt Roush Lot 1	Sof 1500 E Roush St	\$194.75	
918000043	008-06-006-008	Landis, Carl	Pt Bet W Rr & Canal 32 27 2e 1.21a	E Of 2101 Erie Ave	\$299.05	
918000047	008-06-015-018	Rantom Enterprises, Inc	Dunkirk O P Lot 56 Dunkirk Op Lot 55 06-015-017	1700 Massachusetts Ave	\$7,324.64	
918000059	009-05-085-011	Crowder, Darrell	E Frushour 2nd Lot 34	1547 Fitch St	\$7,813.79	
918000081	011-07-098-009	Dutch, Llc	10' Vac Alley Bet Lots 6 & 7	W Of 1680 S Georgetown Jackson	\$551.41	
918000083	012-08-017-022	Newby, Robert I Sr	Ne Pt W 1/2 Ne 28 27 3e .88a	78 S 975 E	\$1,630.68	
918000087	012-08-037-020	Wilhelm, Andra	W 2 1/2' O P New Waverly Lot 33	Strip Bet 9965 & 9975 Church S	\$646.25	
918000095	014-08-128-025	Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	Pt Of West Sadler Hill Rd	\$646.55	
918000097	015-08-097-015	Friskey, Valentina	Northern Heights Lot 39	Behind 1900 N 3rd St	\$195.76	
918000099	015-08-107-009	Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$885.25	
918000100	015-08-108-011	Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$2,398.89	
918000117	018-10-048-002	Cervantes, Armando P & Armando	PanHandle Block A S 12 Ft lot 1	Strip Sw Of 1929 Wabash Riv Rd	\$409.75	
918000121	021-07-045-011	King, Gordon & Mary Lou	Galveston Heights Lot 17	Sw Cor Jackson & Howard St	\$2,229.37	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
918000122	021-07-047-003	Clark, Tristan	Galveston Hts Lot 37	Cor Howard St & Sr 18	\$1,897.93	
918000123	021-07-109-001	Greenwood, Donald G & Julie L	Op N 26 Ft Lot 18 Op N 26 Ft Exc W 37.4 Ft Lot 19 07-109-007	225 E Jackson St	\$2,667.99	
918000124	021-07-109-009	Bates, Ross J	Pt Mid 26 Ft O P Lot 19 & Lot 18 07-109-003	108 S Sycamore St	\$1,134.73	
918000125	021-07-109-013	Johnson, Connie	W 22'5" S 1/2 Op Lot 20	E Of 105 Main St	\$536.87	
918000131	021-07-132-014	Sharp, Ryan David	E 1/2 Mccauleys Lots 19 & 13 07-132-013	416 E Howard St	\$981.55	
918000132	021-07-134-007	Tritt, George La Moine & Mary	E 1/2 Mc Cauleys Lot 28	S Of 411 E Howard St	\$300.39	
918000159	025-11-011-018	Young, John R	O P West Logan N 1/2 Vac Alley Bet Lots 6 & 7	Behind Moore & Crimmins	\$1,764.76	
918000161	025-11-017-025	Clark, Tristan	OP W Logan N 30 Ft Exc E 7 Ft & Exc W 84' Lot 55	Rear Of 110 E Miami Ave	\$1,026.30	
918000165	025-11-026-004	Picardo, Mauro E	O P West Logan W 20 Ft 6 In Of E 37 Ft Lot 147	208 W Linden Ave	\$2,082.10	
918000171	025-11-032-003	Fry, Harold L	Cecil & Wilson S 33 1/3 Ft Lot 17	Behind 1104 Michigan Ave	\$1,086.24	
918000177	025-11-049-005	Levenstein, Jerry	H Heath W 33 Lot 15	719 W Miami Ave	\$14,794.13	
918000178	025-11-053-005	Jones, Michael & Amy	D D Dyke 4 Lot 23	619 W Miami Ave	\$1,654.15	
918000180	025-11-059-001	Truax, Christopher L	D D Dyke 1 Ex N 55 Ft W Logan Lot 19	204 W Ottawa St	\$468.25	
918000184	025-11-108-004	Young, David A & Jenny	Mobley Lot 7	E Of 519 Mobley St	\$513.25	
918000187	025-11-123-012	Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$1,285.55	
918000196	025-12-005-012	Elmore, Helen C	James I Barnes Lot 12	S Of 513 S Cicott St	\$2,139.75	
918000197	025-12-011-014	Cervantes, Armando P & Armando	M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St	W Of 818 W Market St	\$855.55	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
918000203	025-12-019-002	Church, A M E Parsonage	S 1/3 W L Brown Lot 36	316 North Cicott	\$24,908.34	
918000205	025-12-019-045	Petersen, Spencer W	W L Brown N 30' S 98' Lot 71	207 N Cicott St	\$64,502.34	
918000209	025-12-042-021	Rodriguez, Maria G	Mid Frl Pt Lot 5 Mary A Heth	519 Wilkinson St	\$26,962.16	
918000214	025-12-070-005	Quirk, William A	Johnson Riverside Lot 70	827 State St	\$40,214.09	
918000217	025-12-077-003	Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$2,577.35	
918000218	025-12-077-019	Spurgeon, Robert P & Cassie C	J B Shultz 3 Lot 32	E Of 610 Shultz St	\$738.75	
918000226	025-12-131-010	Towe, Alva G & Alice J	West End Lots 92,93,94,95 12-131-011,008,009	131 Western Ave	\$1,878.75	
918000229	025-13-001-003	Tate, Maurice James	Anderson 4 Ft X 55 Ft Lot 1	S Of 409 15th St	\$178.00	
918000237	025-13-033-022	Vital, Teodora	O P Logan S 20 Ft Lot 88	215 S 5th St	\$1,905.80	
918000238	025-13-035-007	Picardo, Mauro E	W 12 1/2 O P Logan Lot 104	W Of 430 North St	\$160.25	
918000239	025-13-035-008	Picardo, Mauro E	O P N 27 E 10 E 20 W 22 1/2 Lot 104	Nw Of 430 North St	\$160.25	
918000240	025-13-035-009	Picardo, Mauro E	O P N 27 E 60 Ft Lot 104	N Of 430 North St	\$160.25	
918000241	025-13-046-027	Goin, Sherri Lynn & Gary	D D Dyke 3 Blk A S 1/2 Lot 5	1228 Woodlawn Ave	\$66,061.44	
918000242	025-13-050-022	Angell, David K	D D Dyke 3 Blk C N 1/2 Lot 7	1425 Erie Ave	\$47,368.33	
918000247	025-13-052-011	Clark, Tristan	N 8' S 93" D D Dkye 3 Blk E Lot 2	Behind 1604 Woodlawn	\$965.64	
918000252	025-13-068-034	Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	N Of 508 11th St	\$909.20	
918000254	025-13-070-023	Cervantes, Armando	E 1/2 Vac Alley W Lot 22 Jeroloman & Brown	Strip 1314&1318 Smead St	\$200.80	
918000259	025-13-077-016	Peters, Richard	J Tipton 1 S 38 ft N 93ft Lot 8	107 7th St	\$17,857.04	
918000263	025-13-079-005	Gross, Cory	J Tipton 1st N 29 1/2 Ft Lot 21	208 S 6th St	\$1,248.35	

Minimum Bid
at Tax Sale
by the Commissioners

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale by the Commissioners
918000264	025-13-079-014	Gross, Cory	J Tipton 1st N 29 1/2 Ft Lot 22	Rear 208 S 6th St	\$613.25
918000265	025-13-079-025	Murray, Jeffrey T	J Tipton E 6'10 N 17 5/6' S 36 5/6' Lot 21	6th St Rear Behind 212	\$1,035.51
918000266	025-13-079-026	Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21	6th St Rear Behind 214	\$1,090.90
918000268	025-13-090-001	Land Info Service 401k	Admr 1st S 105 Ft Lot 22	930 E Broadway	\$4,094.25
918000271	025-13-095-016	Booth, Jeannee K	Admr S 41 1/4 Of 18	514 12th St	\$17,266.72
918000274	025-13-099-013	Kingston, Roxanne	Admr 1 E 55 Ft Of 30	1128 E Broadway (219 12th)	\$21,910.70
918000276	025-13-112-001	Land Info Service 401k	J Tipt 4 N 40ft W 1/2 N 60ft Lot 105	801 High St	\$638.13
918000279	025-13-125-018	Titus, Melissa	E 1/2 Vac Pratt St	W Of 1131 Woodlawn Ave	\$438.05
918000283	025-13-143-018	Butler, Charlotte Ann	La Salle W 1/2 E 1/2 Ex 41' Lot 8	W Of 819 14th St	\$12,344.10
918000284	025-13-143-019	Smith, Richard	La Salle Lot 9	1319 Short St	\$19,178.59
918000292	025-13-176-028	Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Strip E Of 1426 Wright St	\$805.62
918000295	025-13-181-014	Rupe, Robert Omer Und 1/3 Etal (Dorothy M Bell Life Est)	E Old Cemetery 40x88 On 11th St	621 11th St	\$62,605.04
918000300	025-14-024-011	Landis, Carl E	Dorner Factory Lot 122	Morton St Ne End Of 2100 Erie	\$250.00
918000301	025-14-024-012	Landis, Carl E	Dorner Factory Lot 123	Morton St Ne End Of 2100 Erie	\$250.00
918000302	025-14-024-013	Landis, Carl E	Dorner Factory Lot 124	Morton St Ne End Of 2100 Erie	\$250.00
918000303	025-14-024-014	Landis, Carl E	Dorner Factory Lot 125	Morton St Ne End Of 2100 Erie	\$250.00

Minimum Bid
at Tax Sale
by the Commissioners

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale by the Commissioners
918000304	025-14-024-015	Landis, Carl E	Dorner Factory Lot 126	Morton St Ne End Of 2100 Erie	\$250.00
918000305	025-14-024-016	Landis, Carl E	Dorner Factory Lot 127	Morton St Ne End Of 2100 Erie	\$250.00
918000306	025-14-024-017	Landis, Carl E	Dorner Factory Pt Lots 110- 113 .89a	22nd St Ne End Of 2100 Erie	\$250.00
918000307	025-14-024-018	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	\$331.00
918000308	025-14-024-019	Landis, Carl	Se Cor 29 27 2e & Nw Corner 32 27 2e 1.15a	Morton St Ne End Of 2100 Erie	\$1,105.00
918000309	025-14-025-007	Landis, Carl E	Dorner Factory Lot 120	Hendricks St Ne End Of 2100 Erie Ave	\$250.00
918000310	025-14-025-008	Landis, Carl E	Dorner Factory Lot 121	Hendricks St Ne End Of 2100 Erie Ave	\$250.00
918000311	025-14-025-009	Landis, Carl E	21st St Vac Erie Ave To S Line Hendricks	Hendricks St Ne End Of 2100 Erie Ave	\$457.00
918000312	025-14-025-010	Landis, Carl E	Vac Pt 22nd St From Morton N To Alley 32 27 2e .28a	22nd St Ne End Of 2100 Erie	\$358.00
918000313	025-14-025-011	Landis, Carl E	Pt Se Cor 29 27 2e Pt Nw Cor 32 27 2e 1.35a	2100 Erie Ave	\$1,195.00
918000314	025-14-025-012	Landis, Carl E	Pt Nw 1/4 32 27 2e .40a	Hendricks St Ne End Of 2100 Erie Av	\$457.00
918000315	025-14-026-001	Landis, Carl	Dykeman 3rd N & S Pt O L 8	Graves St (23rd & Erie)	\$1,312.00
918000332	025-14-129-003	Robbins, Brian M	Pt N S La Rose 3 Lot 2	1911 George St	\$1,427.80

Total Number of Properties: 80

\$513,344.71