

NOTICE OF REAL PROPERTY
TAX SALE

Adams County Indiana Beginning 9:30 AM, 10/27/2017 Council / Commissioners' Room, Room 100 Adams County Service Complex, 313 W. Jefferson St., Decatur, IN 46733 Local Time

Adams 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 **10/10/2017** 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 **Adams County Circuit Court** and served on the county auditor and treasurer before **10/10/2017**. 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 **10/27/2017** at the **Council / Commissioners' Room, Room 100 Adams County Service Complex, 313 W. Jefferson St., Decatur, IN 46733** and that sale will continue until all tracts and real property have been offered for 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 **Monday, October 29, 2018** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Monday, February 26, 2018**.

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 **10/27/2017** 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.

Dated: **09/13/2017**

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 <http://legacy.sri-taxsale.com/Tax/Indiana/Registration/>. This registration is good for all counties that SRI services. You need to register only once for all counties. If you do not have access to a computer with internet service you may register the morning of the sale.

Please arrive before 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 Adams County Tax Sale must provide a certificate of good standing or proof of registration in accordance with IC 5-23 from the Secretary of State to the Adams County Treasurer.

117000002 01-10-03-401-070.000-005 \$1,133.28 MIRIAM B MAST ROBERT SIMISON'S 1ST ADD LOT 13 6776 Second St Linn Grove 46711

117000003 01-04-01-400-008.000-007 \$3,709.27 RICHARD A HILL SE CORNER SW SE SEC 1 (3.2A) 3283 W 500 N Decatur 46733

117000006 01-08-33-301-428.000-010 \$566.21 Kimberly A Hoffman 21ST ADD LOT 193 419 W Main Berne 46711

117000008 01-02-21-100-003.000-013 \$3,043.10 CARY S BROWN NW PT NW NW SEC 21 (4.33A) 976 W 900 N Decatur 46733

117000009 01-02-27-100-001.000-013 \$1,254.29 ID Properties, LLC COMMON AREA NORTH POINTE SUB N Piqua Rd Decatur 46733

117000010 01-02-28-400-010.000-013 \$426.33 Harley J Jr & Norma R Roop PT SW COR SE BET OLD CENTERLINE & NEW CENTERLINE OF

WINCHESTER ROAD SEC 28 (.663A) Winchester Rd Decatur 46733

117000011 01-02-33-200-009.000-013 \$364.22 Harley J Jr & Norma R Roop PT NW COR NE BET OLD CENTER LINE & NEW CENTER LINE OF WINCHESTER RD SEC 33 (0.358A) Winchester Rd Decatur 46733

117000012 01-02-34-105-038.000-014 \$140.97 Jenni R O'Dell SE CORNER N OF WASHINGTON ST,SPACE BETWEEN CENTRAL & BOWERS ADD SEC 34 C/K/A 538 WASHINGTON ST DECATUR Washington St Decatur 46733

117000015 01-11-21-101-076.000-017 \$201.15 MADONNA V LEFFLER CEYLON W 27' LOT 75 High St Geneva 46740

117000016 01-11-21-301-063.000-019 \$1,773.22 JOHN D WHEELER RAINBOW LAKE 1ST ADD LOT 99 160 North Dr Geneva 46740

117000017 01-11-29-401-081.000-019 \$1,632.28 HECTOR & LILIA A RIVERA BUFFALO LOT 27 & BUFFALO EXCEPT S 90' LOT 28 125 Kosouth St Geneva 46740

117000018 01-05-15-300-003.000-020 \$144.50 LEWIS E & MAXINE M BEERY HWY 27 R/W PT W/2 SW SEC 15 (2.747A) N Us Hwy 27 Decatur 46733

117000019 01-05-05-400-023.000-021 \$162.27 Joseph A & Lauri A Braun MID PT W/2 SE TRACT B SEC 5 (0.37A) W 550 N Decatur 46733

117000020 01-05-05-400-026.000-021 \$160.31 Joseph A & Lauri A Braun MID PT W/2 SE TRACT E SEC 5 (0.42A) W 550 N Decatur 46733

117000021 01-05-09-300-022.000-021 \$268.28 Scott Gumm COUNTRY ACRES ADD 1ST LOT 29 995 W Paradise Lane, Lot 29 Decatur 46733 01-05-09-300-022.000-021 and 01-05-09-300-023.000-021 are to be sold and redeemed together.

117000022 01-05-09-300-023.000-021 \$268.28 Scott Gumm COUNTRY ACRES ADD 1ST LOT 30 995 W Paradise Lane, Lot 30 Decatur 46733 01-05-09-300-022.000-021 and 01-05-09-300-023.000-021 are to be sold and redeemed together.

117000024 01-05-02-301-033.000-022 \$3,575.81 Tammy Lynn Putteet HIGHLAND PARK LOT 22 SC & VAC ST 1033 Quinn Ct Decatur 46733

117000025 01-05-03-103-031.000-022 \$3,850.44 Joseph & Elizabeth Barden CRABB'S 2ND WESTERN N 1/3 EX W 22.8' LOT 206 & LOT 207 903 W Madison ST Decatur 46733

117000026 01-05-03-104-005.000-022 \$2,470.69 Nancy A Niblick w/Life Est Kathleen A N PT CRABB'S ADD OUTLOT 100 CONTRACT 235 N 6th ST Decatur 46733

117000028 01-05-03-306-001.000-022 \$3,023.00 Dutch LLC CITIZ 1ST LOT 31 710 Schirmeyer ST Decatur 46733

117000030 01-05-09-200-019.000-022 \$281.21 GKB ENTERPRISES, LLC BLOCK A EITING COURT SUB Oak Grove Pl Decatur 46733

Total Properties: 21

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 13th day of September, 2017.

Mary Beery, Auditor, Adams County Indiana.

106,109,112
hspaxlp