

Hector and Lilia Rivera
125 E. Kosouth
Geneva, IN 46740

NOTICE OF RIGHT OF REDEMPTION FROM TAX CERTIFICATE SALE

Pursuant to the provisions of Indiana Code 6-1.1-25-4.5, as the owner of the real property described below or a person with a substantial property interest of public record in the real property described below, you are hereby notified of the following:

The tax certificate for the following described tract or real property in Adams County, Indiana, was sold by the Treasurer, Adams County, Indiana, for delinquent taxes and/or special assessments on October 27, 2017, subject to the right of redemption:

- Parcel Number: 01-11-29-401-081.000-019
- Street Address or Common Description: 125 Kosouth Street Geneva, IN 46740
- Brief Legal Description: Buffalo Lot 27 & Buffalo Except S 90' Lot 28

The tract or real property has not been redeemed. Any person may redeem the tract or real property by paying the redemption amount to the Adams County Treasurer. The period of redemption expires on 10/27/2018. The amount of money required for the redemption of the tract or real property includes (a) the amount due when the property was last offered for sale as shown on the tax sale certificate, together with the amount for which the tax certificate was sold on October 27, 2017, which both total the sum of \$1632.28; (b) ten percent (10%) of the amount for which the certificate was sold; (c) the attorney fees and costs of giving notice under I.C. 6-1.1-25-4.5; (d) the costs of title search or examining and updating the abstract of title for the tract or item of real property; and (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.

The total amount of money required for the redemption of the tract or real property is provided in Indiana Code 6-1.1-24-6.1. You may contact the Adams County Auditor for the exact amount required for redemption or for further information regarding this sale. The telephone number for the Adams County Auditor is (260) 724-5303.

A petition for a tax deed will be filed on or after 10/27/2018. The purchaser or purchaser's assignee is entitled to receive a deed for the tract of real property if it is not redeemed before the expiration of the period of redemption. If this parcel is not redeemed and a tax deed is issued, 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.

Dated: January 10, 2018

Tax Certificate Purchaser: Brittany Farms, LLC