

NOTICE OF REAL PROPERTY
TAX SALE

Adams County Indiana

Beginning **10:00 AM Local Time,**
October 31, 2022

Council / Commissioners' Room,

**Room 100, Adams County Service Complex, 313 W. Jefferson St.,
Decatur, IN 46733**

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 **10/14/2022** 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 **10/14/2022**. 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 **10/31/2022** 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. 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.

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 **Tuesday, October 31, 2023** for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire **Tuesday, February 28, 2023**.

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 **10/31/2022** 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.

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 <https://sriservices.com/>. This registration is good for all counties that SRI services. You need to register only once for all counties. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. If you do not have access to a computer with internet service you may register the morning of the sale.

Please arrive 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 Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State to the Adams County Treasurer.

Dated: **08/29/2022**

0122000002 01-01-35-400-052.501-012 \$205.76 MCALLISTER, ETHAN W S/2 RR R/W W 166' OF E 724.5' E/2 SE SEC 35 (.189A) W US HWY 224 DECATUR 46733

0122000003 01-02-06-300-004.000-013 \$1,591.28 Oetting, Carey W & Camille M NW PT W/2 SW EXC RIGHT-OF-WAY US HWY 27 SEC 6 (31.104A) 31.104 acres Bare Ground approx 11300 N on Minnich Rd - East side DECATUR 46733

0122000004 01-02-27-100-001.000-013 \$2,220.19 ID Properties, LLC COMMON AREA NORTH POINTE SUB Common Area of North Pointe between US Hwy 27 & Piqua Rd DECATUR 46733

0122000005 01-02-34-306-015.000-014 \$679.08 Coffield, Orva W & Gladys HOMEWOOD LOT 114 716 N 12TH ST DECATUR 46733

0122000006 01-11-04-302-037.000-018 \$1,227.76 Hunt, Brenda D VILLAGESIDE PARK ADD LOT 16 CONTRACT 1335 HENDRICKS ST BERNE 46711

0122000007 01-11-29-310-013.000-019 \$1,272.76 Idle Properties LLC STUDEBAKER 3RD ADD MID PT LOT 115 400 E LINE ST GENEVA 46740

0122000008 01-11-29-406-018.000-019 \$786.92 Tinkham, Jessica M C HAVILAND'S ADD LOT 287 710 E SIXTH ST GENEVA 46740

0122000009 01-11-29-406-020.000-019 \$272.08 Tinkham, Jessica M C HAVILAND'S ADD LOT 279 Northeast Corner of Mill St and E 6th ST GENEVA 46740

0122000010 01-05-13-201-056.000-020 \$1,144.55 Richards, Patricia & Kent A N 100' OF S 600' OF E 124' OF 304' E OF RD NE NE SEC 13 (0.28A) N SALEM RD DECATUR 46733 01-05-13-201-056.000-020 and 01-05-13-201-057.000-020 are to be sold and redeemed together.

0122000011 01-05-13-201-057.000-020 \$4,742.72 Richards, Patricia & Kent A N 100' OF S 600' X 180' E OF SALEM RD NE NE. SEC 13 (0.41A) 3843 N SALEM RD DECATUR 46733 01-05-13-201-056.000-020 and 01-05-13-201-057.000-020 are to be sold and redeemed together.

0122000012 01-05-09-300-019.000-021 \$206.34 Fuleki, Kimberly A COUNTRY ACRES 1ST ADD N/2 LOT 9 4005 N 100 W DECATUR 46733

0122000013 01-05-02-301-103.000-022 \$3,492.08 Garland, Glenda I PT SW BET MERCER & PARK VIEW SEC 2 (.46A) 949 MERCER AVE DECATUR 46733

0122000015 01-05-03-111-004.000-022 \$1,757.60 Mankey, John W ROUTH SUB W PT LOT 742 1024 ADAMS ST DECATUR 46733

0122000017 01-05-03-115-017.000-022 \$1,877.32 Tepez, Marvin Haoldo Solares; & Maura Judith Alvizures Ortiz W 132' CRABBS WEST ADD LOT 366 223 S 7TH ST DECATUR 46733

0122000018 01-05-03-201-040.000-022 \$3,940.83 Andrews, Joseph B N/2 1ST ADD LOT 275 213 N 1ST ST DECATUR 46733

0122000019 01-05-03-301-004.000-022 \$814.14 McDonald, Sean M W COOK ADD LOT 487 1110 ELM ST DECATUR 46733

0122000020 01-05-03-400-056.500-022 \$1,674.29 SOTO, MIGUEL A & KARLA K SOTO NUTTMAN S 40' S/2 N/2 OF W/2 OUTLOT 83 929 RUSSELL ST DECATUR 46733

0122000021 01-05-03-400-080.000-022 \$784.50 Peterson, Kevin L PT OL 83 N 12' W/2 S/2 SEC 3 12' Strip South of 929 Russell St DECATUR 46733

0122000022 01-05-04-300-003.000-022 \$358.00 Country Enterprises Inc PT 30' X 953.69' STRIP SEC 4 DEER RUN SUBD (.3518A) N 100 W DECATUR 46733

0122000023 01-05-04-300-008.000-022 \$1,109.63 GAUSE, LESTER L & ANGELA L 30' X 81.31' STRIP N OF LOT 2 SEC 4 DEER RUN SUB (.056A) N 100 W DECATUR 46733

Total Properties: 20

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 **29th day of August, 2022**.

Tony Mellencamp, Auditor, Adams County Indiana.