

RESOLUTION 2015-05

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 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.

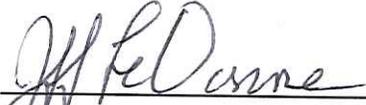
Adopted this 21 day of September 2015

By: 

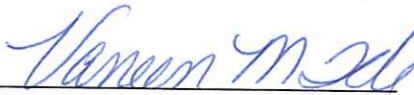
Its: _____

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Its: _____

ATTEST: 
Cass County Auditor

SALE CERTIFICATES HELD BY THE CASS COUNTY COMMISSIONERS

Exhibit A

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Cox, Roy & Ruth	Mid Pt SW 1/4 WMR 18 27 2e 1.16A	Bet 1187 & 1243 N Sr 25	\$799.58	
Us Railroad Vest Corp Ind Right Of Way	Pt Sw Pt Se 20 27 2e 10.7009	S Of Perrysburg Rd	\$7,575.06	
Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$2,054.46	
Yerkes, Steven L & Mary Frances	Briarwood Lot 45	E Of 720 Woodside Dr	\$1,062.36	
Mc Carthy, Vikki O	Pt Se1/4 Se1/4 7 26 1e .25a Pt Se 1/4 Se 1/4 7 26 1E .25A 02-048-006	3914 S Cr 400 W	\$2,306.29	
Kruger, Everett D Tr Etal	Pt Ne 1/4 (sry) 18 26 1e 3.43a 02-056-013	Bet Rr & Slusser Prop 400 S &	\$197.63	
Mc Carthy, Vikki O	Lettie Slagle Mid 66 2/3 Also 14 Ft S 66 2/3 Lot 28	W Of 3914 S 400 W	\$352.80	
Mc Carthy, Vikki O	Mid 66 2/3 Lettie Slagle Lot 29	W Of 3914 S 400 W	\$191.14	
Wilhelm, Andra	W 2 1/2' O P New Waverly Lot 33	Strip Bet 9965 & 9975 Church S	\$265.25	
Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	Pt Of West Sadler Hill Rd	\$265.49	
Duncan, Timothy	Northern Heights Lot 126	S Of 1818 Rogers St	\$586.47	
Duncan, Timothy	Northern Heights Lot 127	S Of 1818 Rogers St	\$586.47	
Duncan, Timothy & Lisa Jasmantas	Northern Heights Lot 128	N Of 1530 Seaton St	\$586.47	
Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$501.25	

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$1,465.95	
Hedger, Kevin C & Victoria L	Nw Cor Sw 1/4 Ne 1/4 12 26 1e .75a	463 E Private Rd 325 S	\$1,072.34	
Watterson, Larry H & Tina M	30 Ft Vac Alley S Lot 10	S Of 2860 S 475 E	\$166.00	
King, Gordon & Mary Lou	Galveston Heights Lot 17	Sw Cor Jackson & Howard St	\$1,579.69	
Clark, Tristan	Galveston Hts Lot 37	Cor Howard St & Sr 18	\$1,168.64	
Hardin, Nathan	Pt Mid 26 Ft O P Lot 19 & Lot 18 07-109-003	108 S Sycamore St	\$2,867.14	
Johnson, Connie	W 22'5" S 1/2 Op Lot 20	E Of 105 Main St	\$169.10	
Mc Govers Llc	Sw 54 Ft Op Lot 5 Sw 54 Ft Op Lot 6 02-072-009	111 W Center St	\$534.96	
Sanson, Cheryl A	Goodrich South 1/2 Lot 2	E Of 108 Park Ave	\$313.60	
Legrand, Brian & Brandy	Beckley Lot 12	432 Chicago St	\$972.36	
Cottrell, Braden R & Randy E	Pt N 1/2 Nw 1/4 23 28 1w .10a	W Of 312 North St	\$338.82	
Byers, Clara Marie	Pt W 1/2 Se 1/4 25 26 2e .587a	Bet 513 & 515 N Main St	\$403.09	
Sisson, Brett Lee & Edwards, Randy	Strip E Of Lot 19 N & H N 1/2 Strip E Of Lot 20 N & H	203 N Davis	\$1,197.24	
Young, John R	O P West Logan N 1/2 Vac Alley Bet Lots 6 & 7	N Of 400 Michigan Ave	\$1,230.76	
Clark, Tristan	OP W Logan N 30 Ft Exc E 7 Ft & Exc W 84' Lot 55	Rear Of 804 N Pearl St	\$539.10	
Stine, Lloyd H II	O P W Logan W 18 3/4 Lot 159 O P W Logan E 23 1/2 Lot 160 11-027-007	212 W Miami Ave	\$4,617.46	
Modrow, Shirley M	J I Barnes Lot 1	216 E Miami Ave	\$473.80	

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Levenstein, Jerry	H Heath W 33 Lot 15	719 W Miami Ave	\$11,150.15	
Murray, Jeffrey Tyran	E J Conrad Lot 5 E J Conrad Lot 6 11-083-006	1826 Michigan Ave	\$3,065.35	
Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$734.75	
Anderson, James E	Stein & Voss Lot 6	N Of 1007 Clifton Ave	\$481.25	
Anderson, James E	Stein & Voss Vac Alley 10x43.8 Along W Side Of Lots 6 & 7	Rear Of 1016 Pleasant Hill	\$170.75	
Jones, Timothy Allen & Brenda	Engle Heights Lot 53	Adj To 499 Northern Ave	\$5,699.73	
Modrow, Shirley M	N S Larose 2nd W 38 Ft Lot 109	216 E Miami Ave	\$5,174.91	
Magers, Joe T	Bar Res Pt Lot 5 Lot 1 50 X S 109.13' 16'7 X S 109.13' 11-167-009	610 W Miami Ave	\$11,189.96	
Elmore, Helen C	James I Barnes Lot 12	S Of 513 S Cicott St	\$1,362.69	
Murray, Jeff	Chase Place Lot 13	E Of 216 W Clinton St	\$6,500.09	
Cervantes, Armando P & Armando	M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St	W Of 818 W Market St	\$352.15	
Petersen, Spencer W	W L Brown N 30' S 98' Lot 71	207 N Cicott St	\$52,284.84	
Zell, Eric	5 Ft Vac Alley Bet Lots 6 & 7	W Of 826 W Melbourne Ave	\$1,228.19	
Rodriguez, Maria G	Mid Frl Pt Lot 5 Mary A Heth	519 Wilkinson St	\$20,892.06	
Quirk, William A	Johnson Riverside Lot 70	827 State St	\$29,409.67	
Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$1,590.35	
Dunn, Joseph T	Cecil & Wilson 1 S 22' Lot 9 22 X 41'3 82 7th St	82 7th St	\$27,106.69	

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Dunn, Joseph T	Cecil & Wilson 1 Mid Pt Lot 9 29 X 41'3	80 7th St	\$27,539.40	
Turner, Robert W & Katherine E	Cecil & Wilson Lot 47	722 Race St	\$7,226.73	
Picardo, Mauro E	O P S 138 Ft E 10 E 20 W 22 1/2 Lot 104	430 North St	\$198.50	
Picardo, Mauro E	O P E 60 Ft S 138 Ft Lot 104	430 North St	\$11,879.72	
Goin, Sherri Lynn & Gary	D D Dyke 3 Blk A S 1/2 Lot 5	1228 Woodlawn Ave	\$53,340.07	
Angell, David K	D D Dyke 3 Blk C N 1/2 Lot 7 Contract (can't find recording)	1425 Erie Ave	\$34,886.69	
Redmon-Bruno, Emma L	Dyke 3 S 1/2 Blk C Lot 11	1440 Woodlawn Ave	\$562.25	
Redmon-Bruno, Emma L	Dyke 3 S1/2 Blk C Lot 12	Nw Cor 15th & Woodlawn Ave	\$562.25	
Clark, Tristan	N 8' S 93" D D Dkye 3 Blk E Lot 2	Behind 1604 Woodlawn	\$549.54	
Salinas, Sara	Jeroloman & Fitch W 61ft 6in Ex S 3 Ft Lot 10	1101 Spear St	\$488.00	
Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	Next To 508 11th St	\$469.40	
Murray, Jeffrey T	J Tipton S 19 Lot 22	6th St (212 6th St Rear)	\$24,403.47	
Murray, Jeffrey T	J Tipton N 17 5/6 S 36 5/6 Lot 22	6th St Behind 212	\$1,357.01	
Hight, Jackie G & Pamela J	J Tipton 1st N 110 Ex E 43 Of N 53 Lot 24	627 North St	\$49,974.81	
Koonce, Daniel R Sr	J Tipton 1 E 43' N 53' Lot 24	631 North St	\$8,111.19	
Murray, Jeffrey T	J Tipton E 6'10 N 17 5/6 S 36 5/6 Lot 21	6th St Rear Behind 212	\$639.63	

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21	6th St Rear Behind 214	\$672.82	
Smith, Richard	La Salle Lot 9	1319 Short St	\$12,767.53	
Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Strip E Of 1426 Wright St	\$411.96	
Moore, Anne Louise	Wm Wright 3 W 1/2 S 1/2 Lot 26	1426 Erie Ave	\$5,485.40	
Rupe, Robert Omer Und 1/3 Etal (Dorothy M Bell Life Est)	E Old Cemetery 40x88 On 11th St	621 11th St	\$49,120.40	
Cervantes, Armando P & Armando	Highland Park Lot 164A	W Of 2601 Stadium Dr	\$811.08	
Odom, Kelly O	Walnut Park E 50 Ft Lot 8	1812 Usher St	\$857.75	
Wagner, Douglas A & Tracy A	S M Tipton E 1/2 Lot 97	1907 North St	\$50,048.63	
Felker, Kristina L	La Rose 1 Lot 21	W Of 1817 North St	\$1,086.70	
			\$558,285.28	