

RESOLUTION 2016-03

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 19 day of September 2016

By: James L. Sailer

Its: COMMISSIONER PRES.

By: [Signature]

Its: COMMISSIONER VP

By: Jeff K. Danner

Its: MEMBER

ATTEST: [Signature]
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
Price, Thomas & Leone	Twelve Mile O P Lot 10	E Of 8100 E Sr 16	\$2,098.34	<u>50.00</u>
Price, Thomas & Leone	S Pt Lot 11 W 6 X 160 Twelve Mile Lot 11 01-01-044-014	E Of 8100 E Sr 16	\$1,533.49	<u>50.00</u>
Price, Cecil Leone	34x70 O P Twelve Mile Lot 11 N1/2 W1/2 Ex 6' 25x90 O P Lot 11 01-01-044-017	E Of 8100 E Sr 16	\$2,064.61	<u>50.00</u>
Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$2,300.83	<u>50.00</u>
Britton, Linsey A	Pt Lot 6 Tract 35 27 1e .162a	2391 W 50 S	\$861.91	<u>50.00</u>
Copeland, William & Wilhemina	50ft Dunkirk O P Lot 62	N Of 1810 Massachusetts Ave	\$1,397.49	<u>50.00</u>
Morgan, Rachel J	Georgetown O P Lot 1	1696 S Georgetown Market	\$727.48	<u>50.00</u>
Dutch, Llc	10' Vac Alley Bet Lots 6 & 7	W Of 1680 S Georgetown Jeffers	\$290.75	<u>50.00</u>
Wilhelm, Andra	W 2 1/2' O P New Waverly Lot 33	Strip Bet 9965 & 9975 Church S	\$391.25	<u>50.00</u>
Fry, Gwendolyn R	Pt E 1/2 Ne 19 27 1e .459a Pt E 1/2 NE 19 27 1e .459a 08-065-019	689 N Cr 400 W	\$1,537.84	<u>50.00</u>
Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	Pt Of West Sadler Hill Rd	\$391.51	<u>50.00</u>
Indiana Dairy & Development, Inc	Engle Heights Lot 105	W Of 319 Northern Ave	\$1,232.53	<u>50.00</u>
Holcomb, Karen S	Northern Heights Lot 99	1925 Rogers St	\$513.18	<u>50.00</u>
Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$628.25	<u>50.00</u>
Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$1,764.28	<u>50.00</u>

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Cervantes, Armando P & Armando	PanHandle Block A S 12 Ft lot 1	Strip Sw Of 1929 Wabash Riv Rd	\$156.96	<u>50.00</u>
Sanson, Cheryl A	Goodrich South 1/2 Lot 2	E Of 108 Park Ave	\$544.21	<u>50.00</u>
Sixbey, Patricia A	Bum 4 Lot 141	W Of 201 S Maple St	\$576.84	<u>50.00</u>
Wandrei, Elen R	Atkinson Lot 88	1405 Chicago St	\$902.05	<u>50.00</u>
Rottet, Richard L	J Atkinson Lot 140	1421 Liberty St	\$2,763.35	<u>50.00</u>
Young, John R	O P West Logan N 1/2 Vac Alley Bet Lots 6 & 7	Behind Moore & Crimmins	\$1,402.76	<u>50.00</u>
Clark, Tristan	OP W Logan N 30 Ft Exc E 7 Ft & Exc W 84' Lot 55	Rear Of 110 E Miami Ave	\$697.90	<u>50.00</u>
Fry, Harold L	Cecil & Wilson S 33 1/3 Ft Lot 17	Behind 1104 Michigan Ave	\$559.09	<u>50.00</u>
Modrow, Shirley M	J I Barnes Lot 1	216 E Miami Ave	\$738.20	<u>50.00</u>
Levenstein, Jerry	H Heath W 33 Lot 15	719 W Miami Ave	\$12,344.41	<u>50.00</u>
Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$912.95	<u>50.00</u>
Knob Hill, Llc	Hanna West Logan Lot 18	1016-14-12 N 6th St	\$21,240.23	<u>50.00</u>
Vilchez, Rebecca L	Stein & Voss Lot 6 025-11- 129-007, 025-11-129-021, and 025-11-129-022 are to be sold and redeemed together.	Rear Of 1016 Pleasant Hill	\$827.25	<u>50.00</u>
Vilchez, Rebecca L	Stein & Voss Vac Alley 5x31.8 Along W Side Of Lot 6 025-11-129-007, 025-11- 129-021, and 025-11-129- 022 are to be sold and redeemed together.	Rear Of 1016 Pleasant Hill	\$169.75	<u>50.00</u>

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Vilchez, Rebecca L	Stein & Voss Vac Alley 10x43.8 Along W Side Of Lots 6 & 7 025-11-129-007, 025-11-129-021, and 025- 11-129-022 are to be sold and redeemed together.	Rear Of 1016 Pleasant Hill	\$323.55	<u>50.00</u>
Romig, Bryan D	Jobtown Pt O P Lot 71	617 Northern Ave	\$5,825.03	<u>50.00</u>
Modrow, Shirley M	N S Larose 2nd W 38 Ft Lot 109	218 E Miami Ave	\$5,781.45	<u>50.00</u>
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	\$12,478.86	<u>50.00</u>
Elmore, Helen C	James I Barnes Lot 12	S Of 513 S Cicott St	\$1,612.71	<u>50.00</u>
Murray, Jeff	Chase Place Lot 13	E Of 216 W Clinton St	\$7,268.37	<u>50.00</u>
Cervantes, Armando P & Armando	M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St	W Of 818 W Market St	\$514.55	<u>50.00</u>
Zell, Eric	5 Ft Vac Alley Bet Lots 6 & 7	E Of 830 W Melbourne Ave	\$1,428.15	<u>50.00</u>
Army, David W & Bonney L	P D Gall Bar Pl Blk 8 Ex S 39'6 Lot 3	911 Van Tower Dr	\$261.55	<u>50.00</u>
413 N Cicott St, Llc Series 01	Vurpillat Sub 32-33 Brown Lot 2	413 N Cicott St	\$8,316.26	<u>50.00</u>
Rowe, Theresa A	J F Johnson Lot 12	718 State St	\$2,117.64	<u>50.00</u>
Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$1,904.35	<u>50.00</u>
Spurgeon, Robert P & Cassie C	J B Shultz 3 Lot 32	E Of 610 Shultz St	\$283.75	<u>50.00</u>
Hickey, Charles L & Debra J	O P Taberville Lot 53	Ne Of 313 Humphrey St	\$675.25	<u>50.00</u>
Picardo, Mauro E	W 52 Ft O P Logan Lot 103	W Of 430 North St	\$1,029.40	<u>50.00</u>
Picardo, Mauro E	E 30 1/2 O P Logan Lot 103	W Of 430 North St	\$662.20	<u>50.00</u>

Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
Goin, Sherri Lynn & Gary	D D Dyke 3 Blk A S 1/2 Lot 5	1228 Woodlawn Ave	\$57,568.81	<u>50.00</u>
Clark, Tristan	N 8' S 93" D D Dkye 3 Blk E Lot 2	Behind 1604 Woodlawn	\$686.44	<u>50.00</u>
Vernon, Teresa	S 22 1/2 Of W 62ft Jeroloman & Fitch Lot 3	522 Fitch St	\$600.70	<u>50.00</u>
Nitzschke, David H & Tena D	Jeroloman & Fitch Lot 8	515 Fitch St	\$893.80	<u>50.00</u>
Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	Next To 508 11th St	\$613.60	<u>50.00</u>
Azpeitia, Claro & Cirina B	Chase Sub Lot 15-16 Tipton 1st Lot 4, Lot 1, Lot 2, Lot 3 13-076-001,002,003	512 North St	\$18,156.35	<u>50.00</u>
Peters, Richard	J Tipton 1 S 38 ft N 93ft Lot 8	107 7th St	\$15,248.04	<u>50.00</u>
Hight, Jackie G & Pamela J	J Tipton 1st N 110 Ex E 43 Of N 53 Lot 24	627 North St	\$55,925.83	<u>50.00</u>
Koonce, Daniel R Sr	J Tipton 1 E 43' N 53' Lot 24	631 North St	\$9,145.39	<u>50.00</u>
Murray, Jeffrey T	J Tipton E 6'10 N 17 5/6' S 36 5/6' Lot 21	6th St Rear Behind 212	\$770.39	<u>50.00</u>
Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21	6th St Rear Behind 214	\$810.38	<u>50.00</u>
Land Info Service 401k	J Tipt 4 N 40ft W 1/2 N 60ft Lot 105	801 High St	\$398.20	<u>50.00</u>
Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Strip E Of 1426 Wright St	\$541.98	<u>50.00</u>
Rupe, Robert Omer Und 1/3 Etal (Dorothy M Bell Life Est)	E Old Cemetery 40x88 On 11th St	621 11th St	\$53,516.68	<u>50.00</u>
Cervantes, Armando P & Armando	Highland Park Lot 164A	W Of 2601 Stadium Dr	\$1,105.40	<u>50.00</u>
Felker, Kristina L	La Rose 1 Lot 21	W Of 1817 North St	\$1,536.50	<u>50.00</u>

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\$329,571.25