

RESOLUTION 22-06

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 Cass 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.

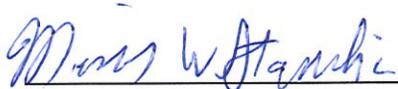
PASSED AND ADOPTED by the Cass County Board of Commissioners this 17th day of October 2022.



President, Board of Commissioners



Commissioner



Commissioner

ATTEST: 

Cass County Auditor

2022 TAX SALE CERTIFICATES HELD BY THE CASS COUNTY COMMISSIONERS

Exhibit A

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
922000017	004-04-016-018	Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$3,867.31	
922000033	008-06-006-008	Landis, Carl	Pt Bet W Rr & Canal 32 27 2e 1.21a	E Of 2101 Erie Ave	\$528.29	
922000038	009-05-079-024	Humphrey, Stephen K	Se Pt E 1/2 Nw 1/4 32 28 1e .087A	S Of 3530 W 450 N	\$344.34	
922000048	011-07-098-009	Dutch, Lic	10' Vac Alley Bet Lots 6 & 7	W Of 1680 S Georgetown Jackson	\$1,014.92	
922000049	011-07-100-009	Banter, John & Furnivall, Janella	Georgetown O P Lot 46 Georgetown OP Lot 45 07-100-008	1586 S Georgetown Market	\$14,224.70	
922000057	014-08-062-033	Responsible Green Real Estate Redevelopment, Inc	Pt N 1/2 Sw 1/4 16 27 1e 1.50a	1411 N Us 35	\$19,983.68	
922000058	014-08-062-034	Responsible Green Real Estate Redevelopment, Inc	Pt Se 1/4 16 27 1e 1.50a	1411 N Us 35	\$19,665.32	
922000059	014-08-128-025	Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	Pt Of West Sadler Hill Rd	\$1,021.54	
922000060	015-08-070-034	Sanders, William L & Patsy L	Pt Nw Cor Se 1/4 E 1/2 23 27 1e .147a	Rear Of 1930 Royal Center Pike	\$756.95	
922000061	015-08-085-006	Sanders, William L & Patsy L	College Hill Plat N 54 Ft Lot 62	Behind 1930 Royal Center Pike	\$361.32	
922000062	015-08-102-021	Your First Choice Llc	Northern Heights Lot 139 Northern Heights Lot 138 08-102-020	1821 Grant St	\$14,685.94	
922000063	015-08-107-009	Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$1,327.33	
922000064	015-08-108-011	Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$3,696.45	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
922000070	017-09-015-027	Ware, Jerry R & Diana K	Pt W 1/2 Nw 1/4 35 27 2e .464a	N Of 1127 S 500 E	\$416.94	
922000084	018-10-061-023	Watterson, Larry H & Tina M	30 Ft Vac Alley S Lot 10	S Of 2860 S 475 E	\$369.13	
922000087	021-07-045-011	King, Gordon & Mary Lou	Galveston Heights Lot 17	Sw Cor Jackson & Howard St	\$3,349.20	
922000088	021-07-047-003	Clark, Tristan	Galveston Hts Lot 37	Cor Howard St & Sr 18	\$3,188.87	
922000089	021-07-109-001	Greenwood, Donald G & Julie L	Op N 26 Ft Lot 18 Op N 26 Ft Exc W 37.4 Ft Lot 19 07-109-007	225 E Jackson St	\$10,628.38	
922000090	021-07-109-013	Johnson, Connie	W 22'5" S 1/2 Op Lot 20	E Of 105 Main St	\$1,210.19	
922000094	021-07-109-023	Greenwood, Donald G & Julie L	W 37.4 Ft Of N 26 Ft Op Lot 19	213 E Jackson St	\$2,175.60	
922000101	023-02-072-013	Gilmore, Darrel Lee & Carolyn Jean	Op Pt 23 X 53 Ft Lot 11	109 W Center St	\$618.35	
922000107	025-11-017-025	Clark, Tristan	OP W Logan N 30 Ft Exc E 7 Ft & Exc W 84' Lot 55	Rear Of 110 E Miami Ave	\$1,655.35	
922000109	025-11-023-016	Gonzalez, Guillermo	O P W Logan E 1/2 Lot 124	116 Wheatland Ave	\$2,387.20	
922000113	025-11-053-005	Jones, Michael & Amy	D Dyke 4 Lot 23	619 W Miami Ave	\$3,462.59	
922000125	025-11-123-012	Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$2,024.60	
922000129	025-11-155-001	Beck, Sidney L Rev Tr	Merriam & Rice Exc N 88' 10 Lot 1	W Of 1124 Smith St	\$369.50	
922000130	025-11-163-003	Us Home Ownership Lic	Wade 2nd Lot 3	916 W Miami Ave	\$1,069.40	
922000131	025-11-165-004	Weaver, Mark	Mid 48'la Rose 2nd Lot 107	E Miami Ave	\$481.70	
922000132	025-11-165-008	Weaver, Mark	Mid 48 Ft La Rose 2nd Lot 108	Rear Pt Of 815 N Wall St	\$812.05	
922000133	025-11-165-009	Weaver, Mark	Mid 48 Ft La Rose 2nd Lot 109	E Of 218 E Miami Ave	\$960.10	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid/Approved by the Commissioners
922000136	025-12-011-014	Cervantes, Armando P & Armando	M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St	W Of 818 W Market St	\$1,531.40	
922000139	025-12-021-014	Martinez, Roberto & Maria	E 1/2 W L Brown Lot 66	W Of 420 Helm St	\$491.00	
922000140	025-12-031-015	Zell, Eric	5 Ft Vac Alley Bet Lots 6 & 7	E Of 830 W Melbourne Ave	\$2,503.18	
922000143	025-12-049-021	Milton, Robert M	Wm Hankee 1 St Lot 14	W Of 708 Van Buren St	\$841.67	
922000152	025-12-077-003	Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$4,203.49	
922000153	025-12-077-013	Strasser, Nicole	J B Shultz 3rd Lot 26	626 Shultz St	\$383.00	
922000155	025-12-107-014	Hillsboro Inlet, Llc	Biddle Island Lot 41	E Of 614 Reynolds St	\$1,158.75	
922000163	025-13-001-003	Tate, Maurice James	Anderson 4 Ft X 55 Ft Lot 1	S Of 409 15th St	\$652.10	
922000166	025-13-019-002	Dunn, Joseph T	Cecil & Wilson 1 S 22' Lot 9 22 X 41'3 82 7th St	82 7th St	\$52,363.46	
922000167	025-13-019-003	Dunn, Joseph T	Cecil & Wilson 1 Mid Pt Lot 9 29 X 41'3	80 7th St	\$53,164.37	
922000170	025-13-052-011	Clark, Tristan	N 8' S 93' D D Dkye 3 Blk E Lot 2	Behind 1604 Woodlawn	\$1,359.85	
922000172	025-13-068-034	Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	N Of 508 11th St	\$1,458.25	
922000176	025-13-077-016	Peters, Richard	J Tipton 1 S 38 ft N 93ft Lot 8	107 7th St	\$23,062.44	
922000177	025-13-079-025	Murray, Jeffrey T	J Tipton E 6'10 N 17 5/6' S 36 5/6' Lot 21	6th St Rear Behind 212	\$1,524.95	
922000178	025-13-079-026	Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21	6th St Rear Behind 214	\$1,602.59	
922000189	025-13-125-018	Titus, Melissa	E 1/2 Vac Pratt St	W Of 1131 Woodlawn Ave	\$444.37	
922000196	025-13-176-028	Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Strip E Of 1426 Wright St	\$354.60	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
922000198	025-13-181-014	Rupe, Robert Omer Und 1/3 Etal (dorothy M Bell Life Est)	E Old Cemetery 40x88 On 11th St	621 11th St	\$80,962.01	
922000199	025-14-006-030	Cervantes, Armando P & Armando	Highland Park Lot 164A	W Of 2601 Stadium Dr	\$3,112.36	
922000201	025-14-024-012	Landis, Carl E	Dorner Factory Lot 123	Morton St Ne End Of 2100 Erie	\$950.09	
922000202	025-14-024-013	Landis, Carl E	Dorner Factory Lot 124	Morton St Ne End Of 2100 Erie	\$961.97	
922000203	025-14-024-014	Landis, Carl E	Dorner Factory Lot 125	Morton St Ne End Of 2100 Erie	\$961.97	
922000204	025-14-024-015	Landis, Carl E	Dorner Factory Lot 126	Morton St Ne End Of 2100 Erie	\$961.97	
922000205	025-14-024-016	Landis, Carl E	Dorner Factory Lot 127	Morton St Ne End Of 2100 Erie	\$961.97	
922000206	025-14-024-017	Landis, Carl E	Dorner Factory Pt Lots 110-113 .89a	22nd St Ne End Of 2100 Erie	\$304.25	
922000207	025-14-024-018	Landis, Carl E	23rd St Vac N Line Morton St To S Line Alley Bet Morton & Hendricks 32 27 2e	Morton St Ne End Of 2100 Erie	\$542.80	
922000208	025-14-025-007	Landis, Carl E	Dorner Factory Lot 120	Hendricks St Ne End Of 2100 Erie Ave	\$961.00	
922000209	025-14-025-008	Landis, Carl E	Dorner Factory Lot 121	Hendricks St Ne End Of 2100 Erie Ave	\$516.25	
922000210	025-14-025-009	Landis, Carl E	21st St Vac Erie Ave To S Line Hendricks	Hendricks St Ne End Of 2100 Erie Ave	\$846.47	
922000211	025-14-025-010	Landis, Carl E	Vac Pt 22nd St From Morton N To Alley 32 27 2e .28a	22nd St Ne End Of 2100 Erie	\$575.65	
922000212	025-14-025-011	Landis, Carl E	Pt Se Cor 29 27 2e Pt Nw Cor 32 27 2e 1.35a	2100 Erie Ave	\$4,174.00	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
922000213	025-14-025-012	Landis, Carl E	Pt Nw 1/4 32 27 2e .40a	Hendricks St Ne End Of 2100 Erie Av	\$1,665.77	
922000214	025-14-026-001	Landis, Carl	Dykeman 3rd N & S Pt O L 8	Graves St (23rd & Erie)	\$4,572.77	
922000219	025-14-107-024	Mc Mahan, Donald L	N La Rose 1 S 35 1/2' N 65' Lot 48 N La Rose 1 S 35 1/2' N 65' Lot 47 14-107-017,022,029	319 19th St	\$658.00	

Total Number of Properties: 64

\$367,446.01