

RESOLUTION 2017-03

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 5th day of September 2017.

By: James L. Sailer

Its: COMMISSIONER

By: [Signature]

Its: Commissioner

By: Jeff LeDonne

Its: Commissioner

ATTEST: Cheryl A. Perna
Cass County Auditor

2016 TAX SALE CERTIFICATES HELD BY THE CASS COUNTY COMMISSIONERS

Exhibit A

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Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
917000020	004-03-021-009	Cox, Roy & Ruth	Mid Pt SW 1/4 WMR 18 27 2e 1.16A	Bet 1187 & 1243 N Sr 25	\$1,097.79	
917000024	004-04-016-018	Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$2,550.83	
917000037	007-05-038-010	Wilson, Billy	O P Lot 9 O P S 1/2 Lot 10 05-038-011	13545 S Main Street	\$3,842.54	
917000038	007-05-046-005	Belt, Tari J	R & O Lot 22 R & O Lot 19 05-046-002	1475 Lindley St	\$687.95	
917000055	010-07-001-028	Calhoun, Charles D	Pt W 1/2 N 1/2 S 1/2 Sw 3 25 3e 1a	8771 S 1000 E	\$1,628.73	
917000082	011-07-097-010	Wally, John L	O P Georgetown Lot 21	6805 Georgetown Canal St	\$352.77	
917000083	011-07-098-009	Dutch, LLC	10' Vac Alley Bet Lots 6 & 7	W Of 1680 S Georgetown Jackson	\$420.39	
917000086	012-08-017-021	Andrews, William	Ne Pt W 1/2 Ne 1/4 28 27 3e 1a	9704 E Railroad St	\$926.05	
917000091	012-08-037-020	Wilhelm, Andra	W 2 1/2' O P New Waverly Lot 33	Strip Bet 9965 & 9975 Church S	\$518.25	
917000101	014-08-128-025	Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	Pt Of West Sadler Hill Rd	\$518.53	
917000104	015-08-089-008	Indiana Dairy & Development, Inc	Engle Heights Lot 105	W Of 319 Northern Ave	\$1,551.66	
917000110	015-08-107-009	Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$756.25	
917000111	015-08-108-011	Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$2,070.21	
917000123	018-10-048-002	Cervantes, Armando P & Armando	PanHandle Block A S 12 Ft lot 1	Strip Sw Of 1929 Wabash Riv Rd	\$282.83	

Sub's Copy

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
917000125	018-10-061-010	Watterson, Larry	O P Herman City S 55ft Lot 8 018-10-061-010 and 018-10-061-011 are to be sold and redeemed together.	2860 S 475 E	\$761.80	
917000126	018-10-061-011	Watterson, Larry	O P Herman City Lot 9 018-10-061-010 and 018-10-061-011 are to be sold and redeemed together.	S Of 2860 S 475 E	\$208.73	
917000127	018-10-061-012	Watterson, Larry H & Tina M	Herman City Lot 10	S Of 2860 S 475 E	\$219.19	
917000130	021-07-045-011	King, Gordon & Mary Lou	Galveston Heights Lot 17	Sw Cor Jackson & Howard St	\$1,963.14	
917000131	021-07-047-003	Clark, Tristan	Galveston Hts Lot 37	Cor Howard St & Sr 18	\$1,600.44	
917000132	021-07-109-013	Johnson, Connie	W 22'5" S 1/2 Op Lot 20	E Of 105 Main St	\$368.02	
917000139	022-09-065-004	Oleszkewycz, George	Mullendore Lot 4	Bet 16 & 20 Walnut St	\$573.67	
917000161	025-11-011-018	Young, John R	O P West Logan N 1/2 Vac Alley Bet Lots 6 & 7	Behind Moore & Crimmins	\$1,580.76	
917000164	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	\$860.30	
917000169	025-11-032-003	Fry, Harold L	Cecil & Wilson S 33 1/3 Ft Lot 17	Behind 1104 Michigan Ave	\$735.29	
917000174	025-11-049-005	Levenstein, Jerry	H Heath W 33 Lot 15	719 W Miami Ave	\$13,559.07	
917000191	025-11-123-012	Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$1,096.55	
917000193	025-11-129-016	Vilchez, Rebecca L	Stein & Voss Lot 14, Lot 13, Lot 6 Vac Alleys 11-129-015,021,007,022	1016 Pleasant Hill	\$4,355.34	
917000203	025-12-005-012	Elmore, Helen C	James I Barnes Lot 12	S Of 513 S Clcott St	\$1,871.73	
917000205	025-12-010-006	Murray, Jeff	Chase Place Lot 13	E Of 216 W Clinton St	\$8,053.87	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
917000208	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	\$682.35	
917000213	025-12-019-002	Church, A M E Parsonage	S 1/3 W L Brown Lot 36	316 North Cicott	\$491.29	
917000214	025-12-019-045	Petersen, Spencer W	W L Brown N 30' S 98' Lot 71	207 N Cicott St	\$60,352.02	
917000217	025-12-031-014	Goodnight, Jeanette	P D Gall 2 Blk 7 Barron Pl Lot 7	826 W Melbourne Ave	\$858.40	
917000218	025-12-031-015	Zell, Eric	5 Ft Vac Alley Bet Lots 6 & 7	E Of 830 W Melbourne Ave	\$1,633.51	
917000228	025-12-070-005	Quirk, William A	Johnson Riverside Lot 70	827 State St	\$36,550.67	
917000230	025-12-077-003	Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$2,233.35	
917000231	025-12-077-019	Spurgeon, Robert P & Cassie C	J B Shultz 3 Lot 32	E Of 610 Shultz St	\$503.75	
917000253	025-13-035-010	Picardo, Mauro E	O P S 138 Ft E 10 E 20 W 22 1/2 Lot 104 025-13-035-010 and 025-13-035-011 are to be sold and redeemed together.	430 North St	\$378.34	
917000254	025-13-035-011	Picardo, Mauro E	O P E 60 Ft S 138 Ft Lot 104 025-13-035-010 and 025-13-035-011 are to be sold and redeemed together.	430 North St	\$10,208.80	
917000257	025-13-046-027	Goin, Sherri Lynn & Gary	D D Dyke 3 Blk A S 1/2 Lot 5	1228 Woodlawn Ave	\$61,800.37	
917000258	025-13-050-022	Angell, David K	D D Dyke 3 Blk C N 1/2 Lot 7	1425 Erie Ave	\$43,151.83	
917000261	025-13-052-011	Clark, Tristan	N 8' S 93" D D Dyke 3 Blk E Lot 2	Behind 1604 Woodlawn	\$825.14	
917000266	025-13-068-034	Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	N Of 508 11th St	\$760.20	
917000271	025-13-077-016	Peters, Richard	J Tipton 1 S 38 ft N 93ft Lot 8	107 7th St	\$16,539.04	

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
917000273	025-13-079-005	Gross, Cory	J Tipton 1st N 29 1/2 Ft Lot 21	208 S 6th St	\$742.75	
917000274	025-13-079-014	Gross, Cory	J Tipton 1st N 29 1/2 Ft Lot 22	Rear 208 S 6th St	\$351.25	
917000275	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	\$902.35	
917000276	025-13-079-026	Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21	6th St Rear Behind 214	\$949.74	
917000281	025-13-090-001	Land Info Service 401k	Admr 1st S 105 Ft Lot 22	930 E Broadway	\$1,929.55	
917000286	025-13-099-013	Kingston, Roxanne	Admr 1 E 55 Ft Of 30	1128 E Broadway (219 12th)	\$2,828.25	
917000289	025-13-125-018	Titus, Melissa	E 1/2 Vac Pratt St	W Of 1131 Woodlawn Ave	\$243.25	
917000294	025-13-143-018	Butler, Charlotte Ann	La Salle W 1/2 E 1/2 Ex 41' Lot 8	W Of 819 14th St	\$11,277.42	
917000295	025-13-143-019	Smith, Richard	La Salle Lot 9	1319 Short St	\$17,133.47	
917000303	025-13-176-028	Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Strip E Of 1426 Wright St	\$673.20	
917000306	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	\$58,132.66	
917000308	025-14-006-030	Cervantes, Armando P & Armando	Highland Park Lot 164A	W Of 2601 Stadium Dr	\$1,421.32	
917000320	025-14-066-022	Wagner, Douglas A & Tracy A	S M Tipton E 1/2 Lot 97	1907 North St	\$63,694.08	
917000321	025-14-087-001	Valencia, Diego E & Juana I	D Corridan Lot 1 D Corridan N 1/2 Lot 2 14-087-002	900 17th St	\$956.95	
Total Number of Properties:					58	\$453,217.98