

NOTICE OF REAL PROPERTY
TAX SALE
Cass County Indiana
Beginning 10:00 AM Local Time,
September 5, 2024
Commissioners' Hearing Room 2nd
Floor

Cass 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. Pursuant to a change in law, this publication will appear only once in newspapers. Subsequent notices can be found at <https://www.co.cass.in.us/>. The county auditor and county treasurer will apply on or after 08/19/2024 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 Cass County Superior 1 Court and served on the county auditor and treasurer before 08/19/2024. 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 09/05/2024 at the Commissioners' Hearing Room 2nd Floor 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) forty dollars (\$40) 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 Friday, September 05, 2025 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, January 03, 2025.

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 09/05/2024 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 Cass County Tax Sale must provide a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-2-3 from the Secretary of State to the Cass County Treasurer.

Dated: 07/25/2024

092400001 001-01-012-001 \$636.10
Underwood, Tracy Pt W1/2 Sw1/4
84x219' 17 28 3e .422A 7034
Jefferson St

092400002 001-01-020-037 \$2,266.11
Williams, Bradley M & Gruender,
Danielle L Pt NE 1/4 22 28 3E 2.453
10922 E St Rd 16

092400003 002-01-066-022 \$727.12
Murray, Kevin L Pt N Pt E 1/4 Se 9
28 2e 1a 3888 E 850 N

092400004 002-01-069-014 \$964.72
Taylor, Lesley & Holland, Sharon Pt
S 1/2 W 1/2 Sw 1/4 12 28 2e .75a
8139 N PR 610 E

092400005 002-01-069-024 \$2,772.94
Taylor, Lesley & Holland, Sharon Pt
S 1/2 W 1/2 Sw 1/4 12 28 2e 10a 8143
N PR 610 E

092400006 002-01-080-029 \$321.52
DeWitt, Edward R Pt Ne Sw 1/4 23 28
2e 1a S of 5362 E 650 N

092400007 003-02-025-006 \$3,550.96
Miller, Paul R & Wilma C Pt Sw Pt Nw
1/4 Srr 25 28 1w 1.006a 5721 W 550 N

092400008 004-04-016-018 \$4,315.12
Bishop, Joe D & Betty L Ex E 145
Indian Meadows 2 Lot 33 SW of 2209
Brookwood Drive

092400012 007-05-004-014 \$1,193.11
Chadwell, Jessica Pt Sw Cor Se 1/4 5
25 2e 1a 2521 E 900 S

092400013 007-05-014-003 \$1,125.90
Conklin, Harold & Misty W Pt S 3/8
Sw 15 25 2e 1.087a 4327 E 1100 S

092400016 007-05-041-015 \$389.96
Quintanilla, Gloria Esperanza
Martinez & Jose Adolfo Martinez
Fouts Lot 15 E OF 1355 Mill St

092400019 008-06-015-018 \$4,678.00
Rantom Enterprises, Inc Dunkirk O P
Lot 56 Dunkirk Op Lot 55 06-015-017
1700 Massachusetts Ave

092400023 010-07-030-019 \$6,055.92
Scott, R Max W Pt W 1/2 Ne 31 25 3e
4.355a 7622 E SR 18

092400026 010-07-040-014 \$502.34
Five Star Realtor Group, LLC
Bellaire 1 Lot 13 SE OF 13537 US 35
S

092400027 011-07-070-045 \$933.59
Risser, Doris & Scott, Nellie Mae Pt
N Pt SW 20 27 1w 1.527A Pt N Pt Sw
20 27 1w .474A 07-070-044 9876 W FR
50 N

092400028 011-07-076-037 \$431.73
Wootten, Floyd W Or Millicent Trust
E 1/2 Se Nw 25 27 1w 7.487a N of 5680
W 50 S 011-07-076-037 and 011-07-
076-038 are to be sold and redeemed
together.

092400029 011-07-076-038 \$3,106.20
Wootten, Floyd W Or Millicent Trust
E Pt Sw Frl 25 27 1w 7.487a 5680 W
50 S 011-07-076-037 and 011-07-076-
038 are to be sold and redeemed
together.

092400031 011-07-097-010 \$604.47
Wally, John L O P Georgetown Lot 21
6805 Georgetown Canal St

092400032 012-08-008-021 \$3,426.48
Echols, Kenneth Pt E 1/2 Se 1/4 16
27 3e 9.057a 10001 E 100 N

092400033 012-08-021-017 \$5,004.40
Sexton, Michael L Pt E 1/2 Frl E Of
O P Lewisburg Lot 12 32 27 3e .965a
8550 E Cole Lane

092400036 012-08-030-014 \$1,863.89
Scheffer, Wyoneene S Pt Nw Frl 1/4
Nwr 25 27 2e .667a 5987 Logansport
Rd

092400037 012-08-140-006 \$6,036.59
Hinze, Michelle Briar Ridge Est Lot
6 378 Aspen Lane

092400040 015-08-098-009 \$1,343.10
Heckathorn, Linda M Northern Heights
Lot 23 lot 24, Lot 25, Lot 26 08-
098-010,011,012 1822 N 3rd St

092400041 015-08-108-008 \$3,069.36
Flores, Hector Casimiro Thompson Lot
32 728 Barclay St

092400044 017-09-027-013 \$989.99
Baker, Carl E & Elizabeth Ann Pt W
1/2 Se 1/4 17 26 3e 1.967a 8582 E
450 S

092400045 017-09-127-005 \$1,614.22
Spikerman, Dawn S J B Ladd Sub N Pt
Lot 1 5A 10690 E 275 S

092400046 018-10-014-014 \$4,619.12
Rincones, Jesus S 1/2 E 1/2 Ne 1/4 7
26 2e .46a 1829 E 350 S

092400047 018-10-039-006 \$1,931.28
Collins, David Tyler Keith E Pt N
3/4 W 1/2 14 26 1e 3.128A 4245 S SR
29

092400048 019-10-044-031 \$972.00
Russow, Steven Pt Se Cor Se 2 26 1e
.458a 160 W 300 S

092400049 021-07-033-009 \$1,960.02
Beaver, Zachary J (Cathy A Stover
Life Est) Pt Ne 1/4 33 25 3e .718A
Garage pt Bldg 429 S US 35

092400050 021-07-109-001 \$12,949.82
Greenwood, Donald G & Julie 1 Op N
26 Ft Lot 18 Op N 26 Ft Exc W 37.4
Ft Lot 19 07-109-007 225 E Jackson
St

092400051 021-07-109-009 \$1,379.24
Desmond Brown Investments LLC Pt Mid

26 Ft O P Lot 19 & Lot 18 07-109-003
108 S Sycamore St

092400052 021-07-109-013 \$1,478.80
Johnson, Connie W 22'5" S 1/2 Op Lot
20 E of 105 Main St

092400053 021-07-109-015 \$1,663.65
Mc Clain, Jason Kyle & Brandy E 1/2
N 1/2 O P Lot 21 205 E Jackson & Pt
203 021-07-109-015 and 021-07-109-
016 are to be sold and redeemed
together.

092400054 021-07-109-016 \$1,337.96
Mc Clain, Jason K & Brandy W 1/2 N
1/2 Exc W 24ft 6 In O P Lot 21 PT
203 E Jackson St 021-07-109-015 and
021-07-109-016 are to be sold and
redeemed together.

092400055 021-07-109-018 \$1,426.12
Mc Clain, Jason K & Lucille W 24 1/2
N 1/2 Op Lot 21 201 E Jackson

092400056 021-07-109-023 \$2,141.08
Greenwood, Donald G & Julie L W 37.4
Ft Of N 26 Ft Op Lot 19 213 E
Jackson St

092400057 021-07-112-025 \$1,305.07
Buehler, Ervin R & Lucille F Rev Tr
Broadacres 1st Lot 87 315 W Griffith
St

092400058 021-07-122-007 \$1,481.82
Lawrence, Glen C & Astie & Reginald
B Griffith 2nd Lot 18 218 E Griffith
St

092400059 021-07-159-005 \$1,787.76
Pierceall, Jessica D Thomas Lot 25
107 Howard St

092400060 021-07-161-020 \$885.55
Finley, Terry A Pt Se 1/4 28 25 3e
.220a 207 N California

092400061 022-09-058-019 \$1,066.42
Livesay, Steven A & Linda Kay Pt Op
Lot 17 13 Walnut St

092400062 023-02-085-013 \$2,204.63
Browning, Sheila J Mc Combs Lot 13
101 Western Ave

092400064 025-06-002-012 \$313.50
Closson, Corey Pt Nw 1/4 28 27 2e
1.10a Bet High St Rd & Riv S of Mall
RD

092400066 025-06-063-001 \$468.75
Closson, Corey Eel River Heights 1st
Lot 1 Bet High St & River S of Mall
Rd

092400067 025-11-001-004 \$2,024.65
Orozco, Milagros Moreno De & Rueda,
Gladis D Garcia J Atkinson Add S 1/2
Lot 3 300 Water St

092400068 025-11-017-025 \$1,879.15
Clark, Tristan OP W Logan N 30 Ft
Exc E 7 Ft & Exc W 84' Lot 55 Rear
Of 110 E Miami Ave

092400069 025-11-021-029 \$1,245.60
Irwin, Timothy J & Tribbett, Shane M
O P W Logan W 1/2 Lot 104 136 W
Miami Ave

092400070 025-11-023-016 \$2,762.51
Gonzalez, Guillermo O P W Logan E
1/2 Lot 124 116 Wheatland Ave

092400071 025-11-023-022 \$1,339.40
Cabrera, Alfredo Reynoza O P W Logan
W 36 Ft Lot 127 140 Wheatland Ave

092400072 025-11-034-008 \$2,430.70
Casimiro, Hector E Canty Lot 8 1014-
16 Daisy St

092400073 025-11-041-005 \$1,525.05
Rincones, Jesus Fred Behrens 1st W
27'5 Lot 3 716 Washington St

092400074 025-11-052-017 \$661.38
Rollins, Frank L & Edith Carol D D
Dyke 4 N 40.5 Ft Lot 36 D D Dyke 4 E
Pt Lot 35 11-052-016 711 Barron St

092400075 025-11-053-005 \$4,460.43
Jones, Michael & Amy D Dyke 4 Lot
23 619 W Miami Ave

092400076 025-11-061-021 \$2,647.45
Vasquez, Eduardo Garcia J F
Chamberlain Exc 20'x3' W 127' Lot 24
J F Chamberlain S 1/2 Lot 23 11-061-
019 1227 N 3rd St

092400077 025-11-093-017 \$1,273.80
Fritz, Shannon Delene Meadlawn Ex E
40' Lot 96 Meadlawn S /12 Exc E 40'
Lot 95 11-093-016 802 Jackson St

092400078 025-11-102-010 \$1,513.20
Hunt, Tamela A R Gearhart Lot 24
1441 Meadlawn Ave

092400079 025-11-108-002 \$1,838.90
Young, David A & Jenny Mobley Lots
4,5,6 11-108-003,001 1615 Clifton
Ave

092400080 025-11-108-004 \$576.75
Young, David A & Jenny Mobley Lot 7
W of 1615 Clifton Ave

092400082 025-11-120-002 \$2,068.20
Hernandez, Pablo Rosales & Rosales,
Ana Maria Dodd & Buchanan N 16 2/3
Lot 3 Dodd & Buchanan S 16 2/3 Lot 4
Cecil & Wilson N 16 1/3 Lot 17 Cecil
& Wilson S 16 2/3 Lot 18 11-120-
004,11-032-002& 004 1108 Michigan
Ave

092400083 025-11-134-001 \$2,307.00
Westside Transmission Repair West End
Foundry Lot 46 West End Foundry Pt
Lot 47 11-134-012 1131 W Market St

092400084 025-11-163-003 \$2,160.73
US Home Ownership LLC Wade 2nd Lot 3
916 W Miami Ave

092400085 025-11-165-004 \$709.25
Weaver, Mark Mid 48'la Rose 2nd Lot
107 PT of 815 N Wall St

092400086 025-11-165-008 \$1,146.25
Weaver, Mark Mid 48 Ft La Rose 2nd
Lot 108 W of 815 N Wall St

092400087 025-11-165-009 \$1,389.25
Weaver, Mark Mid 48 Ft La Rose 2nd
Lot 109 E of 218 E Miami Ave

092400088 025-11-193-006 \$591.90
Beck, James & Lincoln, Melissa Luers
Sub Pt N Pt Lot 16 Ex W 5 Ft E of
1020 Pink St

092400089 025-12-002-008 \$1,909.65
Ferniza, Ambar Bartlett's 1st Lot 6 &
Lot 7 12-002-009 420 Bartlett St

092400090 025-12-011-011 \$3,600.75
Smith, James D & Teri L Bar Res Pt S
Pt W 80 Ft 27 1e 819 W Broadway

092400091 025-12-017-011 \$2,172.39
Ross, Thomas W Rev Tr Brown Add W 47
1/4 Lot 5 430 W Broadway

092400092 025-12-029-008 \$2,314.70
Blythe, Sarah Jo Block 3 P D
Gallagher Lot 7 832 Helm St

092400094 025-12-034-016 \$1,387.75
Delgado, Jesus Arroyo Hamilton &
Taberville Lot 32 437 Burlington Ave

092400095 025-12-034-017 \$777.05
James, Jeremy D & Stacey N M V

Hamilton E 50 Ft Lot 29 116 W Clay St

092400096 025-12-038-008 \$1,812.75 Peterson, Laura Taberville M V Hamilton W 1/2 Of W 85 Ft Lot 6 22 W Main St

092400097 025-12-044-021 \$4,628.10 Jones, Peggy J Mary A Heath Lot 34 315 Heath St

092400099 025-12-076-032 \$420.94 Garcia, Isidro Joselocadio J B Shultz 3 Lot 87 E of 518 Culbertson St

092400100 025-12-076-033 \$448.50 Garcia, Isidro Joselocadio J B Shultz 3 Lot 88 E of 518 Culbertson St

092400101 025-12-088-007 \$806.25 Salazar, Martin Standley Lot 68 Vac Alley Bet Lots 68 & 70 12-088-025 S of 948 Garfield Ave

092400103 025-12-107-014 \$416.70 Hillsboro Inlet, LLC Biddle Island Lot 41 E of 614 Reynolds St

092400104 025-12-108-010 \$448.50 Yard, Zachary Biddle Island Lot 43 E OF 614 Huber St

092400105 025-12-132-030 \$1,429.96 Barbour, Marion Scott & Kelly Jo West End N 23' Lot 127 Vac Alley Bet Lots 127 & 128 West End S 18' lot 128 12-132-031,12-131-018 116 Western Ave

092400108 025-13-004-014 \$1,521.00 Thompson, Darrin M City Park Lot 19 1516 Wright St

092400109 025-13-017-011 \$2,689.20 Ocotan, Nelson Lopez N 1/2 Hamilton & Taber Lot 43 1101 Riverside Dr

092400110 025-13-018-007 \$1,963.20 Juan, Bartolome Nicolas & Maria Gaspar N 80 Ft Cecil & Wilson 2 Lot 54 613 Race St

092400111 025-13-019-002 \$59,491.43 Dunn, Joseph T Cecil & Wilson 1 S 22' Lot 9 22 X 41'3 82 7th St 82 7th St

092400112 025-13-019-003 \$60,420.49 Dunn, Joseph T Cecil & Wilson 1 Mid Pt Lot 9 29 X 41'3 80 7th St

092400113 025-13-065-026 \$1,826.55 Tucker, Angela Renae E 22 Pt Benj Green Out Lot 11 1408 E Market St

092400114 025-13-073-005 \$371.10 Fritz, Duane A & Chrystal L Culbertson S 1/2 Lot 4 behind 1103 Erie Ave

092400115 025-13-077-016 \$25,534.71 Peters, Richard J Tipton 1 S 38 ft N 93ft Lot 8 107 7th St

092400116 025-13-096-025 \$213.30 Campbell, Robert & Peggy W 2 Ft E 45' S 59' ADMR 1 OL 15 1208 Smead St E 2 Ft

092400117 025-13-125-018 \$645.70 Titus, Melissa E 1/2 Vac Pratt St W of 1131 Woodlawn Ave

092400118 025-13-139-013 \$955.26 Keefer, Lonnie E & Tina L Guthrie 1 W 1/2 Lot 9 1410 Smead St

092400119 025-13-148-014 \$1,920.44 Rico, Heather G Tipton 1st W 1/2 Lot 37 1600 E Broadway

092400120 025-13-149-021 \$1,659.30 Hernandez, Pablo Rosales & Rosales, Ana Maria G Tipton 1 W 27 1/2' E 55' Lot 56 1628 E Market St

092400121 025-13-169-008 \$1,287.20 Gundrum, John & Lillie J P Usher E 1/2 Lot 12 1509 Spear St

092400122 025-13-176-021 \$2,250.60 Rennewanz, Zyon D W Wrights 3rd Lot 9 1414 Wright St

092400123 025-13-179-010 \$3,278.70 Echols, Ken S 1/2 S 1/2 Victor Lot 4 531 15th St

092400124 025-14-004-013 \$1,084.81 Matson, Jamie Highland Park Lot 136 732 Glenway Dr

092400125 025-14-018-015 \$6,124.70 Newman, Cynthia L Ne Corner Ns Larose Ol 11 Dorner Factory Pt Lot 8 14-018-016 910 22nd St

092400126 025-14-024-011 \$363.00 MTKLD Financial Investments, LLC Dorner Factory Lot 122 Morton St NE End of 2100 Erie

092400127 025-14-056-006 \$989.40 Rincones, Jesus Walnut Pk Lot 4 815 19th St

092400128 025-14-062-001 \$1,738.90 Mc Craken, Daren E & Tina M S M Tipton N 1/2 W 1/2 Lot 31 316 19th St

092400129 025-14-089-003 \$2,242.46 Hill, Silvia & Sanchez, Alejandro Garfias Estabrook Sub Lot 3 2121 High St

092400130 025-14-107-012 \$454.20 Mc Minn, Jill Noah S La Rose 1 Lot 43 1810 E Market St

092400132 025-14-130-018 \$3,893.25 Rincones, Jesus Ns La Rose Ol 3 W41 1/4 E82 1/2 Lot 6 Ns La Roes Ol 3 W41 1/4 E82 1/2 Lot 5 14-130-013 2010 Smead St

Total Properties: 104

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 25th day of July, 2024.

Cheryl Alcorn, Auditor, Cass County Indiana.