

NOTICE OF REAL PROPERTY
COMMISSIONERS' CERTIFICATE SALE
Cass County Indiana
Beginning 9:00 AM Local Time, March
7, 2024
Online - www.zeusauction.com

STATE OF INDIANA

Cass County

Pursuant to the laws of the Indiana General Assembly and by resolution of the Cass County Commissioners, notice is hereby given that the following described tracts or items of real property are 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 minimum sale prices listed below are less than the minimum sale prices when offered in the immediately preceding county tax sale held under Section 5 of IC 6-1.1-24 and include all fees and expenses of the county directly attributable to the Commissioners' Certificate Sale. The Cass County Commissioners will accept bids for the certificates of sale, for the price referred to in IC 6-1.1-24-6.1(a)(3).

The public auction will be conducted as an electronic sale under IC 6-1.1-24-2(b)10, at the following web site: www.zeusauction.com. The public auction will begin on 03/07/2024 at 9:00 AM local time. The properties in the online auction will commence closing at 3:15 PM local time on 03/07/2024 at www.zeusauction.com. Each property will have its specific closing time posted on the auction web site.

If you are interested in participating in this public auction, registration information and the procedures you must follow to bid are available online at <https://www.zeusauction.com>. In order to participate, you must become a member of the auction web site (www.zeusauction.com). You must read, understand and agree to the rules of sale and payment terms. **Once you become a member of the auction web site, you must register for the Cass County auction, specifically.**

Please note that in order to bid in the online public auction, you must both complete IRS Form W-9 and agree to the registration statement described at IC 6-1.1-24-5.3(c) electronically, through the auction web site.

Pursuant to IC 6-1.1-24-5.1, a business entity that seeks to register to bid in an Indiana Commissioners' Certificate Sale must provide to the county treasurer, a Certificate of Existence or Foreign Registration Statement in accordance with IC 5-23 from the Secretary of State.

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.

A person redeeming each tract or item of real property after the sale of the certificate must pay: (A) the amount of the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale; (B) ten percent (10%) of the amount for which the certificate is sold; (C) the attorney's fees and costs of giving notice under IC 6-1.1-25-4.5; (D) the costs of a title search or of examining and updating the abstract of title for the tract or item of real property; (E) all taxes and special assessments on the tract or item of real property paid by the purchaser after the sale of the certificate plus interest at the rate of ten percent (10%) per annum on the amount of taxes and special assessments paid by the purchaser on the redeemed property; and (F), all costs of sale, advertising costs, and other expenses of the county directly attributable to the sale of the certificate.

If the certificate is sold for an amount more than the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale and the property is not redeemed, the owner of record of the tract or item of real property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

Indiana law prohibits a person who owes delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale, from purchasing tracts or items of real property at a tax sale. Prior to bidding at a tax sale, each bidder must affirm under the penalties for perjury that he or she does not owe delinquent taxes, special assessments, penalties, interest, costs directly attributable to a prior tax sale, amounts from a final adjudication in favor of a political subdivision in this county, any civil penalties imposed for the violation of a building code or ordinance of this county, or any civil penalties imposed by a health department in this county. Further, each bidder must acknowledge that any successful bid made in violation of the above statement is subject to forfeiture. In the event of forfeiture, the bid amount shall be applied to the delinquent taxes, special assessments, penalties, interest, costs, judgments, or civil penalties of the ineligible bidder, and a certificate will be issued to the county executive.

The Commissioners 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 the start or during the duration of the auction. The Auditor's Office does not warrant the accuracy of the key numbers or street addresses published herein and any misstatement in the key number or street address does not invalidate an otherwise valid sale.

Dated: 01/16/2024

092300037 014-08-128-025 \$75.00
Sadler, Edward B & Dorothy Sadlers

Sub Lot 15 .02a Pt of West Sadler Hill Rd

092300040 015-08-107-009 \$75.00
Clark, Tristan S Pt Thompson Lot 40 .03a S of 733 Barclay St

092300041 015-08-108-011 \$75.00
Clark, Tristan S Pt Thompson Lot 41 S of 731 & 701 Barclay St

092300044 017-09-015-028 \$75.00 Ward Securities Broker/dealer Inc Pt Nw 1/4 35 27 2e .459a Pt Nw 1/4 35 27 2e .459a 09-015-029 across rd from 966 S 500 E

092300055 021-07-045-011 \$75.00
King, Gordon & Mary Lou Galveston Heights Lot 17 SW cor Jackson & Howard St

092300056 021-07-047-003 \$75.00
Clark, Tristan Galveston Hts Lot 37 Cor Howard St & SR 18

092300078 025-11-123-012 \$75.00
Clark, Tristan S G Peterson E 7 Ft Lot 6 bet 412 & 420 E Ottawa

092300097 025-12-011-014 \$75.00
Cervantes, Armando P & Armando M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St W of 818 W Market St

092300102 025-12-031-015 \$75.00
Zell, Eric 5 Ft Vac Alley Bet Lots 6 & 7 E of 830 W Melbourne Ave

092300114 025-13-001-003 \$75.00
Tate, Maurice James Anderson 4 Ft X 55 Ft Lot 1 S of 409 15th St

092300125 025-13-052-011 \$75.00
Clark, Tristan N 8' S 93' D D Dkye 3 Blk E Lot 2 behind 1604 Woodlawn

092300126 025-13-068-034 \$75.00
Clark, Tristan S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10 N of 508 11th St

092300128 025-13-079-025 \$75.00
Murray, Jeffrey T J Tipton E 6'10 N 17 5/6' S 36 5/6' Lot 21 6th St Rear behind 212

092300129 025-13-079-026 \$75.00
Murray, Jeffrey T J Tipton E 6'10 Of S 19' Lot 21 6th St Rear behind 214

092300135 025-13-094-007 \$75.00
Smith, Jerald W Admr 1st N 82 1/2 E 82 1/2 OL 8 417 13th St

092300152 025-13-176-028 \$75.00
Clark, Tristan W Wright 3rd 2.24 x 77.15 Lot 12 Strip E of 1426 Wright st

092300157 025-14-024-019 \$75.00
Landis, Carl Se Cor 29 27 2e & Nw Corner 32 27 2e 1.15a Morton St NE End of 2100 Erie

Total Number of Properties: 17

I hereby certify that the above real properties have been offered in one tax sale, have not received a bid for at least the amount required under I.C. 6-1.1-24-5 and have been identified in a resolution of the Board of Commissioners for Cass County, Indiana, to be offered for sale.

Cheryl Alcorn, Auditor, Cass County Indiana.