

RESOLUTION 2014-7

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 3rd day of November 2014.

By: James L. Sailors

Its: James L. Sailors

By: [Signature]

Its: Ralph R. Anderson

By: David S. Arnold

Its: DAVID S. ARNOLD

ATTEST: [Signature]
Vaneen M. Ide, Cass County Auditor

**2014 TAX SALE CERTIFICATES
HELD BY
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	\$1,557.08	\$25.00
	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	\$1,117.70	\$25.00
	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	\$1,536.16	\$25.00
	Bishop, Joe D & Betty L	Ex E 145 Indian Meadows 2 Lot 33	Sw Of 2209 Brookwood Drive	\$1,821.55	\$25.00
	Bell, Carolyn J 1/2 & Hurst, Jackie L 1/2	Pt Se 1/4 11 26 1w .348A	Barn Sw Of 6100 W 400 S	\$1,344.07	\$25.00
	Bell, Carolyn J 1/2 & Hurst, Jackie L 1/2	Pt Se 1/3 11 26 1w 4.571A	Behind 3808 & 3936 S 600 W	\$456.79	\$25.00
	Gillis, Dawn T	Lettie Slagle Lot 2 006-02-069-002 and 006-02-069-003 are to be sold and redeemed together.	4124 W Cr 400 S	\$333.10	\$25.00
	Gillis, Dawn T	Lettie Slagle Lot 3 006-02-069-002 and 006-02-069-003 are to be sold and redeemed together.	4124 W 400 S	\$1,151.70	\$25.00
	McCarthy, Vikki O	Lettie Slagle Mid 66 2/3 Also 14 Ft S 66 2/3 Lot 28	W Of 3914 S 400 W	\$190.71	\$25.00
	Wolf, Steven C	W 1/2 W 1/2 Se 1/4 34 25 2e 1.08a	W Of 4541 E 1400 S	\$564.44	\$25.00
	Bray, Michael James & Janet Kay	N 1/2 O P Lot 10	N Of 13545 S Main St	\$656.50	\$25.00

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Rantom Enterprises, Inc	Dunkirk O P Lot 56 Dunkirk Op Lot 55 06-015-017	1700 Massachusetts Ave	\$4,979.43	\$25.00
Copeland, William & Wilhemina	50ft Dunkirk O P Lot 62	N Of 1810 Massachusetts Ave	\$942.52	\$25.00
Jennings, Shelia D	Pt E 1/2 Nw 1/4 22 28 1e .66a	6943 Osmer St	\$664.24	\$25.00
Robertson, Kaleb	Lucerne Frushour Lot 33 Lucerne Fruhsour Lot 32 05-085-009	1551 Fitch St	\$558.80	\$25.00
Overpeck, Thomas James li	E Frushour 2nd Lot 34	1547 Fitch St	\$1,074.05	\$25.00
Erny'S Fertilizer Service Inc	Pt Nw 8 25 3e .61a	W Side Of Us 35 S Accross From	\$255.21	\$25.00
Zimmer, Michael B	Tr 1 Pt Lot 1 & 4 O P Lakeville 07-094-006	30 Lake St	\$1,425.76	\$25.00
Dutch, Llc	10' Vac Alley Bet Lots 6 & 7	1680 S Georgetown Jefferson	\$150.88	\$25.00
Lewis, Travis W	Pt Lot 4 Berry Est 18 27 3e 1.38a Pt Lot 4 Berry Est 3.62a 08-024-001	7083 E Cr 100 N	\$1,221.66	\$25.00
Milroy, James Christopher	Ne Pt W 1/2 Ne 1/4 28 27 3e 1a	9704 E Railroad St	\$890.21	\$25.00
Wilhelm, Andra	W 2 1/2' O P New Waverly Lot 33	Strip Bet 9965 & 9975 Church S	\$145.25	\$25.00
Wilhelm, Andra	O P New Waverly Pt Lot 33 8.75x82.5	Strip Bet 9965 & 9975 Church S	\$163.17	\$25.00
Bleeker, Arthur & Della	Pt N 1/2 Nw 1/4 11 27 1e .6a	2955 N Indian Creek Rd	\$2,655.77	\$25.00
Sadler, Edward B & Dorothy	Sadlers Sub Lot 15 .02a	West Sadler Hill Rd	\$145.47	\$25.00
Indiana Dairy & Development, Inc	Engle Heights Lot 105	Northern Ave	\$782.38	\$25.00

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	Kitchell, Ladd	Northern Heights Lot 118 & Lot 117 08-101-014,013	1526 Cleveland St	\$524.92	\$25.00
	Duncan, Timothy	Northern Heights Lot 126	S Of 1818 Rogers St	\$423.60	\$25.00
	Duncan, Timothy	Northern Heights Lot 127	S Of 1818 Rogers St	\$423.60	\$25.00
	Duncan, Timothy & Lisa Jasmantas	Northern Heights Lot 128	N Of 1530 Seaton St	\$423.60	\$25.00
	Clark, Tristan	S Pt Thompson Lot 40 .03a	S Of 733 Barclay St	\$380.25	\$25.00
	Clark, Tristan	S Pt Thompson Lot 41	S Of 731 Barclay St	\$1,190.03	\$25.00
	Hill, Mariann	Pt Sw Cor Nw 1/4 35 27 2e 1.664a	5011 E 150 S	\$1,077.91	\$25.00
	Reynolds, Ryan S	Op Herman City 69x133 Ft Lot 7 OP Herman City N 14 Ft Lot 8 10-061-009	2842 S Cr 475 E	\$584.15	\$25.00
	Clark, Tristan	Galveston Hts Lot 37	Cor Howard St & Sr 18	\$923.25	\$25.00
	Ingram, Gregory K	E 1/2 Mccauleys Lots 19 & 13 07-132-013	416 E Howard St	\$682.60	\$25.00
	Turnpaugh, Dale G Jr	Little 3rd Lot 6 Little 3rd Lot 7 09-062-002	35 W Walnut	\$2,058.90	\$25.00
	Byers, Clara Marie	Pt W 1/2 Se 1/4 25 26 2e .587a	Bet 513 & 515 N Main St	\$221.76	\$25.00
	Fox, Cyndi & Key, Randy	Davis 2 E 1/2 Lot 8 Davis 2 E 1/2 Lot 9 09-099-017	506 East St	\$7,621.37	\$25.00
	Smith, Micky	Atkinson Lot 112	1320 Liberty St	\$2,402.95	\$25.00
	Young, John R	O P West Logan N 1/2 Vac Alley Bet Lots 6 & 7	N Of 400 Michigan Ave	\$1,069.76	\$25.00
	Clark, Tristan	OP W Logan N 30 Ft Exc E 7 Ft & Exc W 84' Lot 55	Rear Of 804 N Pearl St	\$388.90	\$25.00
	Cruz, Trisha L	O P W Logan W 18 In Lot 79	Strip E Of W Linden Ave	\$166.60	\$25.00

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Picardo, Mauro E	O P West Logan W 20 Ft 6 In Of E 37 Ft Lot 147	208 W Linden Ave	\$1,252.10	\$25.00
Rusie, John H & Dana K	O P West Logan Lot 154	215 W Miami Ave	\$4,162.30	\$25.00
Summers, Barry & Wendy	O P W Logan E 1/2 Lot 176	301 W Linden Ave	\$61,685.22	\$25.00
Fry, Harold L	Cecil & Wilson S 33 1/3 Ft Lot 17	Behind 1104 Michigan Ave	\$229.69	\$25.00
Bowman, Herbert Michael	D Conrad Lot 9	1633 Michigan Ave	\$1,459.24	\$25.00
Modrow, Shirley M	J I Barnes Lot 1	216 E Miami Ave	\$232.10	\$25.00
Levenstein, Jerry	H Heath W 33 Lot 15	719 W Miami Ave	\$9,981.29	\$25.00
Smith, Shannon	D D Dyke 4 Lot 23	619 W Miami Ave	\$2,247.25	\$25.00
Roman, Edward & Robin Prince	D D Dykeman 4th Lot 26	610 W Linden Ave	\$6,574.08	\$25.00
Rose, John Jay Sr	D D Dykeman 4th W 33 Ft 5 In Lot 60 E 1/2 Vac Alley Adj Lot 60 11-055-025	515 W Linden Ave	\$1,460.12	\$25.00
Truax, Christopher L	D D Dyke 1 Ex N 55 Ft W Logan Lot 19	204 W Ottawa St	\$825.38	\$25.00
Murray, Jeffrey Tyran	Pt Barron Res S1/2 Pt Lot 6 Lot 1 28X 1521/4 N 27 1e .18a	508 Bates St	\$3,025.10	\$25.00
Clark, Tristan	S G Peterson E 7 Ft Lot 6	Bet 412 & 420 E Ottawa	\$566.95	\$25.00
Knob Hill, Llc	Hanna West Logan Lot 18 contract to Keefer 1-25-12	1016 N 6th St	\$15,340.37	\$25.00
Modrow, Shirley M	N S Larose 2nd W 38 Ft Lot 109	216 E Miami Ave	\$4,583.27	\$25.00
Oleszkewyez, George	Pt Bar Res Ne 1/4 Pt Lot 6 Lot 1	529 Washington St	\$5,289.74	\$25.00
Murray, Jeff	Chase Place Lot 12	214 W Clinton St	\$2,070.13	\$25.00

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	Cervantes, Armando P & Armando	M A Cromer Pt Bar Res Addn Pt Lot W Wilkinson St	W Market St	\$200.15	\$25.00
	Pense, Scott R & Lynda K	W L Brown W 32' E 82 3/4' Lot 11 W L Brown W 2 1/2' E 50' Lot 11 12-018-011	614 W Broadway	\$1,629.65	\$25.00
	Cowell, William	W L Brown Lots 57 thru 60 Vac Alley Bet Lots 58 & 59 12-019-022 thru 034	216 N Cicott St	\$39,594.95	\$25.00
	Petersen, Spencer W	W L Brown N 30' S 98' Lot 71	207 N Cicott St	\$48,172.92	\$25.00
	Zell, Eric	5 Ft Vac Alley Bet Lots 6 & 7	W Of 826 W Melbourne Ave	\$1,038.63	\$25.00
	Home Opportunity, Llc	M V Hamilton Lot 7	421 Day St	\$3,871.33	\$25.00
	Quirk, William A	Johnson Riverside Lot 70	827 State St	\$25,819.03	\$25.00
	Clark, Tristan	J B Shultz 3rd Lot 19	Bet 605 & 613 Bartlett St	\$1,296.35	\$25.00
	Russell, Michael L	Wm Standley S 50 Ft N 100 Ft Lot 59 Wm Standley S 35 Ft Lot 59 12-087-020	907 Sherman St	\$1,186.70	\$25.00
	Bedwell, Andrew & Block Investments Llc	J Cheney 3 Lot 19	98 Eel River Ave	\$3,843.16	\$25.00
	Picardo, Mauro	Cheneys 3rd Lot 20	102 Eel River Ave	\$842.63	\$25.00
	Dunn, Joseph T	Cecil & Wilson 1 S 22' Lot 9 22 X 41'3 82 7th St	82 7th St	\$23,467.19	\$25.00
	Dunn, Joseph T	Cecil & Wilson 1 Mid Pt Lot 9 29 X 41'3	80 7th St	\$23,854.50	\$25.00
	Purcell, Karen	Cecil & Wilson 1 Lot 27	909 Race St	\$497.00	\$25.00

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Todd, William Kelly	S 22'10 E 41'3 Op Lot 28	414 3rd St	\$197.75	\$25.00
Picardo, Mauro E	W 52 Ft O P Logan Lot 103	W Of 430 North St	\$967.25	\$25.00
Picardo, Mauro E	E 30 1/2 O P Logan Lot 103	W Of 430 North St	\$623.00	\$25.00
Jaquith, Marie	O P Sub Lots 28-29 Lot 7 025-13-040-007 and 025-13-040-008 are to be sold and redeemed together.	315 E Market St	\$548.75	\$25.00
Jaquith, Marie	O P Sub Lots 28-29 Lot 8 025-13-040-007 and 025-13-040-008 are to be sold and redeemed together.	315 E Market St	\$24,737.73	\$25.00
Goin, Sherri Lynn & Gary	D D Dyke 3 Blk A S 1/2 Lot 5	1228 Woodlawn Ave	\$49,133.13	\$25.00
Angell, David K	D D Dyke 3 Blk C N 1/2 Lot 7 Contract (can't find recording)	1425 Erie Ave	\$30,724.99	\$25.00
Tucker, Lawrence E Jr & Betty J	D D Dyke 3rd N 1/2 Blk C Lot 8	1427 Erie Ave	\$6,569.82	\$25.00
Moss, Roy Melvin	D D Dyke 3rd Blk D N 1/2 Lot 3	1509 Erie Ave	\$9,257.80	\$25.00
Clark, Tristan	N 8' S 93" D D Dkye 3 Blk E Lot 2	Behind 1604 Woodlawn	\$419.44	\$25.00
Clark, Tristan	S 3 Ft of W 61 Ft 6 In Jeroloman & Fitch Lot 10	Next To 508 11th St	\$332.60	\$25.00
Cervantes, Armando	E 1/2 Vac Alley W Lot 22 Jeroloman & Brown	Strip 1314&1318 Smead St	\$230.44	\$25.00

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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	\$10,715.50	\$25.00
Peters, Richard	J Tipton 1 S 38 ft N 93ft Lot 8	107 7th St	\$12,862.04	\$25.00
Loeza, Manuel & Reinalda	J Tipton 1st N 29 1/2 Ft Lot 21 025-13-079-005 and 025-13-079-014 are to be sold and redeemed together.	208 S 6th St	\$67,321.27	\$25.00
Murray, Jeffrey T	J Tipton S 19 Lot 22 025-13-079-010, 025-13-079-011, 025-13-079-025 and 025-13-079-026 are to be sold and redeemed together.	6th St (212 6th St Rear)	\$21,046.13	\$25.00
Murray, Jeffrey T	J Tipton N 17 5/6 S 36 5/6 Lot 22 025-13-079-010, 025-13-079-011, 025-13-079-025 and 025-13-079-026 are to be sold and redeemed together.	6th St Behind 212	\$1,108.85	\$25.00
Loeza, Manuel & Reinalda	J Tipton 1st N 29 1/2 Ft Lot 22 025-13-079-005 and 025-13-079-014 are to be sold and redeemed together.	208 S 6th St	\$411.35	\$25.00
Hight, Jackie G & Pamela J	J Tipton 1st N 110 Ex E 43 Of N 53 Lot 24	627 North St	\$44,049.79	\$25.00

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Koonce, Daniel R Sr	J Tipton 1 E 43' N 53' Lot 24	631 North St	\$7,105.99	\$25.00
Murray, Jeffrey T	J Tipton E 6'10 N 17 5/6' S 36 5/6 ' Lot 21 025-13-079-010, 025-13-079-011, 025-13-079-025 and 025-13-079-026 are to be sold and redeemed together.	6th St Rear Behind 212	\$515.07	\$25.00
Murray, Jeffrey T	J Tipton E 6'10 Of S 19' Lot 21 025-13-017-010, 025-13-079-011, 025-13-079-025 and 025-13-079-026 are to be sold and redeemed together.	6th St Rear Behind 214	\$542.06	\$25.00
Riggen, Jon	Admr 1 37 1/2' W 1/2 Lot 7	Behind 1006 E Broadway	\$342.50	\$25.00
Smith, Jerald W	E 41 1/4 82 1/2 Admr 1st Ol 8	1228 Spear St	\$1,263.99	\$25.00
Ripple, Richard W & Jean L	Admr 1 Sw 41 1/4 E 82 1/2 Lot 8	1224 Spear St	\$4,457.64	\$25.00
Heath, Kaleb	N 65 E 35 W 1/2 Adm 1 Ol 23	1206 E Broadway Rear	\$2,270.10	\$25.00
Murray, Jeffrey Tyran	J Tipton Admr 1 Pt 41 1/4x82 1/2 Ol 27	109 12th St	\$1,872.80	\$25.00
Sanchez, Humberto A	Admr 1 E 55 Ft Ol 30	1128 E Broadway (219 12th)	\$2,770.77	\$25.00
Picardo, Mauro E	Tipton 4 E 43 1/2 Ft N 1/2 Ft Lot 108	831 High St (105 9th St)	\$1,986.20	\$25.00
Montero, Edgar J	Wilson W 26' X 92' 3 Lot 3	1129 Erie Ave	\$718.70	\$25.00

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Clark, Tristan	E 1/2 Vac Pratt St	1131 Woodlawn Ave	\$821.25	\$25.00
Rossi, Michael J	E 15 Ft N Pt Vac Pratt St	E Of 1125 Erie Ave	\$2,560.90	\$25.00
Heckathorn, Henry	W 22 Ft N 86 1/2 D D Pratt 2nd Lot 1	S Cor 12th & Smead St	\$1,686.39	\$25.00
Murray, Jeffrey Tyran	G W Richason Usher W 73 Sub 31-33 Lot 4	1616 Usher St	\$843.80	\$25.00
Cale, Melvin G	Skelton W 1/2 Lot 6	1327 North St	\$8,335.40	\$25.00
Mastodon Company, Llc	Phillip Pollard Lot 10	Wabash Ave	\$752.75	\$25.00
Mastodon Company Llc	M Mc Carty Lot 1 Contract	1232 Erie Ave	\$1,716.77	\$25.00
Smith, Richard	La Salle Lot 9	1319 Short St	\$11,241.60	\$25.00
Centers, John B li	W 1/2 Usher Lot 11	1513 Spear St	\$1,124.06	\$25.00
Clark, Tristan	W Wright 3rd 2.24 x 77.15 Lot 12	Srip E Of 1426 Wright St	\$288.14	\$25.00
Moore, Anne Louise	Wm Wrights 3rd Lot 27	1422 Erie Ave	\$8,165.01	\$25.00
Rupe, Robert Omer Und 1/3 Etal (Dorothy M Bell Life Est)	E Old Cemetery 40x88 On 11th St	621 11th St	\$44,758.52	\$25.00
Cervantes, Armando P & Armando	Highland Park Lot 164A	W Of 2601 Stadium Dr	\$543.36	\$25.00
Odom, Kelly O	Walnut Park E 50 Ft Lot 8	1812 Usher St	\$529.30	\$25.00
Odom, Kelly O	Walnut Park Exc N 51 1/2 Ft Lot 9	822 18th St	\$4,585.04	\$25.00
Wagner, Douglas A & Tracy A	S M Tipton E 1/2 Lot 97	1907 North St	\$44,337.37	\$25.00
Antonio, Margarita Luis	Corridan Lot 4	912 17th St	\$1,485.00	\$25.00
Felker, Kristina L	La Rose 1 Lot 21 contract to Felker 1-29-07	W Of 1817 North St	\$681.50	\$25.00
Grael, Karen	M M Post E 1/2 Lot 5 contract to Klint Grael 5/21/09	1706 E Broadway	\$1,663.72	\$25.00
		TOTALS	\$784,870.60	\$3,075.00