

## Notice of Tax Sale


(Owner of Record)
(Responsible Party for Paying Taxes)
(Township or Corporation)

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. The county auditor and county treasurer will apply on or after \_\_\_\_\_, \_\_\_\_\_, for a court judgement 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 judgement must be filed with the \_\_\_\_\_ Court before \_\_\_\_\_. 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 judgement at the hearing. Such sale will be held \_\_\_\_\_, \_\_\_\_\_, at \_\_\_\_\_ and that sale will continue until all tracts and real property have been offered for sale.

### Description of Tract or Item of Real Property

#### Location and Street Address or Common Description of Real Property

		Amount for Judgement	Amount Subject to Sale (Minimum Bid)
Delinquent Tax:			
Prior Year's Spring Installment or Before Delinquent		\$	\$
Prior Year's Second Installment			
Current Year's First Installment			
Penalties			
Special Assessments			
Delinquent (Prior Year's Spring Installment or Before)			
Current Year			
Current Year's Second Installment (Taxes and Special Assessments)			
Postage and Publication Costs and Any Other Actual Costs Incurred by the County			
Actual Costs Incurred by the County From a Previous Tax Sale and Not Yet Recovered by the County			
<b>Total</b>		<b>\$</b>	<b>\$</b>

No property described above shall be sold if, at any time before the sale, the Total Amount for Judgement as noted above, 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, as required by IC 6-1.1-24-5 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, as required by IC 6-1.1-24-5 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 property. All taxes and assessments, will also be required to be paid to redeem such property. In addition, IC 6-1.1-25-2(e) states that the total amount required for redemption may include the following costs of giving notice under IC 6-1.1-25-4.5. (2) The costs of a title search or examining and updating the abstract of title for the tract or item or real property.

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 real property who is divested of ownership at the time the tax deed is issued may have a right to the tax sale surplus.

Optional paragraph - Use only if Applicable

The county auditor and county treasurer have entered into an agreement under IC 6-1.1-25-4.7 and the county auditor will perform the duties of notification and title search under IC 6-1.1-25-4.5 and the notification and petition to the court for the tax deed under IC 6-1.1-25-4.6.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_

Auditor \_\_\_\_\_ County, Indiana