NOTICE OF REAL PROPERTY

TAX SALE

Carroll County Indiana

Beginning 10:00 AM, 9/30/2014 County Courthouse Commissioners' Meeting Room Local Time

Carroll 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. The county auditor and county treasurer will apply on or after 9/12/2014 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 Carroll County Circuit Court and served on the county auditor and treasurer before 9/12/2014. 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 9/30/2014 at the County Courthouse Commissioners' Meeting Room and that sale will continue until all tracts and real property have been offered for 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) twenty-five($25) 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(b) 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 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 Wednesday, September 30, 2015 for an initial offering. The period of redemption may expire Wednesday, January 28, 2015 for certificates not sold.

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 9/30/2014 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.

Dated: 8/20/2014

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 http://www.sri-taxsale.com/Tax/Indiana/Registration/. This registration is good for all counties that SRI services. You need to register only once for all counties. 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.

814000011 08-09-30-000-049.000-002 $1,507.49 Denis & Pamela Jones 002-07049-00 PT S2 SE4 30-24-1 2.544 AC 3719 S350 E Bringhurst, IN 46913

14000029 08-06-19-000-044.000-006 $1,270.71 Beatricia M Hurt & Kenneth Dewit 005-22027-00 Delphi Commercial Club Lot 34 4191 N Brewer Ave Delphi, IN 46923

814000033 08-06-19-000-060.000-006 $1,605.88 Finley & Vera Measels 005-22043-00 Delphi Commercial Club Lot 30 & N2 Vac Street & W2 Vac Alley 08-06-19-000-060.000-006 and 08-06-19-000-161.000-006 are to be sold and redeemed together. 3691 N Brewer Ave Delphi, IN 46923

814000034 08-06-19-000-061.000-006 $305.84 Finley & Vera Measels 005-22044-00 Delphi Commercial Club Lot 29 & S2 vac alley & NW2 vac alley 08-06-19-000-060.000-006 and 08-06-19-000-161.000-006 are to be sold and redeemed together. 3691 N Brewer Ave Delphi, IN 46923

814000036 08-06-19-000-069.000-006 $6,009.98 Victor A Humphrey 005-22052-00 Delphi Commercial Club Lot 27 3691 N Brewer Ave Delphi, IN 46923

814000037 08-06-19-000-077.000-006 $12,132.10 Victor A Humphrey 005-22060-00 Delphi Commercial Club Lot 25 2183 N Brewer Ave. Delphi, IN 46923

814000038 08-06-19-000-082.000-006 $1,178.25 Victor Humphrey 005-22065-00 Delphi Commercial Club Lot 17 N Brewer Ave. Delphi, IN 46923

814000043 08-06-30-000-068.000-006 $255.40 Albert Fultz 005-34068-00 Dunlap Finch Daughtery Lot 326 08-06-30-000-068.000-006 and 08-06-30-000-069.000-006 are to be sold and redeemed together. 4th St. Delphi, IN 46923

814000044 08-06-30-000-069.000-006 $255.40 Albert Fultz 005-34069-00 Dunlap Finch Daughtery Lot 327 08-06-30-000-068.000-006 and 08-06-30-000-069.000-006 are to be sold and redeemed together. 4th St. Delphi, IN 46923

814000051 08-06-20-004-008.000-007 $794.20 Jane B Dickey ETAL 017-04008-00 Delphi Grimes 2nd Add Lot 99 Packet Ave. Delphi, IN 46923

814000056 08-06-29-010-003.000-007 $1,159.79 Debra S Webb 017-10003-00 North Add Lot 41 413 N Union St. Delphi, IN 46923

814000060 08-06-29-012-028.000-007 $1,084.90 Linda S Huddleston LE ETAL 017-12028-00 Bowens 2nd Add Lot 3 08-06-29-012-028.000-007 and 08-06-29-012-029.000-007 are to be sold and redeemed together. 615 E Franklin St. Delphi, IN 46923

814000061 08-06-29-012-029.000-007 $459.70 Linda S Huddleston LE ETAL 017-12029-00 Bowens 2nd Add Lot 4 08-06-29-012-028.000-007 and 08-06-29-012-029.000-007 are to be sold and redeemed together. 615 E Franklin St. Delphi, IN 46923

814000062 08-06-29-013-034.000-007 $1,307.76 Richard W & Janet L Rush 017-13034-00 PT NE 29-25-2 .38 AC 746 Mill St. Delphi, IN 46923

814000063 08-06-29-014-017.000-007 $3,034.62 Juan M Martinez 017-14017-00 Wilson's 2n Add Lot 31 08-06-29-014-017.000-007 and 08-06-29-014-018.000-007 are to be sold and redeemed together. 502 E Franklin St. Delphi, IN 46923

814000064 08-06-29-014-018.000-007 $264.60 Juan M Martinez 017-14018-00 Wilson's 2nd Add W2 Lot 30 08-06-29-014-017.000-007 and 08-06-29-014-018.000-007 are to be sold and redeemed together. 502 E Franklin St. Delphi, IN 46923

814000078 08-06-30-046-003.000-007 $17,620.91 Larry McCarter 017-46003-00 Grimes OL N Pt Lot 11 2.635 AC N Washington St. Delphi, IN 46923

814000090 08-07-17-002-035.000-010 $2,390.70 Edward D Hutchinson 016-02035-00 Camden Sandersons Add Lot 16 4780W Cumberland St. Camden, IN 46917

814000094 08-04-03-000-340.000-011 $1,427.55 Betty Lou Smith 008-15001-00 PT SW 3-26-3 .07 AC N US Hwy 421 Monticello, IN 47960

814000096 08-04-04-000-037.000-011 $18,284.60 Steven E Hruska 008-07043-00 Unit 2 Sunset Park Block 1 Lot 40 08-04-04-000-037.000-011 and 08-04-04-000-038.000-011 are to be sold and redeemed together. 12234 N Upper Lakeshore Dr. Monticello, IN 47960

814000097 08-04-04-000-038.000-011 $1,858.07 Steven E Hruska 008-07044-00 Unit 2 Sunset Park Block 1 Lot 41 08-04-04-000-037.000-011 and 08-04-04-000-038.000-011 are to be sold and redeemed together. 12234 N Upper Lakeshore Dr. Monticello, IN 47960

814000104 08-04-15-000-072.000-011 $335.66 Jim L Martin 008-46030-00 UNIT 1 SUNSET PARK BLOCK A LOT 25 08-04-15-000-072.000-011, 08-04-15-000-073.000-011, 08-04-15-000-074.000-011 and 08-04-16-000-259.000-011 are to be sold and redeemed together. 10826 N Lower Lakeshore Dr. Monticello, IN 47960

814000105 08-04-15-000-073.000-011 $302.28 Jim L Martin 008-46031-00 UNIT 1 SUNSET PARK BLOCK A LOT 26 08-04-15-000-072.000-011, 08-04-15-000-073.000-011, 08-04-15-000-074.000-011 and 08-04-16-000-259.000-011 are to be sold and redeemed together. 10826 N Lower Lakeshore Dr. Monticello, IN 47960

814000106 08-04-15-000-074.000-011 $190.77 Jim L Martin 008-46032-00 UNIT 1 SUNSET PARK BLOCK A LOT 27 08-04-15-000-072.000-011, 08-04-15-000-073.000-011, 08-04-15-000-074.000-011 and 08-04-16-000-259.000-011 are to be sold and redeemed together. 10826 N Lower Lakeshore Dr. Monticello, IN 47960

814000107 08-04-15-000-408.000-011 $4,237.51 Virgina L Kidwell ETAL 008-51023-00 Unit 1 Sunset Park Block G Lot 18 08-04-15-000-408.000-011 and 08-04-15-000-409.000-011 are to be sold and redeemed together. 10793 N Drury Lane Monticello, IN 47960

814000108 08-04-15-000-409.000-011 $174.53 Virgina L Kidwell ETAL 008-51024-00 Unit 1 Sunset Park Block G Lot 19 08-04-15-000-408.000-011 and 08-04-15-000-409.000-011 are to be sold and redeemed together. 10793 N Drury Lane Monticello, IN 47960

814000112 08-04-16-000-259.000-011 $14,892.38 Jim L Martin 008-46086-00 Unit 1 Sunset Park Blk B N 58' Lot 39A 08-04-15-000-072.000-011, 08-04-15-000-073.000-011, 08-04-15-000-074.000-011 and 08-04-16-000-259.000-011 are to be sold and redeemed together. 10826 N Lower Lakeshore Dr. Monticello, IN 47960

814000118 08-04-33-000-195.000-011 $5,118.19 KMO Contractors, LLC 008-84024-00 Poplar Hill 1st Sub Div Pt of Lot 7 08-04-33-000-195.000-011 and 08-04-33-000-214.000-011 are to be sold and redeemed together. 12301 W Twin Pine Dr. Monticello, IN 47960

814000119 08-04-33-000-214.000-011 $408.67 KMO Contractors, LLC 008-84043-00 Poplar Hill 1st Sub Div W 10' Lot 6 08-04-33-000-195.000-011 and 08-04-33-000-214.000-011 are to be sold and redeemed together. 12301 W Twin Pine Dr. Monticello, IN 47960

814000131 08-11-22-000-085.000-014 $170.51 Michael J & Jennifer T Waymire 010-11060-00 Radnor OP N2 Vac Alley on S End Lots 28 & 27 Radnor Vac. Alley

814000134 08-10-13-000-023.000-015 $2,268.59 Whitney D Kingery & John Martin 011-22023-00 PT S2 SE4 13-24-1 4.469 AC 2775 E 200 S Bringhurst, IN 46913

814000135 08-10-15-000-050.000-015 $686.35 Edward L Bell 011-19020-00 PT SW NW4 15-24-1 .25 AC 1273 S Bringhurst Rd Bringhurst, IN 46913

814000170 08-07-06-000-135.000-017 $361.89 Joseph L & Merrily Rehwinkel 012-21008-00 Rockfield OP Lot 10 08-07-06-000-135.000-017 and 08-07-06-000-136.000-017 are to be sold and redeemed together. 6375 N 265 W Rockfield, IN 46977

814000176 08-05-04-000-100.000-018 $1,548.15 Ronald M Newkirk 013-02033-00 C T Amicks 1st Add Lot E 6859 N 1225 W Monticello, IN 47960

814000177 08-05-04-000-151.000-018 $837.02 Mark & Sherry Houser 013-04009-00 Albert M & Ward Holloway 1st Add Lot 9 6617 N 1225 W Monticello, IN 47960

814000182 08-05-04-000-397.000-018 $565.27 Norman Johnson 013-73032-00 Hodges SD Lot G 6084 N Hodges Dr. Monticello, IN 47960

814000200 08-05-25-000-005.000-018 $201.90 George M Kerlin 013-63005-00 PT NE 25-25-3 .33AC 2754 N 900 W Delphi, IN 46923

814000205 08-08-15-000-011.000-019 $424.61 Timothy Stafford 014-29011-00 PT NE 15-25-1 .20 AC 4960 N St. Rd. 29 Camden, IN 46917

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 charges on said list.

Given under my hand and seal this 20th day of August, 2014.

Deborah K. Stevens, Auditor, Carroll County Indiana.