

NOTICE OF REAL PROPERTY
TAX CERTIFICATE SALE

Shelby County Indiana

Beginning 10:00 AM, June 30, 2011 Courthouse Time

STATE OF INDIANA

Shelby COUNTY

Pursuant to the laws of the Indiana General Assembly and by resolution of the Shelby County Commissioners, notice is hereby given that the following described property is listed for sale for delinquent taxes and / or special assessments.

The minimum sale price listed below is less than the minimum sale price when offered under I.C. 6-1.1-24-5(e) and includes all fees and expenses of the county directly attributable to the certificate sale. The Shelby County Commissioners will accept bids by public auction on June 30, 2011 at 10:00 AM Courthouse Time at COUNTY ANNEX.

The person redeeming the property must pay the amount of the minimum bid under section IC 6-1.1-24-5(e) for which the tract or item of real property was last offered for sale, plus ten percent (10%) of the amount for which the certificate is sold at the certificate sale, plus 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, plus attorney fees and costs of giving notice under IC 6-1.1-25-4.5 and the costs of a title search or abstract examination for the real property. If the property sells for more than the amount shown on the Commissioners' Tax Sale Certificate and the property is not redeemed, the owner of record who was divested of ownership may have a right to the Commissioner Certificate 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.

This notice of real property tax certificate sale, and the tax certificate sale itself are undertaken and will be conducted pursuant to the requirements of the laws of the State of Indiana which regulates the sale of liens for delinquent taxes, pursuant to I.C. 6-1.1-24-1 et seq.

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: May 05, 2011

Tax Unit Name: Addison

Owner of Record: Lees Inn Of America Inc

Sale ID#: 7310007

Property ID#: 73-07-35-200-003.000-001

Brief Legal Description: PT NW QTR & PT NE 35 13 7 .80 AC VACATED RAILROAD LAND

Property Address: South Of Shelbyville Community Church; Vacant Land Sr 44

Minimum Bid: \$100.00

Tax Unit Name: Shelbyville - Addison

Owner of Record: East-South Realty Co

Sale ID#: 7310088

Property ID#: 73-11-05-200-021.000-002

Brief Legal Description: SPT SE NW UNPL TR 3.32 AC

Property Address: 434 South St

Minimum Bid: \$100.00

Owner of Record: Diana L Ferguson

Sale ID#: 7310098

Property ID#: 73-11-05-300-185.000-002

Brief Legal Description: CD SIMS ELM LT29

Property Address: 1235 Elm St

Minimum Bid: \$100.00

~~Owner of Record: Carl E Walton~~

~~Sale ID#: 7310137~~

~~Property ID#: 73-11-06-400-003.000-002~~

~~Brief Legal Description: JC DEPRez MONT LT117~~

~~Property Address: 815 Montgomery St S Of 807 Montgomery St~~

~~Minimum Bid: \$100.00~~

~~Owner of Record: Carl E Walton~~
~~Sale ID#: 7310138~~
~~Property ID#: 73-11-06-400-004.000-002~~
~~Brief Legal Description: J C DEPREEZ MONT LT118~~
~~Property Address: 815 Montgomery St Part Of Building Shelby So Collision Center~~
~~Minimum Bid: \$100.00~~

Tax Unit Name: Brandywine

Owner of Record: Jeffrey L Shelton
Sale ID#: 7310178
Property ID#: 73-06-04-200-150.000-004
Brief Legal Description: PT E2 NE 4 13 6 .21 TR7
Property Address: Betw 5605 & 5579 N Frontage Rd
Minimum Bid: \$100.00

Owner of Record: William O & Marian G Settles
Sale ID#: 7310180
Property ID#: 73-06-09-400-034.000-004
Brief Legal Description: R & MC Q ADD 4 ESD FAIRLAND SEC9 LT46
Property Address: 214 W Burnside, Fairland Strip E Of 216 W Burnside Ave
Minimum Bid: \$100.00

Owner of Record: William O & Marian G Settles
Sale ID#: 7310181
Property ID#: 73-06-09-400-035.000-004
Brief Legal Description: R & MC Q ADD FAIRLAND SEC9 LT47
Property Address: 212 W Burnside, Fairland Lot Betw 216 & 216 W Burnside Ave
Minimum Bid: \$100.00

Tax Unit Name: Liberty

Owner of Record: Salem Keith
Sale ID#: 7310229
Property ID#: 73-12-29-400-028.000-011
Brief Legal Description: MIDDLETOWN PT LOT 20 2 X 148 1/2
Property Address: 4438 E 600 N Strip On W Side Of 6956 E Middletown
Minimum Bid: \$100.00

Owner of Record: Timothy J Hampton
Sale ID#: 7310233
Property ID#: 73-12-31-200-034.000-011
Brief Legal Description: WALDRON HAYMOND 2ND SEC 31 LT 3
Property Address: W Of 404 W Walnut St
Minimum Bid: \$100.00

~~Owner of Record: Christopher D Mann~~
~~Sale ID#: 7310254~~
~~Property ID#: 73-12-32-400-228.000-014~~
~~Brief Legal Description: VACATED TRACTION ST ADJ TO LOTS 41 & 42~~
~~Property Address: S Of 406 S Central St~~
~~Minimum Bid: \$100.00~~

Tax Unit Name: Marion

Owner of Record: John Henry Reider
Sale ID#: 7310253
Property ID#: 73-03-34-400-002.000-012
Brief Legal Description: PT N2 NW SE 34 14 7 3.40A
Property Address: N Of 6169 N Morristown Rd
Minimum Bid: \$100.00

Tax Unit Name: Moral

Owner of Record: Terry & Angela Johnson, James Henson
Sale ID#: 7310261
Property ID#: 73-01-11-400-024.000-013
Brief Legal Description: SPT NE & SE 11 14 5 2.04 AC EASEMENTS ONLY
Property Address: 3 Different Easements Off Of 850 W
Minimum Bid: \$100.00

Tax Unit Name: St. Paul - Decatur

~~Owner of Record: Gary & Amy Bennett~~
~~Sale ID#: 7310294~~
~~Property ID#: 73-16-04-400-057.000-015~~
~~Brief Legal Description: ST PAUL STEPHEN LOT 4~~
~~Property Address: 101 County Line Rd S Of 203 N Co Line Rd, St Paul~~
~~Minimum Bid: \$100.00~~

Owner of Record: Thomas J Young

Sale ID#: 7310292

Property ID#: 73-16-04-400-059.000-015

Brief Legal Description: ST PAUL STEPHEN PT LT2 10FT NSD SOLD ON TAX SALE 10/13/99

Property Address: County Line Rd Small Triangle On N Side 100 W Pearl St

Minimum Bid: \$100.00

Tax Unit Name: Washington

Owner of Record: Roy W & Meritta M Kennard

Sale ID#: 7310338

Property ID#: 73-14-35-100-112.000-021

Brief Legal Description: FLAT ROCK NADINGS SECOND SEC35 LT25

Property Address: Bartholomew St Cnr Of Center & Bartholomew W Of 2534 W Bartholomew St

Minimum Bid: \$100.00

Owner of Record: William Jones

Sale ID#: 7310348

Property ID#: 73-15-16-400-022.000-021

Brief Legal Description: PT E2 W2 SE 16 11 7 .07 AC

Property Address: 1806 E Vandalia Rd

Minimum Bid: \$100.00

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 Shelby County, Indiana, to be offered for sale.

Given under my hand and seal on May 05, 2011.

Amy Glackman, Auditor, Shelby County Indiana.