

TIPPECANOE COUNTY BOARD OF COMMISSIONERS

RESOLUTION NO. 2015-09 -CM

**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 Tippecanoe 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

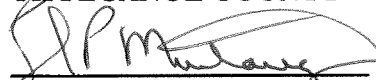
WHEREAS, the Tippecanoe County Commissioners desire to have these properties back on the tax rolls with taxes being collected, and

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, and to set a minimum starting bid for each parcel, of which the County Commissioners desire to set at \$50 per parcel,

**NOW, THEREFORE, BE IT RESOLVED** by the Tippecanoe County Board of Commissioners that the County Board of Commissioners as 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.

Duly adopted this 16<sup>th</sup> day of February 2015.


**BOARD OF COMMISSIONERS OF  
TIPPECANOE COUNTY**

  
Thomas P. Murtaugh, President

  
David S. Byers, Vice President

  
Tracy A. Brown, Member

ATTEST:

  
Robert Plantenga, Auditor of  
Tippecanoe County

# 2014 TAX SALE CERTIFICATES HELD BY THE TIPPECANOE COUNTY COMMISSIONERS

## Exhibit A

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale	Minimum Bid Approved by the Commissioners
791400005	79-07-35-451-008.000-001	Warren Richard P Jacqueline L	PT SW SE SEC 35 TWP 23 R4 0.015 A	Creasy Ln	\$978.56	
791400012	79-07-12-302-006.000-003	Farmington Development Corporation	FARMINGTON SD PH 1A OUTLOT B	W Farmington Dr	\$294.03	
791400027	79-07-16-380-010.000-004	Patterson Linda D	CO COMMS O L 24 FT GREENBUSH ST WPT MID W 1/2 LOT 13	1508 Greenbush St	\$2,634.50	
791400037	79-07-20-254-003.000-004	Burkhardt Alvin Phyllis	CABOT & HUNTINGTON PT LOT 100	1116 N 6th St	\$18,496.08	
791400044	79-07-21-103-009.000-004	New Era Missionary Baptist Church	ENSMINGERS ADDN LOT 13	1311 Morton St	\$24,142.69	
791400053	79-07-21-201-011.000-004	Crider Darrell B Jacqueline K	WILSON ADDN TO LINWOODWILSON ADDN 13 FT W SIDE	1815 Morton St	\$5,422.92	
791400058	79-07-21-300-010.000-004	Whitaker Judith A	HANNA & REYNOLDS ADDN W 1/2 LOT 15 EX 10.6 X 49 S W COR W 1/2 LOT 15	1009 Cincinnati St	\$16,317.61	
791400069	79-07-22-152-017.000-004	Smith John E Enterprises Inc	PT NW SEC 22 TWP 23 R4 0.05A	Lazy Ln	\$663.11	
791400101	79-07-28-451-021.000-004	Morrison James Etal	REPLAT PT ELLSWORTHS OUTLOTS LOT 8	1408 S 19th St	\$12,831.82	
791400104	79-07-29-176-011.000-004	Ferguson Francis L Charlene A	ENSMINGERS 31 FT N SIDE LOT 39	507 S 1st St	\$4,223.81	
791400108	79-07-29-230-003.000-004	Engdall Mark A Susan Holland	TAYLOR WHITE PETERSON & ELLSWORTH E 1/2 LOT 22	633 Oregon St	\$16,255.07	
791400110	79-07-29-261-007.000-004	Gross Gladys V Roarke Ttee	A G PHELPS ADDN LOT 28	540 S 3rd St	\$2,096.48	

Minimum Bid at Tax Sale by the Commissioners

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale
791400111	79-07-29-261-008.000-004	Gross Gladys V Roarke Ttee	A G PHELPS ADDN LOT 29	542 S 3rd St	\$27,038.02
791400118	79-07-32-251-006.000-004	Vinson Development Lic	WILLIAMS RIDGE PD PH 1 COMMON AREA(0.8661 A)	Williams Ridge Ct	\$474.94
791400138	79-07-35-302-001.000-004	Maple Point Homeowners Association	PT SW SEC 35 TWP 23 R4 0.08 A	Poplar Ln	\$2,619.25
791400140	79-07-35-302-016.000-004	Country Charm Utility Corp	COUNTRY CHARM SD PT 7 12 FT S SIDELOT 43	Poplar Ln	\$948.19
791400142	79-07-16-100-022.000-005	Tarter Russell W	PT SCH LOT 8 PT NWSEC 16 TWP 23 R4 1.43 A	N 9th St	\$16,780.76
791400144	79-07-30-476-008.000-005	Warthan Henry E & Linda Diana	PT E SE SEC 30 TWP 23 R4 .12 A BY SURVEY	1704 Wabash Ave	\$4,699.94
791400147	79-07-34-157-003.300-005	Keller McGinnis Assoc	IMPROVEMENTS ONLY ON TEAL PLAZA GROUND	2131 Sagamore Pkwy S	\$862.23
791400155	79-08-08-300-029.300-009	Stacey Hollow Homeowners Assoc	IMPROVEMENTS ONLY ON 112-00800-0291STACEY HOLLOW SD	203 Stacey Hollow Dr	\$383.44
791400172	79-12-18-300-003.000-012	Wallace Jean	S END W FR SW SEC 18 TWP 22 R3 0.3 A	E 450 S	\$371.19
791400173	79-12-25-400-004.000-012	Rutan Gordon L	PT SE SEC 25 TWP 22 R3 0.1377 A	E 700 S	\$680.18
791400187	79-01-34-152-007.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 59 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,764.28
791400188	79-01-34-152-008.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 60 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,782.29
791400189	79-01-34-155-014.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 77 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,742.49

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791400190	79-01-34-155-015.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 78 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,243.11	
791400191	79-01-34-155-016.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 79 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,873.31	
791400194	79-01-34-301-020.000-016	Payne Sidney Etal	SECOND KERKHOFF ADDN LOT 58 TO THE TOWN OF OTTERBEIN	Central Ave	\$4,580.61	
791400216	79-03-23-333-005.000-019	Daniel Peggy Sue	TRST ADDN 10 FT S W SIDE LOT 21	Jewett St	\$365.96	
791400219	79-10-11-176-021.000-020	Fouts John R Ann P	DEARDORF EST OUTLOT A	Sr25 W	\$2,891.63	
791400227	79-06-15-203-010.000-022	Drach Raymond A & Joy Parr	REPLAT OF LOTS 41, 44 & 45 HUNTINGTONSD PH 1 PT 1 PT OLA	Alydar Dr	\$408.69	
791400228	79-06-16-200-004.000-022	Rice Jerry E	PT LOT 1 NE SEC 16 TWP 23 R5 .33 A	Sr26 W	\$288.02	
791400235	79-06-01-103-004.000-023	Sagamore Point Homeowners' Association Inc	SAGAMORE POINTE SD SEC 1-B LOT 31	1933 Chenango Pl	\$680.89	
791400236	79-06-01-103-018.000-023	Sagamore Point Homeowners' Association Inc	SAGAMORE POINTE SD SEC 2 LOT 46	1956 Abnaki Way	\$942.23	
791400237	79-06-01-104-027.000-023	Sagamore Pine Section 2 Homeowners Association Inc	SAGAMORE PINES SEC 2 OL A	Morehouse Rd	\$371.18	
791400238	79-06-02-226-013.000-023	Rbt Development Llc & Paramount Development Group Llc	PARAMOUNT-LAKESHORE SD PH 1 SEC 10LAA	Paramount Dr	\$361.50	
791400240	79-06-02-228-012.000-023	Rbt Development Llc	LAKESHORE SD PH 1 OUTLOT A	Chenango Pl	\$384.50	
791400241	79-06-02-228-013.000-023	Rbt Development Llc	LAKESHORE SD PH 1 OUTLOT B	Ledyard St	\$594.43	

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Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale
791400242	79-06-02-404-031.000-023	Tarter Russ	PINE VIEW FARMS SD OUTLOT 4	Hunter Rd	\$284.97
791400244	79-06-02-405-034.000-023	Tarter Russ	PINE VIEW FARMS SD OUTLOT 1	Hunter Rd	\$168.50
791400245	79-06-02-405-035.000-023	Tarter Russ	PINE VIEW FARMS SD OUTLOT 3	Hunter Rd	\$168.50
791400246	79-06-11-100-005.000-023	Mennen Builders Llc Etal	RIVER BIRCH TRACE SD OUTLOT A(DETENTION BASIN)	Horizon Dr	\$369.21
791400254	79-07-07-056-115.300-026	Simon Property Group Lp	IMPROVEMENTS ONLY ONPT SE SEC 7 TWP 23 R4	305 Sagamore Pkwy W	\$489.49
791400262	79-07-18-003-000.301-026	Homesports Inc	WATERFRONT CONDOMINIUMS PHI-PH2 & PH5	320 Brown St	\$874.12
791400266	79-07-20-025-076.300-026	West Lafayette Sports World	IMPTS ONLY CHAUNCEY PLAT OF BOTTOMLANDS PT LOT 12 4.12 A	Levee Plaza	\$5,201.12
791400268	79-04-13-353-013.000-027	Schnepp William & Lorena	CHAPMANS 2ND ADDN LOT 19	10022 Carney St	\$19,845.59
791400270	79-04-16-259-001.000-027	Leffler Amelia	PT NE SEC 16 TWP 24 R3 0.17 A(VAC RUNION- PHARES-WINTERS W ADDNLOT 5 & PT LAF ST)	Lafayette St	\$789.57
791400275	79-04-23-300-010.000-027	Miller Rickey J & Linda K	PT SW SEC 23 TWP 24 R3 0.155 A	E 600 N	\$144.50
791400277	79-04-24-102-001.000-027	Kauffman Robert Dale Etal	CHAPMANVILLE 56 FT W SIDE LOTS 10 & 11 & 12 FT BY 56 FT NW CORLOT 9	Strong Ave	\$145.50
791400278	79-04-24-102-002.000-027	T&H Investment Properties Llc	CHAPMANVILLE 76 FT E SIDE LOTS 10 & 11& 12 FT X 76 FT E SIDE N SIDE LOT 9	10111 Strong Ave	\$8,697.05

Minimum Bid  
at Tax Sale  
by the Commissioners

Sale ID	Property ID	Owner Name	Legal Description	Property Location	Minimum Bid at Tax Sale by the Commissioners
791400286	79-09-24-202-030.000-028	Simms Leo L Clara B	MIDDLETON ADDN LOT 21	6973 Main St	\$2,779.59
791400297	79-11-17-251-066.000-031	Smith John E & Co Inc	ROLLING HILLS SD PT 1 SEC 4 RETENTIONBASIN	Brazos Ct	\$160.79
791400318	79-11-05-326-010.000-033	Fasnacht Rosanna	BRISTOL PARK PD LOT 10	3226 Turnbull Way	\$956.54
791400319	79-11-05-326-029.000-033	Crossmann-Habitat Llc	BRISTOL PARK PD OUTLOT A	"L" Shaped Lot Southeast Section Bristol Park Pd	\$214.23
791400323	79-11-06-233-002.000-033	White Pines Property Owners' Association Llc	CRIBS R3 SD OL A	Plaza Ln	\$878.98
791400324	79-11-06-233-003.000-033	White Pines Property Owners' Association Llc	CRIBS R3 SD OL B	Plaza Ln	\$185.38
791400325	79-11-06-233-004.000-033	White Pines Property Owners' Association Llc	CRIBS R3 SD OL C	Plaza Ln	\$249.79
791400326	79-11-06-328-031.000-033	Beazer Homes Indiana Lip	ASHTON WOODS SD PH 4 PT 1 OL A(DETENTION BASIN)	3220 Chelmsford Dr	\$787.47
791400327	79-11-06-328-032.000-033	Beazer Homes Indiana Lip	ASHTON WOODS SD PH 4 PT 1 OL B(DETENTION BASIN)	3219 Clemsford Dr	\$442.62
791400328	79-11-06-402-010.000-033	Tarter Russell	OLD ROMNEY HGTS PH 1 SEC 2 LOT E PT A	Old Romney Dr W To Hendrickson Ln (No Street Access)	\$2,144.19
791400334	79-11-02-226-007.000-037	Lake County Trust Company Ttee Of Trust #4881	PT NE SEC 2 TWP 22 R4 0.071 A	3997 E Sr 38 E	\$3,272.83
Total Number of Properties: 61					\$243,740.47