

RESOLUTION 2016-01

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 Huntington 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 Huntington 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 Huntington 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 8th day of February 2016.

By: _____

Its: _____

By: [Signature]

Its: Vice Pres.

By: [Signature]

Its: Commissioner

ATTEST: Cindy Yeater
Huntington County Auditor

COMMISSIONERS' LIVE CERTIFICATE SALE SERVICES ADDENDUM

This Addendum is entered into by the parties hereto as part of and in accordance with the SRI Services Master Agreement (the "Agreement") executed by and between SRI, Incorporated ("SRI") and Huntington County (the "County"). The County elects to obtain and, upon acceptance hereof, SRI agrees to provide such services as herein defined in accordance with the terms of the Agreement and this Addendum.

I. Description of SRI Services.

The Commissioners' Certificate Sale Services to be provided by SRI, or as subcontracted by SRI, are more specifically described as follows:

- (a) From various reports, data and information to be provided by the County Auditor, County Treasurer, and County Commissioners, SRI agrees to:
 - (i) prepare a list of properties eligible for sale at Commissioners sale (the "Certificate Sale List");
 - (ii) prepare a plan of events and procedures required to carry out the sale pursuant to IC 6-1.1-24-6.1, *et seq.*
 - (iii) prepare all notices, publications, postings and other documents required to dispose of property pursuant to statute;
 - (iv) prepare all applicable forms and records prescribed or approved by the State Board of Accounts;
 - (v) conduct the sale or auction of properties; and
 - (vi) place a listing of pertinent sale information and properties on the SRI website.

II. Description of County Services

The County, through the County Auditor, County Treasurer, County Assessor and County Commissioners agree to:

- (a) provide all information as requested by SRI;
- (b) publish and post all notices, including those prepared by SRI, as required by statute;
- (c) adopt all resolutions as required;
- (d) provide all information, support and assistance as agreed; and
- (e) work with SRI to assure a timely and valid sale of those properties on the Certificate Sale List.

The County agrees to make all efforts to provide SRI with accurate and timely information and prosecute the sales of the properties on the Certificate Sale List to the fullest extent provided under Indiana law.

III. Fees and Expenses.

In consideration for the services provided by SRI pursuant to this Addendum and subject to the terms and conditions of the Agreement, the County agrees to pay to SRI 15% of all amounts collected for all properties sold at the Commissioners' Certificate Sale. Additionally, the County shall pay any and all expenses associated with legal or display advertising in connection with the legal requirements of the sale. The County shall pay SRI monthly based on the submission by SRI of fully itemized claims based upon the services and fees set forth herein.

IV. Termination

This Addendum may be terminated by either party upon thirty (30) days written notice to the

other party at the addresses specified in the Agreement. In the event the Addendum is terminated by SRI, the County shall be entitled to all documents prepared by SRI and for which the County has paid the fees set forth in this Addendum.


V. Ownership

All software or other intellectual property developed by or for SRI or purchased by SRI and all computer equipment and accessories utilized to perform the services required of SRI under this Addendum shall remain the property of SRI and are not subject to unauthorized use or dissemination by the County.

This Addendum is effective February 8th, 2016.

ACCEPTED:


SRI, Incorporated

By: 
Printed: James B. Hughes

Its: President

Date: 2-8-16

Huntington County, Indiana
by and through its BOARD OF
COMMISSIONERS

By: 
Printed: Larry D Buzzard
Its: Vice President
Date: 2-8-16

By: 

Printed: Bob Miller

Its: Commissioner

Date: 2-8-2016

By: _____

Printed: _____

Its: _____

Date: _____

Tax Sale Property Status Report

PRINTED 02/01/16 04:42 PM

| Status | Property ID | Sale ID | Owner Name | Legal Description | Amount Due During Sale | New Status | Status Date |
|--------|--------------------------|-----------|-----------------------------------|---|---------------------------|---------------|----------------|
| COUNTY | 35-04-14-300-022.100-002 | 351500002 | Fleck's Trenching & Backhoe Inc. | 002-00221-00 PT E SE SEC 15 .10A | \$ 250.11 | _____ | _____ |
| COUNTY | 35-04-14-300-022.200-002 | 351500003 | Fleck's Trenching & Backhoe, Inc. | 002-00222-00 PT FR SW SEC 14 .886 AC | \$ 3,513.80 | _____ | _____ |
| COUNTY | 35-04-23-200-025.200-003 | 351500005 | Douglas & Vicki Harris | 013-00252-00 BELLMANS ADD LOT 135 | \$ 2,703.65 | _____ | _____ |
| COUNTY | 35-04-23-300-034.100-003 | 351500007 | LuAnn Graf | 013-00341-00 ORIG PLAT LOT 28 | \$ 937.82 | _____ | _____ |
| COUNTY | 35-05-11-400-382.800-005 | 351500016 | Tim & Tammy Welker | GRIFFITH ADD LOT 1 & PT VACATED STREET | \$ 227.75 | _____ | _____ |
| COUNTY | 35-05-11-400-382.900-005 | 351500017 | Tim & Tammy Welker | GRIFFITH ADD LOT 3 & PT VACATED STREET | \$ 440.15 | _____ | _____ |
| COUNTY | 35-05-14-100-263.500-005 | 351500021 | Polly A Benfer | 014-02635-00 A M MCFARLANDS ADD LOT 4 | \$ 1,142.01 | _____ | _____ |
| COUNTY | 35-05-14-100-277.100-005 | 351500022 | Bryan Tucker | 014-02771-00 BIPPUS ADD E 1/2 LOT 166 | \$ 8,103.98 | _____ | _____ |
| COUNTY | 35-05-14-100-328.900-005 | 351500023 | Sara Frederick | 014-03289-00 BIPPUS ADD LOT 97 | \$ 5,295.70 | _____ | _____ |
| COUNTY | 35-05-14-100-569.000-005 | 351500027 | Steven W & Susan K Mote | 014-05690-00 GRAYSTONS ADD LOT 44 | \$ 3,169.72 | _____ | _____ |
| COUNTY | 35-05-14-200-083.700-005 | 351500032 | Jeffrey L & Sarah Wilson | 014-00837-00 HITZFIELDS 1ST ADD LOT 71 | \$ 15,686.05 | _____ | _____ |
| COUNTY | 35-05-14-200-091.200-005 | 351500033 | Charlie Cox - deceased | HITZFIELD 1ST ADD PT LOT 72 | \$ 19,371.71 | _____ | _____ |
| COUNTY | 35-05-14-200-299.100-005 | 351500034 | Sally Tucker | 014-02991-00 PT NW SEC 14 .15A | \$ 6,325.89 | _____ | _____ |
| COUNTY | 35-05-14-200-442.100-005 | 351500035 | Florence Myers | 014-04421-00 HELVEYS ADD 8' OFF N END W 1/2 LOT 5 35-05-14-200-442.100-005 and 35-05-14-200-442.200-005 are to be sold and redeemed together. | \$ 584.96 | _____ | _____ |

Tax Sale Property Status Report

PRINTED 02/01/16 04:42 PM

| Status | Property ID | Sale ID | Owner Name | Legal Description | Amount Due During Sale | New Status | Status Date |
|--------|--------------------------|-----------|----------------------------------|--|---------------------------|---------------|----------------|
| COUNTY | 35-05-14-200-442.200-005 | 351500036 | Florence Myers | 014-04422-00 HELVEYS ADD 8' OFF N END E 1/2 LOT 5 35-05-14-200-442.100-005 and 35-05-14-200-442.200-005 are to be sold and redeemed together | \$ 573.86 | _____ | _____ |
| COUNTY | 35-05-14-200-501.800-005 | 351500037 | David L & Alta R Kindley | 014-05018-00 HITZFIELD 1ST ADD W 1/2 LOT 3 | \$ 23,278.70 | _____ | _____ |
| COUNTY | 35-05-14-200-557.300-005 | 351500038 | Roger A & Candy S Parker | 014-05573-00 FOUSTS ADD LOT 22 | \$ 1,818.31 | _____ | _____ |
| COUNTY | 35-05-14-200-616.800-005 | 351500040 | Barry B & Esther Ann Lefever | FOUSTS ADD E 1/2 LOT 92 | \$ 12,964.50 | _____ | _____ |
| COUNTY | 35-05-14-200-634.600-005 | 351500041 | Lisa & Tim Bowley | 014-06346-00 HITZFIELDS 1ST ADD S PT LOT 67 | \$ 1,318.84 | _____ | _____ |
| COUNTY | 35-05-14-200-642.300-005 | 351500042 | BND Investments LLC | HITZFIELDS 1ST ADD N PT LOT 62 | \$ 13,746.92 | _____ | _____ |
| COUNTY | 35-05-14-200-700.500-005 | 351500044 | Thomas L & Rosella M Stouder | HITZFIELDS 1st Add W 10' LOT 25 & N PT LOT 26 | \$ 2,076.28 | _____ | _____ |
| COUNTY | 35-05-14-300-276.500-005 | 351500045 | James C & Sherry A Brown | 014-02765-00 BIPPUS ADD S PT EXCEPT 30 X 2.2 FT LT 38 & N 3 FT LT 39 | \$ 14,643.21 | _____ | _____ |
| COUNTY | 35-05-14-400-160.500-005 | 351500050 | Steven J Imbody | 014-01605-00 Gilchrists Add E 25 Ft Lot 27 | \$ 221.00 | _____ | _____ |
| COUNTY | 35-05-14-400-765.000-005 | 351500052 | Thomas L & Rosella M Stouder | 014-07650-00 RIVERSIDE PARK ADD LOT 131 & PT VAC ALLEY | \$ 535.65 | _____ | _____ |
| COUNTY | 35-05-15-100-133.700-005 | 351500055 | Samuel Tucker | 014-01337-00 SEXTONS ADD EX SE COR LESS 9 FT W END LOT 5 | \$ 19,183.26 | _____ | _____ |
| COUNTY | 35-05-15-100-248.300-005 | 351500056 | Residential Fund Manager 321 LLC | ORIG PLAT E PT LOT 167 | \$ 4,113.39 | _____ | _____ |
| COUNTY | 35-05-15-100-331.400-005 | 351500057 | Carla A Johnston | 014-03314-00 MURRAYS ADD PT LOT A | \$ 3,380.71 | _____ | _____ |
| COUNTY | 35-05-15-100-505.300-005 | 351500060 | Rodney & Janice Martin | 014-05053-00 SEXTONS ADD E PT LOT 12 | \$ 15,267.02 | _____ | _____ |

Tax Sale Property Status Report

PRINTED 02/01/16 04:42 PM

| Status | Property ID | Sale ID | Owner Name | Legal Description | Amount Due During Sale | New Status | Status Date |
|--------|--------------------------|-----------|------------------------------------|---|---------------------------|---------------|----------------|
| COUNTY | 35-05-15-200-535.100-005 | 351500063 | Ryan & Babette Rakoczy | 014-05351-00 PT LOT 3 TRACT 2.42A | \$ 13,087.02 | _____ | _____ |
| COUNTY | 35-05-15-200-547.200-005 | 351500064 | Pearlie M & Jennifer Clark | 014-05472-00 LAFONTAINES O L PT O L 5 | \$ 1,168.80 | _____ | _____ |
| COUNTY | 35-05-15-200-699.300-005 | 351500065 | Candee R Kline | 014-06993-00 LAFONTAINES O L E PT "K" LOT 5 | \$ 11,969.61 | _____ | _____ |
| COUNTY | 35-05-15-400-190.400-005 | 351500067 | Sheila Gordon | 014-01904-00 LEHMEYERS ADD S PT LOT 8 LEHMEYERS ADD PT LOT 9 | \$ 4,086.36 | _____ | _____ |
| COUNTY | 35-05-15-400-319.400-005 | 351500068 | Best Value Properties, LLC | 014-03194-00 CORLEWS ADD LOT 10 | \$ 4,230.45 | _____ | _____ |
| COUNTY | 35-05-15-400-693.300-005 | 351500069 | Rose Marie Wyatt | 014-06933-00 WRIGHT ET AL ADD LOT 4 & WRIGHT ET AL ADD LOT 9 | \$ 3,450.06 | _____ | _____ |
| COUNTY | 35-05-22-100-083.600-005 | 351500070 | Theri D & Carolyn J Ziegler | J W PURVIANCE ADD S PT LOT 16 | \$ 13,597.95 | _____ | _____ |
| COUNTY | 35-05-22-100-275.800-005 | 351500071 | Christina Nall & Dontrell Anderson | 014-02758-00 TAYLORS ADD 50 FT LOT 14 | \$ 4,034.27 | _____ | _____ |
| COUNTY | 35-05-22-200-717.400-005 | 351500074 | Suzie Stephens | 014-07174-00 STUVERS ADD LOT 5 | \$ 1,205.15 | _____ | _____ |
| COUNTY | 35-05-22-400-344.900-005 | 351500076 | Roger G Searles | 014-03449-00 Sunnysdale Acres Add Block A Lot 12 | \$ 10,811.90 | _____ | _____ |
| COUNTY | 35-05-23-200-503.800-005 | 351500077 | Marian A Dodd | 014-05038-00 Millers Sub Pt Lot 29 | \$ 6,194.71 | _____ | _____ |
| COUNTY | 35-01-15-400-038.200-007 | 351500079 | Ervin D & Eleanor E Duck | 020-00382-00 HORTONS O L PT 20 & 21, OUTLOTS 31, 32, PT 37 & PT VAC HILL ST, PT VAC LOST ST & PT VAC HORTON ST 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007 and 35-01-15-400- | \$ 5,759.69 | _____ | _____ |
| COUNTY | 35-01-15-400-038.300-007 | 351500080 | Ervin D & Eleanor E Duck | 020-00383-00 HORTONS O L LOTS 22 THRU 26 & LOTS 33 THRU 37 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007, 35-01-15-400-038.500-007, 35-01-15-400-038.600-007 and 35-01-15-400- | \$ 18,602.89 | _____ | _____ |
| COUNTY | 35-01-15-400-038.400-007 | 351500081 | Ervin D & Eleanor E Duck | 020-00384-00 PT VAC LOST ST & PT VAC HORTON ST 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007, 35-01-15-400-038.500-007, 35-01-15-400- | \$ 2,288.33 | _____ | _____ |

redeemed together.

Tax Sale Property Status Report

PRINTED 02/01/16 04:42 PM

| Status | Property ID | Sale ID | Owner Name | Legal Description | Amount Due During Sale | New Status | Status Date |
|--------|--------------------------|-----------|------------------------------------|--|---------------------------|---------------|----------------|
| COUNTY | 35-01-15-400-038.500-007 | 351500082 | Ervin D & Eleanor E Duck | 020-00385-00 HORTONS O L 27 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007, 35-01-15-400-038.500-007, 35-01-15-400-038.600-007 and 35-01-15-400- | \$ 1,291.59 | _____ | _____ |
| COUNTY | 35-01-15-400-038.600-007 | 351500083 | Ervin D & Eleanor E Duck | 020-00386-00 HORTONS O L 28 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007, 35-01-15-400-038.500-007, 35-01-15-400-038.600-007 and 35-01-15-400- | \$ 1,779.97 | _____ | _____ |
| COUNTY | 35-01-15-400-038.700-007 | 351500084 | Ervin D & Eleanor E Duck | 020-00387-00 PT VAC LOST ST 35-01-15-400-038.200-007, 35-01-15-400-038.300-007, 35-01-15-400-038.400-007, 35-01-15-400-038.500-007, 35-01-15-400-038.600-007 and 35-01-15-400- | \$ 498.68 | _____ | _____ |
| COUNTY | 35-12-20-300-036.800-017 | 351500094 | Monique Timpone & Michael Houghton | 021-00368-00 FINKLES 2ND ADD LOT 13 | \$ 1,582.20 | _____ | _____ |
| COUNTY | 35-12-20-400-029.700-017 | 351500095 | Tony & Amanda R Slagle Jr | 021-00297-00 S JONES 1ST ADD LOT 17 | \$ 10,497.43 | _____ | _____ |
| COUNTY | 35-03-22-300-014.500-019 | 351500098 | Akbar Ali | 011-00145-00 ROCHES ADD LOT 6 | \$ 10,675.83 | _____ | _____ |

Total No. of Properties : 48

Total Amount Due : \$ 307,687.84