

NOTICE OF REAL PROPERTY  
COMMISSIONERS' CERTIFICATE SALE

Vermillion County Indiana

Beginning **10:00 AM, May 18, 2021** Local Time

STATE OF INDIANA

VERMILLION COUNTY

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

The minimum sale prices listed below are less than the minimum sale prices when offered in the immediately preceding county tax sale held under Section 5 of IC 6-1.1-24 and include all fees and expenses of the county directly attributable to the Commissioners' Certificate Sale. The Vermillion County Commissioners will accept bids for the certificates of sale, for the price referred to in IC 6-1.1-24-6.1(a)(3), by public auction on **May 18, 2021 at 10:00 AM Courthouse Time** at the **Vermillion County Courthouse Commissioners Room**. At the discretion of local officials, the sale may switch to an online format. If those measures are taking place, the public auction will be conducted as an electronic sale under IC 6-1.1-24-6.3(c) at [www.zeusauction.com](http://www.zeusauction.com) commencing on the same date / time listed above. All location updates will be posted at [www.sriservices.com](http://www.sriservices.com) prior to the sale.

Pursuant to IC 6-1.1-24-5.1, a business entity that seeks to register to bid in an Indiana Commissioners' Certificate Sale must provide to the county treasurer, a Certificate of Authority from, or proof of registration with the Secretary of State.

Pursuant to IC 6-1.1-24-3(e), property descriptions may be omitted for properties appearing on the certified list in consecutive years. A complete property list may be obtained at [www.sriservices.com](http://www.sriservices.com) or in an alternative form upon request.

A person redeeming each tract or item of real property after the sale of the certificate must pay: (A) the amount of the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale; (B) ten percent (10%) of the amount for which the certificate is sold; (C) the attorney's fees and costs of giving notice under IC 6-1.1-25-4.5; (D) the costs of a title search or of examining and updating the abstract of title for the tract or item of real property; (E) 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; and (F), all costs of sale, advertising costs, and other expenses of the county directly attributable to the sale of the certificate.

If the certificate is sold for an amount more than the minimum bid under Section 5 of IC 6-1.1-24 for which the tract or item of real property was last offered for sale and the property is not redeemed, the owner of record of the tract or item of real property who is divested of ownership at the time the tax deed is issued may have a right to the tax 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.

The Commissioners 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 the start or during the duration of the auction. 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: **03/31/2021**

**Tax Unit: Clinton**

Owner of Record: Lewis, Alana Etal Jt Tens

Sale ID#: 832000003

Property ID#: 83-12-09-410-019.000-001

Brief Legal Description: 001-012-0031-00 JACKSONVILLE 1ST ADD LOTS 544 545 546 547

Property Address: 3163 Porter St Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Lewis, Alan Etal Jt Tens

Sale ID#: 832000004

Property ID#: 83-12-09-410-020.000-001

Brief Legal Description: 001-012-0028-00 JACKSONVILLE 1ST ADD LOT 485

Property Address: 3100 W Runyan Rd Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Lewis, Fred & Donald Lewis

Sale ID#: 832000006

Property ID#: 83-12-09-410-034.000-001

Brief Legal Description: 001-012-0087-00 JACKSONVILLE 1ST ADD LOTS 455 456 457 458 459

Property Address: 2nd Ave Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Lewis, Alan Etal Jt Tens

Sale ID#: 832000007

Property ID#: 83-12-09-410-049.000-001

Brief Legal Description: 001-012-0030-00 JACKSONVILLE 1ST ADD LOTS 481 482 483 484

Property Address: 3163 Porter Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Gupta, Vinod C

Sale ID#: 832000013

Property ID#: 83-12-13-310-014.000-001

Brief Legal Description: 001-013-0035-00 WEST CLINTON LOT 156 WEST CLINTON LOT 157

Property Address: 15576 S 8th Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Domeika, John etux

Sale ID#: 832000020

Property ID#: 83-13-09-400-011.000-001

Brief Legal Description: S SIDE SW 1/4 SE 1/4 & SE COR SE 1/4 9-14-9 .67 AC 001-004-0031-00

Property Address: 2458 E Knowles Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Young, Robert & Tammy

Sale ID#: 832000027

Property ID#: 83-13-33-100-033.000-001

Brief Legal Description: 001-018-0111-00 PT NE 1/4 33-14-9 2.46AC

Property Address: 18517 S Cr 250 E Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Smith, Robert A Etux

Sale ID#: 832000028

Property ID#: 83-13-33-100-034.000-001

Brief Legal Description: 001-019-0139-00 PT S END SW 1/4 NE 1/4 33-14-9 .25 AC

Property Address: North Of 18628 S 250 E Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Thompson, Richard W & Rebecca S

Sale ID#: 832000029

Property ID#: 83-13-33-201-044.000-001

Brief Legal Description: 001-006-0111-16 BELLA LAKES ESTATES LOT 44

Property Address: Bella Lakes Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Thompson, Richard W & Rebecca S

Sale ID#: 832000030

Property ID#: 83-13-33-201-045.000-001

Brief Legal Description: 001-006-0111-14 BELLA LAKES ESTATES LOT 45

Property Address: Bella Lakes Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Dj Mortgage Capital Inc

Sale ID#: 832000035

Property ID#: 83-14-10-330-007.000-001

Brief Legal Description: 001-008-0048-00 JACKSONVILLE 2ND ADD LOT 571

Property Address: 7th Ave And Jackson Ave Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Byczynski, Edward F Etal

Sale ID#: 832000037

Property ID#: 83-14-10-330-026.000-001

Brief Legal Description: 001-002-0114-00 JACKSONVILLE 2ND ADD LOT 719

Property Address: Land Locked E Sr 71 Blanford 47831

Minimum Bid: \$150.00

### **Tax Unit: Universal**

Owner of Record: Hoosier Homes 47 LLC

Sale ID#: 832000119

Property ID#: 83-13-30-431-004.000-004

Brief Legal Description: 004-008-0004-00 SHEWS 1ST ADD LOTS 25 & 26

Property Address: 603 E Coal St Universal 47884

Minimum Bid: \$150.00

Owner of Record: Hoosier Homes 47 LLC  
Sale ID#: 832000120  
Property ID#: 83-13-30-431-006.000-004  
Brief Legal Description: 004-004-0009-00 SHEWS 1ST ADD LOTS 17 & 18  
Property Address: 616 E Martin St vac Land W Universal 47884  
Minimum Bid: \$150.00

Owner of Record: Hoosier Homes 47 LLC  
Sale ID#: 832000121  
Property ID#: 83-13-30-431-007.000-004  
Brief Legal Description: 004-004-0010-00 SHEWS 1ST ADD LOT 19  
Property Address: 616 Martin St Universal 47884  
Minimum Bid: \$150.00

Owner of Record: Hoosier Homes 47 LLC  
Sale ID#: 832000122  
Property ID#: 83-13-30-431-008.000-004  
Brief Legal Description: 004-004-0007-00 SHEWS 1ST ADD LOT 20  
Property Address: 616 E Martin St vac Land E Universal 47884  
Minimum Bid: \$150.00

Owner of Record: Domeika, Joseph A & Helen V H/w  
Sale ID#: 832000124  
Property ID#: 83-13-30-432-011.000-004  
Brief Legal Description: 004-008-0005-00 PT SE 1/4 66' X 109' 30-14-9 .16 AC  
Property Address: 603 E Coal St Vacant Land Universal 47884  
Minimum Bid: \$150.00

Owner of Record: Hyde, Charles J  
Sale ID#: 832000125  
Property ID#: 83-13-31-120-009.000-004  
Brief Legal Description: 004-008-0013-00 CHUNNS FORD 22' E SIDE LOT 46 CHUNNS FORD 16' W SIDE LOT 47  
Property Address: 531 E Universal Ave Universal 47884  
Minimum Bid: \$150.00

Owner of Record: Mcclelland, Mary E Etal  
Sale ID#: 832000126  
Property ID#: 83-13-31-121-002.000-004  
Brief Legal Description: 004-001-0001-00 UNIVERSAL SUB LOT 60  
Property Address: Vac Grd Cor Of Wood & Curtis Universal 47884  
Minimum Bid: \$150.00

### **Tax Unit: Eugene**

Owner of Record: Bennett, Pamela K  
Sale ID#: 832000133  
Property ID#: 83-04-32-200-005.001-005  
Brief Legal Description: PT SW 1/4 NW 1/4 32-18-9 6.501 AC  
Property Address: N Water St Cayuga 47928  
Minimum Bid: \$150.00

### **Tax Unit: Cayuga**

Owner of Record: New Beginnings Church of Christ (new Beginnings Ministry)  
Sale ID#: 832000134  
Property ID#: 83-06-05-130-033.000-006  
Brief Legal Description: 006-008-0012-00 GRONDYKE & MCKEES 1ST 25' S SIDE LOT 65  
Property Address: 102 Division Cayuga 47928  
Minimum Bid: \$150.00

Owner of Record: Hubbard, Charlene  
Sale ID#: 832000135  
Property ID#: 83-06-05-130-035.000-006  
Brief Legal Description: 006-700-0027-00 GRONDYKE & MCKEES 1ST ADD EX 25'N SDE LOT 66 GRONDYKE & MCKEES 1ST ADD EX 18'S SDE LOT 67  
Property Address: 106 Division St Cayuga 47928  
Minimum Bid: \$150.00

Owner of Record: Gibbs, Matthew  
Sale ID#: 832000141  
Property ID#: 83-06-05-240-047.000-006  
Brief Legal Description: 006-011-0017-00 ORIG PLAT PT NE LOT 7 BRICK BLDG EX ABOUT 1500' W SIDE LOT 7  
Property Address: 103 S Division St Cayuga 47928  
Minimum Bid: \$150.00

### **Tax Unit: Helt**

Owner of Record: Morgan, Bryan S  
Sale ID#: 832000162

Property ID#: 83-10-02-300-013.000-007  
Brief Legal Description: SW COR E1/2 SW1/4 50' X 140' SB 2-15-9 .32 AC JW CASEBEERS SOUTH ADD LOTS 13 & 16  
Property Address: 8000 400 E Hillsdale 47854  
Minimum Bid: \$150.00  
Owner of Record: Webster, Ronald J etux  
Sale ID#: 832000165  
Property ID#: 83-11-26-300-007.000-007  
Brief Legal Description: 007-023-0108-00 SW COR SW 1/4 26-15-10 .17 AC  
Property Address: 200 W and Jonestown Rd Clinton 47842  
Minimum Bid: \$150.00  
Owner of Record: Craig, Kevin  
Sale ID#: 832000166  
Property ID#: 83-11-27-231-014.000-007  
Brief Legal Description: 007-011-0030-00 ST BERNICE REEDS 2ND ADD LOT 19  
Property Address: 11512 Polk St Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Warren, Christopher  
Sale ID#: 832000170  
Property ID#: 83-11-27-336-001.000-007  
Brief Legal Description: 007-010-0035-00 MARCUS PEARMANS 1ST ADD LOT 1  
Property Address: 11914 Hoover St Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Warren, Christopher  
Sale ID#: 832000171  
Property ID#: 83-11-27-336-002.000-007  
Brief Legal Description: 007-010-0052-00 MARCUS PEARMAN LOT 2  
Property Address: Between 11904 And 11914 Hoover Clinton 47842  
Minimum Bid: \$150.00  
Owner of Record: Warren, Christopher  
Sale ID#: 832000172  
Property ID#: 83-11-27-336-003.000-007  
Brief Legal Description: 007-010-0054-00 ST BERNICE PEARMANS ADD LOTS 3 & 4  
Property Address: 11914 Hoover Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Walters, Richard A & Clara R  
Sale ID#: 832000173  
Property ID#: 83-11-28-410-063.000-007  
Brief Legal Description: 007-023-0007-01 ST BERNICE ORIG PLAT LOTS 98 & 99  
Property Address: 3290 W Broadway St Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Menadlo, Ann  
Sale ID#: 832000175  
Property ID#: 83-11-28-410-068.001-007  
Brief Legal Description: SPLIT FROM 007-700-0010-00 ORIG PLAT LOT 112  
Property Address: 11520 Indiana Ave Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Mccauley, Cheryl Diane  
Sale ID#: 832000178  
Property ID#: 83-11-28-413-022.000-007  
Brief Legal Description: 007-013-0144-00 ST BERNICE REEDS 1ST ADD LOT 51  
Property Address: 11455 Park Ave Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Spiker, Cathy  
Sale ID#: 832000179  
Property ID#: 83-11-28-413-023.000-007  
Brief Legal Description: 007-006-0048-00 ST BERNICE REEDS 1ST ADD 52  
Property Address: 11449 S Parke Ave Clinton 47842  
Minimum Bid: \$150.00  
Owner of Record: Pearman, Kelly Sue  
Sale ID#: 832000182  
Property ID#: 83-11-33-110-013.000-007  
Brief Legal Description: 007-010-0049-00 ST BERNICE MILLERS 4TH ADD LOTS 22 THUR 26  
Property Address: 12175 S Carpenter Ave Saint Bernice 47875  
Minimum Bid: \$150.00  
Owner of Record: Pierce, David  
Sale ID#: 832000184  
Property ID#: 83-11-33-140-036.000-007

Brief Legal Description: 007-016-0053-00 W CL JCT LOT 58

Property Address: Carpenter Ave Saint Bernice 47875

Minimum Bid: \$150.00

Owner of Record: Jininiy LLC

Sale ID#: 832000187

Property ID#: 83-11-34-210-001.000-007

Brief Legal Description: 007-002-0107-00 CL REEDS 1ST ADD LOTS 1, 2 & 3

Property Address: 2565 Jonestown Rd Clinton 47842

Minimum Bid: \$150.00

Owner of Record: Witt, Raymond W

Sale ID#: 832000192

Property ID#: 83-11-34-340-048.000-007

Brief Legal Description: 007-023-0063-00 ST BERNICE ST PAULS ADD LOT 282

Property Address: Park St Clinton 47842

Minimum Bid: \$150.00

**Tax Unit: Dana**

Owner of Record: Hunter, Curtis

Sale ID#: 832000199

Property ID#: 83-08-26-122-073.000-008

Brief Legal Description: 008-004-0007-00 AIKMANS ADD LOT 8 BLOCK 3 AIKMANS ADD 12'X147' LOT 9 BLOCK 3

Property Address: 342 N Linden St Dana 47847

Minimum Bid: \$150.00

Owner of Record: Unger, Jason

Sale ID#: 832000201

Property ID#: 83-08-26-130-021.000-008

Brief Legal Description: 008-016-0023-00 ORIG PLAT LOT 4 BLOCK 11 ORIG PLAT S 1/2 LOT 5 BLOCK 11

Property Address: 218 Birch St Dana 47847

Minimum Bid: \$150.00

Owner of Record: Madden, Mary Jo & Kevin B Case as Jtwross

Sale ID#: 832000212

Property ID#: 83-08-26-240-089.000-008

Brief Legal Description: 008-013-0001-00 ORIG PLAT LOT 22 BLOCK 3 ORIG PLAT N 1/2 LOT 23 BLOCK 3

Property Address: 109 Sycamore St Dana 47847

Minimum Bid: \$150.00

Total Number of Properties: 40

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 Vermillion County, Indiana, to be offered for sale.

Given under my hand and seal on March 31, 2021.

Brenda Furry, Auditor, Vermillion County Indiana.