Home work week 2 group 6

组长： Charlene

Tax Lien project 队长： 姜姜

队员： Breeze ，Charlene, Jane，Janet, Ling ，QQ, Tong

我们小组刚开始选的是Marion County, Indiana, 但只有现场拍卖。组员们讨论后决定选Hamilton County in Indiana. 主要是考虑到下面几个因素：

1, 是Tax Lien state, 这个county 可以线上拍卖。组员来自IN， WI， IL， 上完课可以理论联系实际一起演习一下。

2, 我们有2位组员 QQ and Tong 来自于 Indiana 州, 离该county不远， 熟悉当地情况， 选好标的后可以实地考察。

3, 赎回期相对短，1年, 有overbidding部分的interest。

4, 郡政府的数据齐全，有历史销售记录可以免费查询。

County Hamilton in Indiana State

Tax Lien sale

Date: 10/01/2020

Location: Hamilton County Government & Judicial Building,

One Hamilton County Square, Noblesville 46060

Duration: Sale will continue until all tracts and real property have been offered for sale.

At the discretion of local officials, the tax 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 6-1.1-24-2(b)10 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 tax sale.

**Minimum bid:** 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) fifty-five dollars ($55) 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(c) 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 interest 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 Friday, October 01, 2021 for certificates sold in the tax sale. For certificates struck to the county, the period of redemption may expire Friday, January 29, 2021.

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 10/01/2020 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.

Minimum bid amounts are prescribed by law and are subject to change prior to the auction date.

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 or in an alternative form upon request.

 Dated: 08/18/2020

Tax sale Registration for Bidding

**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://legacy.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. Make sure to bring the completed form with you to each sale. This will speed up the registration process for you the morning of the sale. 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.

Pursuant to IC 6-1.1-24-5.1 a business entity that seeks to register to bid at the Hamilton County Tax Sale must provide a certificate of good standing or proof of registration in accordance with IC 5-23 from the Secretary of State to the Hamilton County Treasurer.

All info above from this website:

<https://www.hamiltoncounty.in.gov/454/Tax-Sale-Registration-for-Bidding>

**Real Property Tax Sale**

**Hamilton County Tax Sale**

For general information about county property tax sale, please visit the [SRI website](https://www.sriservices.com/index).

To be removed from a Tax Sale, payment in full should be made to the Hamilton County Treasurer's Office no later than noon on the day before the tax sale. Funds must be certified (cash, cashier checks and money orders) and must be made payable to the Hamilton County Treasurer.

**Important Note**

The owner must file a claim for the surplus funds within 3 years after the date of the tax sale in which the parcel was sold.

**Upcoming Tax Sale**

The Hamilton County Tax Sale will be held on Thursday, October 1st at 10:00 AM and will be conducted as an electronic sale under IC 6-1.1-24-2(b)10 at [www.zeusauction.com](http://www.zeusauction.com/).  The Tax Sale will continue until all tracts and real property have been offered for sale.  All location updates will be posted at [www.sriservices.com](http://sriservices.com/) prior to the tax sale. This year's Tax Sale Listing is available below.

Inquiries regarding tax sale procedure should be directed to Sadie Eldridge, Tax Sale Deputy, by calling 317-774-2580.

**Tax Sale Property List**

The 2020 Tax Sale List is now available!  The property List is updated during the two months prior to the sale. During that time, it is normally updated by noon each Friday:

Following link shows the tax lien sale property lists in 2020:

<https://secure2.hamiltoncounty.in.gov/taxsale/>

## Search for Tax Payments and Property reports

At <https://secure2.hamiltoncounty.in.gov/PropertyReports/index.aspx>

## Tax Sale Results

1. [2017 Tax Sale Results (PDF)](https://www.hamiltoncounty.in.gov/DocumentCenter/View/11230/2017-Tax-Sale-Results-PDF)
2. [2018 Tax Sale Results (PDF)](https://www.hamiltoncounty.in.gov/DocumentCenter/View/12640/2018-Tax-Sale-Results-PDF)
3. [2019 Tax Sale Results (PDF)](https://www.hamiltoncounty.in.gov/DocumentCenter/View/13890/2019-Tax-Sale-Results-PDF)
4. [2020 Tax Sale Results (PDF)](https://www.hamiltoncounty.in.gov/DocumentCenter/View/15188/2020-Tax-Sale-Results-PDF)