

NOTICE OF INTENT TO RECEIVED BIDS  
AT PUBLIC AUCTION FOR THE  
SALE OF SURPLUS REAL PROPERTY

Attest:

S/ Mark A. Hoelscher

Mark A. Hoelscher,  
Wayne County Auditor

**NOTICE IS HEREBY GIVEN** that the Board of Commissioners ("Board") of Wayne County, Indiana ("County"), will receive bids at a public auction for the sale and purchase of the tracts of real estate described on the attached Schedule A. Each of said parcels was acquired by the Board by tax deed issued pursuant to the provisions of Indiana Code (IC) 6-1.1-24, et. seq., and IC 6-1.1-25, et. seq. The Board has determined that the listed parcels are not needed by the County for the furtherance of its governmental purposes; that their continued ownership by the County is burdensome to its financial resources and to the taxpayers that the County serves; and the listed parcels should be sold in accordance with the provisions of IC 36-1-11-4(c) for an amount equal to or greater than the minimum bid amount listed with each parcel on Schedule A.

The public auction will be held on Friday, September 8, 2023, beginning at 10:00 a.m., local time, in the Wayne County Commissioners' and Council Chambers in the Wayne County Administration Building, 401 East Main Street, Richmond, Indiana 47374.

The sale of the listed parcels will be made to the highest and best bidder, subject to the requirement that the Subject Property sell for at least the stated minimum purchase price SUBJECT ALSO TO THE RESERVED RIGHT IN THE BOARD TO REJECT ANY BID THAT MIGHT BE RECEIVED.

In addition to the foregoing conditions and reservations, sale of the several parcels is subject to the following terms:

1. All intended bidders are advised to arrive at the sale in advance of the start of the auction sale and to register to receive a bid number. SUCH REGISTRATION WILL REQUIRE THAT ALL INTENDED BIDDERS PAY A REGISTRATION DEPOSIT IN THE FORM OF CASH, CERTIFIED CHECK, CASHIER'S CHECK, OR OTHER IMMEDIATELY PAYABLE BANK DRAFT IN THE SUM OF FIVE HUNDRED US DOLLARS (\$500.00). The registration deposit will be applied against the purchase price(s) for any of the listed parcels for which the registered bidder is deemed to be the highest bid and to whom the property is announced by the auctioneer as sold at the time bids on the parcel are closed. Any excess remaining in the registration deposit after payment of the successful bids by the registered bidder shall be returned to the bidder at the close of the auction.

2. When the final parcel listed on Schedule A shall have been auctioned off, the auction will adjourn to allow all successful bidders to make full and final payment in the form described above. If such final settlement is not made within one hour of the sale of the final parcel, the auction will be reopened and the particular parcel for which the settlement was not timely made shall be resold by the same auction proceedings and subject to the successful bidder therefor making full and complete payment in collected funds to the County immediately upon completion of that second bidding process.

3. The successful bidder shall receive title by quitclaim deed issued by the Board on behalf of the County.

4. The successful bidder shall accept the parcel in its "as is - where is" condition without expressed or implied warranties of any sort passing from the County, including, but not limited to, warranties of habitability; warranties that the property is suitable for leasing; or warranties that the parcel, or its structural components, are free of asbestos or any other toxic or hazardous materials.

5. All bidders are charged to make diligent inquiry to ascertain that their intended use of a parcel, if they are the successful bidder, complies with all applicable zoning, land use, soil compaction and/or all other legal or physical conditions or restrictions.

6. No parcel will be sold to any person who is ineligible to accept the transfer of title thereto by virtue of the provisions of IC 36-1-11-16.

7. Any bid submitted by a trust [as defined at IC 30-4-1-1(a)] must identify each beneficiary of the trust and each settlor or person who is empowered to modify or revoke the trust.

8. Possession of any parcel shall be provided to the successful bidder at time of final settlement and issuance of a quitclaim deed that shall occur within approximately five days or less of the auction. The successful bidder/purchaser shall be solely responsible for removing by eviction or other legal process anyone in possession or occupancy of any of the listed parcels purchased by that bidder.

9. Pursuant to IC 36-1-11-4(e) the Board has retained the services of SRI (here insert SRI's preferred contact information).

Dated this \_\_\_\_ day of August 2023.

**WAYNE COUNTY, INDIANA**

By its Board of County Commissioners

By: S/ Jeffrey Plasterer

Jeffrey Plasterer, President

**NOTICE OF SALE OR TRANSFER OF  
REAL PROPERTY  
WAYNE COUNTY, INDIANA  
BOARD OF COMMISSIONERS  
BEGINNING SEPTEMBER 8, 2023,  
10:00 AM WAYNE COUNTY TIME**

Notice is hereby given that the following properties will be offered for sale at public auction on September 8, 2023 at 10:00 AM in Wayne County at 401 E Main St, Richmond, IN 47374 – Admin Building Commissioners' Chambers to the highest bidder. The minimum bid for each property shall be determined by the county disposing agent in accordance with IC 36-1-11-4(c).

The public auction will continue until all properties have been offered for sale on the date listed above. For property that is sold in this public auction, a Commissioners' Deed will be issued to the purchaser. The property may not be sold to a person who is ineligible under IC 36-1-11-16. A bid submitted by a trust (as defined in IC 30-4-1-1(a)) must identify each: (A) beneficiary of the trust; and (B) settler empowered to revoke or modify the trust.

The Wayne County Board of Commissioners specifically reserves the right to withhold from the sale any property which may have been listed in error, or which otherwise becomes ineligible for sale either prior to September 8, 2023 or during the duration of the public auction.

This Notice of Sale or Transfer of Real Property and the sale itself are undertaken and will be conducted pursuant to the requirements of the laws of the State of Indiana which govern the disposal of property by political subdivisions and their agencies, IC 36-1-11, et seq.

The following properties will be offered for sale at public auction on September 8, 2023. Detailed information may be obtained at the County Auditor's Office located in the Government Center. At the discretion of local officials, the deed 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 commencing on the same date / time listed above. All location updates will be posted at www.sriservices.com prior to the deed sale.

\*- pending appraised value

892200075 029-02880-00 \$500.00 121 Richmond Ave-apt's #1, 2, & 3 Richmond 47374 LOT 116 HAYNES

892200110 029-15063-00 \$100.00 Bare Ground Sw Corner Of N J St & N 14th St. Richmond 47374 E 1/2 LOT 46 PERRY ADDN EX 8 FT X 40.11FT&VAC NO ST.ADJ

892200120 029-17833-00 \$500.00 219 N 17th St Richmond 47374 LOT 39 C T P

892200130 029-18488-00 \$500.00 512 S D St Richmond 47374 69.25 X 38.60 OM 274

892200131 029-18541-00 \$500.00 20 Richmond Ave Richmond 47374 29 FT E SIDE LOT 10 E L REYNOLDS SUB; 10 FT E SIDE SUB DIV LOT 9 ELR, 20 FT W SIDE SUB DIV LOT 10 ELR

892200143 029-23131-00 \$100.00 137 S 13th St Richmond 47374 2ND ADDN LOT 87 C W F

892200147 029-30249-00 \$100.00 1320 S 6th St Richmond 47374 LOT 470 BEALL VIEW

892200173 029-40091-00 \$100.00 Bare Ground North Of 122 N 17th St Richmond 47374 LOT 15 P & F

892200183 029-43239-00 \$500.00 823 S G St Richmond 47374 143.33 FT IN EQUAL WIDTH OFF EAST SIDE OF LOT 66 S

892200184 029-43249-00 \$100.00 902 N 8th St Richmond 47374 LOT 61 S S \*TIF\*

892200189 029-45090-00 \$500.00 1222 S I St Richmond 47374 EXC 5' S END EXC 72.67' X 92.63 NE COR LOT 3 P & W EXC 175.15 X 72.67' E SIDE MIDDLE LOT 3 P & W

892200195 029-45524-00 \$500.00 114 N 19th St Richmond 47374 LOT 33 C F EX 3 FT OFF ENT S SIDE

892200229 029-99746-00 \$500.00 619 S 9th St Richmond 47374 39 X 120 FT LOT 3 E L C

Total Number of Properties: 13

I hereby certify that the foregoing is a true and accurate list of tracts or items of real property owned and declared surplus to County needs by the Wayne County Board of Commissioners. Given under my hand and seal of the Board of Commissioners dated this 23rd day of August, 2023. Mark A. Hoelscher, Auditor Wayne County, Indiana.