

NOTICE OF SALE OF SMALL PARCEL
OF PUBLIC PARKLAND.

You are hereby notified that the following small parcel of public parkland shall be offered for sale in the Town of Dune Acres, Indiana:
Part of Tract "M" of the plat of Dune Acres, First Addition, as recorded in Plat File 3-A-1 in the Office of the Recorder of Porter County Indiana, and being more particularly described as follows:

Commencing at the southeasterly corner of Lot 189 of said Dune Acres, First Addition; thence South 67 degrees 05 minutes 35 seconds West (assumed bearing and basis of all bearings in this description), 21.00 feet along the southerly line of said Lot 189, and being the point of beginning of this description; thence South 28 degrees 56 minutes 54 seconds East, 27.00 feet; thence South 01 degrees 16 minutes 55 seconds East, 85.00 feet; thence South 86 degrees 39 minutes 49 seconds West, 34.00 feet; thence North 04 degrees 12 minutes 11 seconds West, 63.00 feet; thence North 28 degrees 56 minutes West, 35.00 feet to the southerly line of said Lot 189; thence North 67 degrees 05 minutes 35 seconds East, 44.00 feet along the southerly line of said Lot 189 to the point of beginning, containing 0.09 acres, more or less.

The minimum bid amount shall be set at \$51,000.00 (fifty-one thousand) dollars as determined by the two (2) professional appraisals previously conducted on the above described parcel of public parkland. The buyer shall pay closing costs.

Bids will be received beginning on the third day of May, 2018. The sale shall continue from day to day for a period of seven (7) days. All bids shall be submitted in writing to the Office of the Town Clerk-Treasurer and shall be available for public inspection. A bidder may raise the bidder's bid, and that raise takes effect after the Town Council has given written notice of that raise to the other bidders.

After the bidding process the Town Council may sell the property to the highest and best bidder no later than sixty (60) days from the beginning of the bidding.

The Property may not be sold to a person (or their agent) who is ineligible including:

- (1) A person who owes delinquent taxes, special assessments, penalties, interest, or costs directly attributable to a prior tax sale on a tract of real property listed under IC 6-1.1-24-1.
- (2) A person who is an agent of the person described in subdivision (1).

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) settlor empowered to revoke or modify the trust.

Dated this 18th day of April, 2018.

Richard Hawksworth, President
Town of Dune Acres Town Council
4/23, 4/30/18 - hspaxlp