

NOTICE OF TAX SALE & PETITION FOR TAX DEED PURSUANT TO I.C. 6-1.1-25-4.5

TO: Jean M. Mondt; and any others claiming to hold an interest in the real estate described herein.

Pursuant to the provisions of Indiana Code 6-1.1-25-4.5, all parties with an interest in the real estate described herein (the "Property"), which was sold at tax sale for the non-payment of real estate taxes, are hereby notified of the following:

1. Owner of record: Jean M. Mondt
2. Tax sale purchaser or tax sale purchaser's assignee (the "Purchaser"): John J. Demchak
3. A petition for a tax deed will be filed on or after August 10, 2017.

4. The Purchaser intends to petition for a tax deed to be issued on or after August 10, 2017.

5. Property description:

Legal description as shown on the certificate of sale:

LAKE SHORE LOT 11 BLK 136

Extended legal description:

LOT 11 BLOCK 136 LAKESHORE IN LAKE COUNTY, INDIANA

Street address or common description: Vacant Land South of 1601 Columbia Ave, Michigan City, IN 46360

Key No. 64-04-01-184-010.000-012

6. The property was sold by the Porter County Treasurer to the Porter County Commissioners for delinquent taxes and/or special assessments on October 14, 2016.

7. A lien upon the property was acquired by the Porter County Commissioners, pursuant to I.C. 6-1.1-24-6 after the property did not generate a bid equal to or in excess of the minimum sale price. Pursuant to I.C. 6-1.1-24-9, a tax sale certificate was issued to Porter County Commissioners.

8. The Porter County Commissioners assigned said tax sale certificate to Purchaser for valuable consideration received on April 11, 2017.

9. Any person with an interest in the property may redeem the property from the lien and right of Purchaser to obtain a deed therefore.

10. The total amount required for redemption includes: (1) the amount of the minimum bid for which the tract or item of real property was last offered for sale; (2) PLUS ten percent (10%) of the amount for which the certificate is sold (the certificate sold for \$ \$50.00); (3) PLUS the attorney's fees and costs of giving notice under I.C. 6-1.1-25-4.5; (4) PLUS the costs of a title search or of examining and updating the abstract of title for the tract or item of real property; (5) PLUS 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 (6) PLUS all costs of sale, advertising costs, and other expenses directly attributable to the sale of certificates of sale.

Contact the Porter County Auditor for the exact amount required for redemption or for further information regarding the sale by calling (219) 465-3445.

11. The Purchaser is entitled to reimbursement for additional taxes or special assessments on the tract or real property that were paid by the entity subsequent to the tax sale, lien acquisition, or purchase of the certificate of sale, and before redemption, plus interest.

12. The property has not been redeemed.

13. The Purchaser is entitled to receive a deed for the property if it is not redeemed before the expiration of the period of redemption.

14. The Purchaser is entitled to reimbursement of costs described in I.C. 6-1.1-25-2(e).

15. Redemption period expiration: August 9, 2017

16. If the property is not redeemed, the owner of record at the time a tax deed is issued may have a right to the tax sale surplus, if any.

17. The Purchaser is represented by Efron & Efron, P.C., 5246 Hohman Ave, Fifth Floor, Hammond, IN 46320.

6/16, 6/23, 6/30/17 - hspaxlp