



FRAUDULENT PRACTICES

If you are subject to the tax sale process, you are not alone. The Indiana Attorney General's Office has units designated to assist you if someone tries to fraudulently take advantage of your situation. If someone attempts to buy the property from you during this process, you need to understand their motivations for doing so. Contact, SRI, your legal counsel, or the Indiana Attorney General's office if you are suspicious of such an offer.

Land owners may be entitled to the monetary surplus. Recently, the Indiana Attorney General's Office sued three out-of-state companies who have exploited this fact by using fraudulent tactics to buy tax sale properties at a deep discount in order to recover the surplus.

Land owners need to know that during the tax sale process they may sell their property and consult with a realtor to do so. If a person comes to you offering to buy your property well below the market value, be wary. It is possible that the purchaser may be looking to "flip" the property to make a profit.

Lienholders to a property are not entitled to enter the premises. You still maintain the basic property right to refuse entry to persons up until you are required to vacate. If a purchaser comes to your property seeking entry of the premises, you have no obligation to allow them inside.