



## **FACTS FOR LAND OWNERS**

If you are facing the possibility of a tax sale, you do have options. We understand this process can be intimidating and overwhelming. Doing nothing is the worst thing you can do.

The most appropriate action is to pay the tax and fees, if that is not possible, contact your county treasurer and discuss your situation.

In most instances, contacting legal counsel may be your best course of action.

### **What a Tax Sale Means:**

In Indiana, the property itself is not sold at the Tax Sale. The buyer purchases a tax lien on the property. The tax lien does not give the purchaser any rights to the property. If the lien purchaser enters the property against the will of the land owner, they could be subject to criminal trespassing laws.

Almost all lien purchasers are people who follow the law without issue. However, others have chosen to engage in questionable actions in the past. If you are being harassed by a lien purchaser or are being approached by a third party to purchase your land at an extremely discounted rate, call your local officials or contact the Indiana Attorney General's Office to report this activity. The phone number to the Indiana Attorney General's office is (317)-232-6201.

Should you elect to not redeem your property from the tax sale and a tax deed is issued to the lien purchaser you have certain rights. One of these rights is the ability to claim surplus money from the tax sale auction process.

### **References:**

<http://www.housing-opportunities.com/>

<http://www.in.gov/ihcda/>